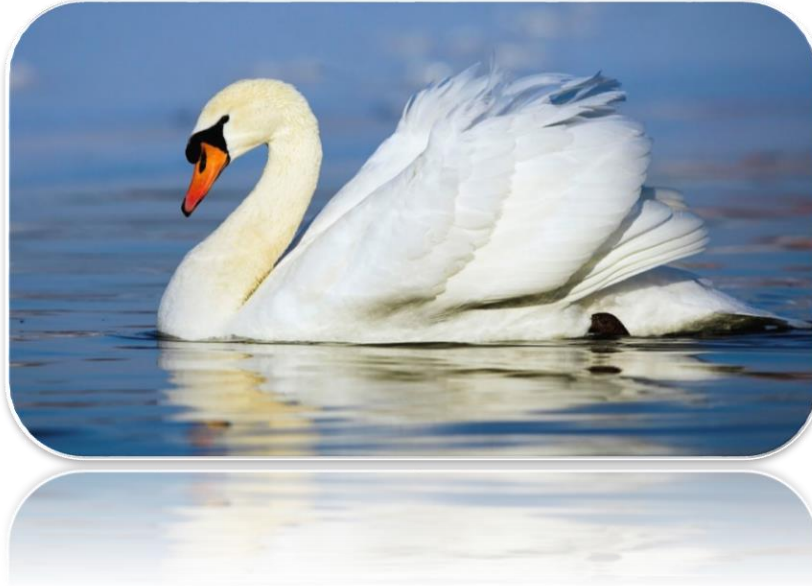


HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

SEPTEMBER 5, 2024

PREPARED BY:

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

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

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

August 29, 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, September 5, 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=m56fff802eeefef7159281112ee41a1ef>

Access Code: **2332 059 8241**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2332 059 8241**, password: **Jpward (579274** from phones) to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. May 2, 2024 – Public Hearings and Regular Meeting Minutes.
3. Discussion of Ownership, Operations and Maintenance of the District's Facilities.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) New performance reporting requirements for CDD's

- b) Financial Statement for period ending May 31, 2024 (unaudited).
 - c) Financial Statement for period ending June 30, 2024 (unaudited).
 - d) Financial Statement for period ending July 31, 2024 (unaudited).
5. Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
6. Supervisor's Requests.
7. Adjournment.

Staff Review

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 CDD Board of Supervisors Public Hearings and Regular Meeting held on May 2, 2024.

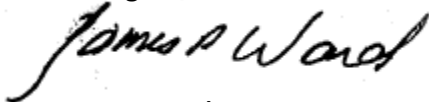
The third order of business is a discussion of the ownership, operations and maintenance obligations of the District's Assets, to include the Irrigation line distribution system, and the agreement between the CDD and Aquaterra (now owned by another company), water management system, including lakes, lake banks, drainage pipes, catch basins, and outfall structures.

The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on Financial Statements (unaudited) for the periods ending May 31, 2024, June 30, 2024, and July 31, 2024.

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

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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 2, 2024, at 1:00 P.M. at the River Strand Golf and
12 Country Clubhouse, 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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23
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25

Also present were:

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

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31

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 1:10 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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55

THIRD ORDER OF BUSINESS

Consideration of Minutes

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February 1, 2024, Regular Meeting Minutes

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

61 A couple of corrections were made.

96 **III. Consideration of Resolution 2024-4, a resolution of the Board of Supervisors adopting the**
97 **Annual Appropriation and Budget for Fiscal Year 2025**
98

99 Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on
100 September 30, 2025.
101

102 **On MOTION made by Louise Buckley, seconded by Nancy Lyons, and**
103 **with all in favor, Resolution 2024-4 was adopted, and the Chair was**
104 **authorized to sign.**

105
106 **b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND**
107 **APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**
108

109 Mr. Ward indicated this public hearing was related to the imposition of the special assessments for
110 the general fund, it certified the assessment roll and approved the general fund assessment
111 methodology related to the Fiscal Year 2025 budget.
112

113 **I. Public Comment and Testimony**
114

115 Mr. Ward called for a motion to open the Public Hearing.
116

117 **On MOTION made by Michael Fisher, seconded by John Wisz, and with**
118 **all in favor, the Public Hearing was opened.**

119
120 Mr. Ward asked if there were any members of the public present via audio or video with
121 any comments or questions; there were none. He noted there were no members of the
122 public present in person. He called for a motion to close the Public Hearing.
123

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

126
127 **II. Board Comment and Consideration**
128

129 Mr. Ward explained this Resolution imposed the special assessments which were \$60.33, certified
130 the assessment roll enabling the assessments to be included on the tax bills, and approved the
131 special assessment methodology which indicated each lot paid the same rate irrespective of the
132 size of the unit. He asked if there were any questions or comments from the Board.
133

134 Mr. Fisher asked for confirmation that the assessment rate was going down for Fiscal Year 2025.
135

136 Mr. Ward confirmed this was the case. He explained the budget last year was \$126,308 dollars;
137 this was reduced to \$113,379 dollars for Fiscal Year 2025. He explained there were some cost
138 savings due to the operating reserve last year being utilized.
139

140 **III. Consideration of Resolution 2025-5, a resolution of the Board of Supervisors imposing special**
141 **assessments, adopting an assessment roll, and approving the General Fund Special Assessment**
142 **Methodology**

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Mr. Ward called for a motion.

On MOTION made by Michael Fisher, seconded by Louise Buckley, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-6

Consideration of Resolution 2024-6, a resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2025

Mr. Ward indicated this Resolution set the dates, time, and location of Board Meetings, but did not bind the Board to these dates, time, and location. He stated the meeting dates were basically the same as the current year, which was the first Thursday of each month at 1:00 p.m. at the River Strand Golf and Country Club. He noted the meeting on January 2 and July 3 would not be held. He 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 2024-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-7

Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors Approving the assignment of the Engineering Services Agreement from Banks Engineering to Atwell, LLC; Authorizing the Chairperson to execute the Assignment; Providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward: The engineering company we have had for this District since its inception is Banks Engineering. The firm Atwell, LLC has recently acquired Banks Engineering. All we are really doing is assigning the existing Banks Engineering contract to Atwell, LLC, under the same terms and conditions. The people are not changing, it's just the name on the wall is just Atwell, LLC. We call these continuing contracts; they continue on unless you otherwise terminate them. It does not bind us to the use of them. We can always hire someone else for special jobs. This just gives us a regular engineering company, which is required under the statute.

Ms. Lyons: Do we have the agreement itself? We have the Banks Engineering agreement, and then we have the assignment. So, that's all we need because there's no new one?

Mr. Ward: Yes. No new agreement. Once they sign the reassignment and we sign it, the certificates of insurance will be sent to us.

188 **On MOTION made by Nancy Lyons, seconded by Michael Fisher, and**
189 **with all in favor, Resolution 2024-7 was adopted, and the Chair was**
190 **authorized to sign.**

191
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193 **SEVENTH ORDER OF BUSINESS**

Staff Reports

194
195 **I. District Attorney**

196 **a) New performance reporting requirements for CDD's**
197

198 *Mr. Ward: There is only one piece of legislation that's come out this year that affects Community*
199 *Development Districts. It's an amendment of Chapter 189 of the statute which carries a lot of the*
200 *reporting requirements in the statute, not only for CDDs but also for all kinds of special districts. He*
201 *discussed the legislation which affected the CDD by requiring the CDD to set goals, objectives, and*
202 *performance measures which the CDD was then required to report on at the end of the Fiscal Year.*
203 *He explained the report was required to be posted on the CDD's website but was not required to*
204 *be sent to any other entity. He noted he and Mr. Greg Urbancic would create a simple system for*
205 *measuring goals and objectives and this would be presented to the Board for adoption. He noted*
206 *he felt this would be a very simple process.*

207
208 Ms. Lyons asked if anything else applied to the CDD in the legislation.
209

210 Mr. Ward responded in the negative. He explained it was a very long document and only one
211 paragraph applied to the CDD for which he was very thankful.
212

213 **II. District Engineer**

214
215 No report.
216

217 **III. District Manager**

218
219 **a) Florida Law changes to Form 1 Filings**

220 **b) Important Board Meeting Reminders for Fiscal Year 2024 Meetings**

221 **1) June 10 – June 14, 2024 – Candidate Qualifying period (Seats 2&4)**

222 **c) Supervisor of Elections Qualified Elector Report dated April 15, 2024**

223 **d) Financial Statement for period ending January 31, 2024 (unaudited)**

224 **e) Financial Statement for period ending February 29, 2024 (unaudited)**

225 **f) Financial Statement for period ending March 31, 2024 (unaudited)**
226

227 Mr. Ward reminded the Board to file the Form 1 by July 1, 2024. He explained the Form 1 was
228 now required to be filed online, but this was a simple process. He explained the process of filing
229 Form 1. He noted this year's Form 1 was the 2023 Form 1 and the Board would not be required to
230 check the box indicating completion of the ethics training; however, next year, when filing the
231 2024 Form 1, this box would need to be checked. He discussed the automatically charged late
232 filing fee at \$25 dollars per day after September 1, which maxed out at \$1,500 dollars. He stated
233 he would send an email with instructions on how to file the Form 1 after the meeting.
234

235 Mr. Ward discussed the ethics training requirement due by the end of this calendar year. He
236 noted he would send an email with three links to access free training sessions to fulfill this
237 requirement. He noted one session was a 2 hour ethics training session, one was a 1 hour
238 Sunshine Law session, and one was a 1 hour public records session. He explained this was a self-
239 reporting requirement, meaning the Board Members did not have to file any forms, no certificates
240 of completion were needed. He encouraged the Board to finish the ethics training sooner rather
241 than later.

242
243 Ms. Tasler noted she saw a charge of \$35 dollars to complete the training.

244
245 Mr. Ward explained there were training sessions being offered by entities for fees; however, this
246 was not necessary, the free sessions would suffice.

247
248 Mr. Fisher indicated the attorney for CDD Heritage Harbor South informed the Board it did not
249 need to do the ethics training.

250
251 Mr. Ward noted Mr. Urbancic just joined the meeting and could comment as well. He stated the
252 attorney for Heritage Harbor South CDD was wrong. He stated the ethics training must be
253 completed. He noted perhaps the HHS CDD attorney meant the ethics training did not need to be
254 completed for the 2023 Form 1. He stated the ethics training was required for the 2024 Form 1
255 which would be filed by July 1, 2025.

256
257 Mr. Urbancic agreed 100 percent.

258
259 Discussion ensued regarding the 2023 Form 1.

260
261 Mr. Ward invited the Board to call him with any questions while filing the 2023 Form 1.

262
263 Mr. Ward indicated Statute required the Supervisor of Elections to report the number of
264 registered voters within the District as of April 15th of each year. He indicated the number of
265 registered voters was 2,048. He explained the HHN CDD Board transitioned to a fully qualified
266 elector board a number of years ago, so there was no action required of the Board, but Statute
267 still required this number to be reported annually. He noted Mike Fisher and Pauline Tasler's
268 seats were up for election this year. He noted the qualifying period was June 10 through June 14.
269 He indicated he would send an email soon with all of the information regarding qualifying for the
270 election.

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272
273 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

274
275 Mr. Ward asked if there were any audience members present in person, on audio or video, with
276 questions or comments; there were none. He asked if there were any Supervisor's requests; there were
277 none.

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280 **NINTH ORDER OF BUSINESS** **Adjournment**

281
282 Mr. Ward adjourned the meeting at approximately 1:35 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.

Heritage Harbour North
Community Development District

James P. Ward, Secretary

Nancy Lyons, Chairperson

DRAFT

MEMO

To: Board of Supervisors

From: James P. Ward

Date: September 3, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System (“EFDMS”) website registration, Financial Disclosure Forms, Required Ethics Training, and Legislative Updates from 2024 Session

Form 1 Reporting Requirements:

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.

Ethics Training Requirements:

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. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2024 FOR THE FORM 1 THAT IS FILED IN 2025.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):

<https://youtu.be/U8JktIMKzyl>

Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Florida Law Changes from the 2024 Legislative Session:

Chapter 2024-136 – Performance Measures and Standards

The legislation mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024 and to report annually on their achievements and performance. Further, by December 1st of each year, the District must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives there were not met. The annual report must be posted on the District’s web site.

The District Manager will prepare and these goals and objectives for the Board to review and approve in September, 2024.

Chapter 2024-184 – Non Coercion Certificate

This legislation, among other things, amends Section 787.06, F.S. to require non governmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the non-governmental entity under penalty of perjury, attesting that the non-governmental entity does not use coercion for labor or services.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

September 5, 2024

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as

evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

James P. Ward, District Manager

Nancy Lyons, Chairperson

Date

Date

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 31, 2024

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 May 31, 2024**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 224,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,090
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	266,960	306,291	-	-	-	-	573,251
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,607	9,525	-	-	-	-	11,132
Interest Accounts	-	0	2	-	-	-	-	2
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	7,284	19,129	-	-	-	-	26,413
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	-	-	-	-	-	885,061	-	885,061
Amount to be Provided by Debt Service Funds	-	-	-	-	-	20,224,939	-	20,224,939
General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Total Assets	\$ 224,090	\$ 535,126	\$ 349,935	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,421,025

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of May 31, 2024

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	19,129	-	-	-	-	-	-	19,129
Debt Service Fund - Series 2014	7,284	-	-	-	-	-	-	7,284
Bonds Payable - Series 2014	-	-	-	-	-	6,650,000	-	6,650,000
Bonds Payable - Series 2017	-	-	-	-	-	14,460,000	-	14,460,000
Total Liabilities	\$ 26,413	\$ -	\$ -	\$ -	\$ -	\$ 21,110,000	\$ -	\$ 21,136,413
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	16,864	(44,272)	-	-	-	-	(27,407)
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	46,851	-	-	-	-	-	-	46,851
Total Fund Equity and Other Credits	197,678	535,126	349,935	-	-	-	8,201,874	9,284,613
Total Liabilities, Fund Equity and Other Credits	\$ 224,090	535,126	\$ 349,935	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,421,025

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending May 31, 2024**

	October	November	December	January	February	March	April	May	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue									-	-	N/A
Interest											
Interest - General Checking	1	1	2	2	2				8	10	78%
Special Assessment Revenue											
Special Assessments - Uniform Method		3,055	89,730	12,567	4,039	2,211	3,123	1,644	116,369	117,457	99%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 3,057	\$ 89,731	\$ 12,569	\$ 4,040	\$ 2,211	\$ 3,123	\$ 1,644	116,376	\$ 117,467	99%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	2,000	\$ 3,000	67%
Board of Supervisor's - FICA					77			77	153	230	67%
Executive											
Executive Salaries	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	26,950	40,425	67%
Executive Salaries - FICA	312	312	312	312	312	312	312	312	2,495	3,092	81%
Executive Salaries - Insurance									-	-	0%
Financial and Administrative											
Audit Services			4,400						4,400	5,000	88%
Accounting Services		480	455	575	755	460	600	460	3,785	3,500	108%
Assessment Roll Preparation	708	708	708	708	708	708	708	708	5,667	8,500	67%
Arbitrage Rebate Services					500				500	1,000	50%
Manager Services									-	-	N/A
Professional Services											
District Manager Services									-	-	N/A
Other Contractual Services											
Recording and Transcription									-	200	0%
Legal Advertising								350	350	1,500	23%
Trustee Services			4,760					6,262	11,021	11,900	93%
Bond Amortization Schedules									-	-	N/A
Dissemination Agent Services				100					100	2,000	5%
Property Appraiser Fees									-	-	N/A
Bank Services	371	408	340	314	(887)	(570)			(25)	800	-3%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A

Unaudited

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending May 31, 2024**

	October	November	December	January	February	March	April	May	Year to Date	Annual Budget	% of Budget
Communications & Freight Services											
Telephone									-	-	N/A
Postage, Freight & Messenger					331			83	414	100	414%
Rentals & Leases									-	-	
Miscellaneous Equipment Leasing									-	-	N/A
Computer Services	1,679	100				200			1,979	7,900	25%
Insurance	7,195								7,195	7,200	100%
Printing & Binding								426	426	100	426%
Office Supplies									-	-	N/A
Subscription & Memberships		175							175	175	100%
Legal Services											
Legal - General Counsel		175	35		245	385			840	1,500	56%
Other General Government Services											
Engineering Services - General Fund									-	750	0%
Stormwater Needs Analysis									-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	(867)			188			1,099	-	N/A
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	\$ 5,378	\$ 6,409	\$ 5,051	\$ 4,989	\$ 13,046	69,525	\$ 117,467	59%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	76,220	7,191	(2,369)	(2,840)	(1,866)	(11,402)	46,851	-	
Fund Balance - Beginning	150,826	137,194	132,744	208,964	216,154	213,786	210,946	209,080	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>\$ 208,964</u>	<u>\$ 216,154</u>	<u>\$ 213,786</u>	<u>\$ 210,946</u>	<u>\$ 209,080</u>	<u>\$ 197,678</u>	<u>197,678</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 May 31, 2024**

	October	November	December	January	February	March	April	May	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	391	1,399	2,239	2,322	2,611	2,576	13,850	15	92330%
Reserve Account	1,140	1,179	1,133	1,163	1,153	1,079	1,154	1,116	9,117	-	N/A
Interest Account									-	-	N/A
Sinking Fund									-	-	N/A
Prepayment Account	7	7	7	7	7	7	7	7	55	-	N/A
Special Assessment Revenue											
Special Assessments - Uniform Method		13,535	397,505	55,671	17,892	9,797	13,834	7,284	515,517	520,102	99%
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	\$ 58,241	\$ 21,291	\$ 13,205	\$ 17,606	\$ 10,983	\$ 538,539	\$ 520,117	104%
Expenditures and Other Uses											
Debt Service											
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 175,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	173,338	-	-	-	-	-	173,338	346,675	346,675	100%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,338	\$ 521,675	\$ 521,675	100%
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	399,036	58,241	21,291	13,205	17,606	(337,355)	16,864	(1,558)	
Fund Balance - Beginning	518,262	520,539	363,101	762,137	820,379	841,670	854,875	872,481	518,262	504,164	
Fund Balance - Ending	<u>\$ 520,539</u>	<u>\$ 363,101</u>	<u>\$ 762,137</u>	<u>\$ 820,379</u>	<u>\$ 841,670</u>	<u>\$ 854,875</u>	<u>\$ 872,481</u>	<u>\$ 535,126</u>	<u>\$ 535,126</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 May 31, 2024

	October	November	December	January	February	March	April	May	Year to Date	Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Revenue Account	1,398	1,488	24	2,614	4,812	5,082	5,753	5,678	26,850	-	N/A
Reserve Account	67	87	65	67	67	62	67	65	546	15	3643%
Interest Account	1	223	1	1	1	1	1	1	229	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	-	-	-	-	-	-	-	-	-	-	N/A
Excess Reserve	17	-	0	0	0	0	0	0	19	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - Uniform Method	-	35,547	1,043,986	146,213	46,990	25,730	36,333	19,129	1,353,928	1,366,212	99%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	9,525	9,525	-	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	\$ 148,896	\$ 51,870	\$ 30,875	\$ 42,154	\$ 34,398	\$ 1,391,097	\$ 1,366,227	102%
Expenditures and Other Uses											
Debt Service											
Principal - Mandatory	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ 830,000	\$ 750,000	111%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	302,750	-	-	-	-	-	302,619	605,369	605,500	100%
Special Items	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 307,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,619	\$ 1,435,369	\$ 1,355,500	106%
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	1,044,077	148,896	51,870	30,875.39	42,154	(1,093,221)	(44,271.60)	10,727	
Fund Balance - Beginning	394,207	395,689	125,284	1,169,361	1,318,257	1,370,126	1,401,002	1,443,156	394,207	363,637	
Fund Balance - Ending	<u>\$ 395,689</u>	<u>\$ 125,284</u>	<u>\$ 1,169,361</u>	<u>\$ 1,318,257</u>	<u>\$ 1,370,126</u>	<u>\$ 1,401,002</u>	<u>\$ 1,443,156</u>	<u>\$ 349,935</u>	<u>\$ 349,935</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 May 31, 2024

	October	November	December	January	February	March	April	May	Year to Date	Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources											
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In											
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											
Printing & Binding	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services											
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											
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>	

Heritage Harbour North Community Development District

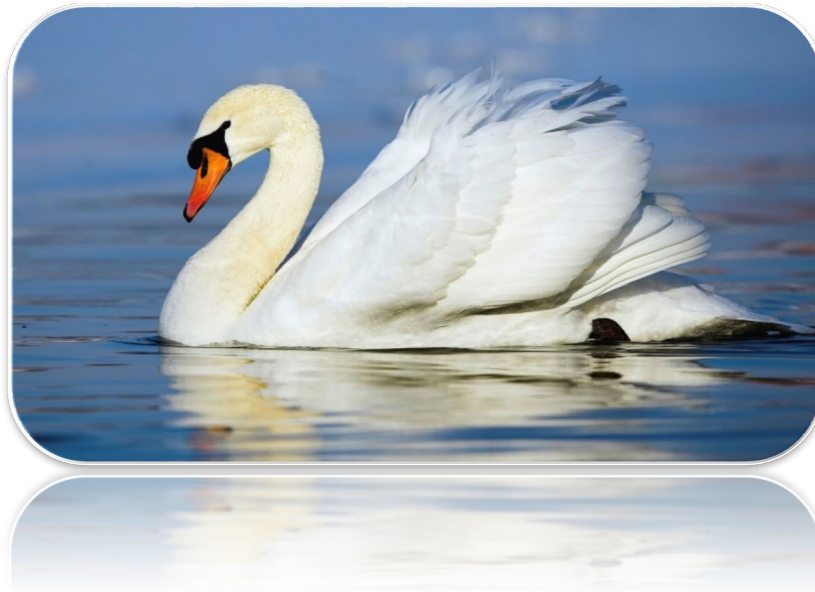
Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending May 31, 2024

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

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 30, 2024

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 June 30, 2024**

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

Heritage Harbour North Community Development District

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

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

Heritage Harbour North Community Development District

General Fund

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

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

Heritage Harbour North Community Development District

General Fund

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

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

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending June 30, 2024

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

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending June 30, 2024

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

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending June 30, 2024

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

Heritage Harbour North Community Development District

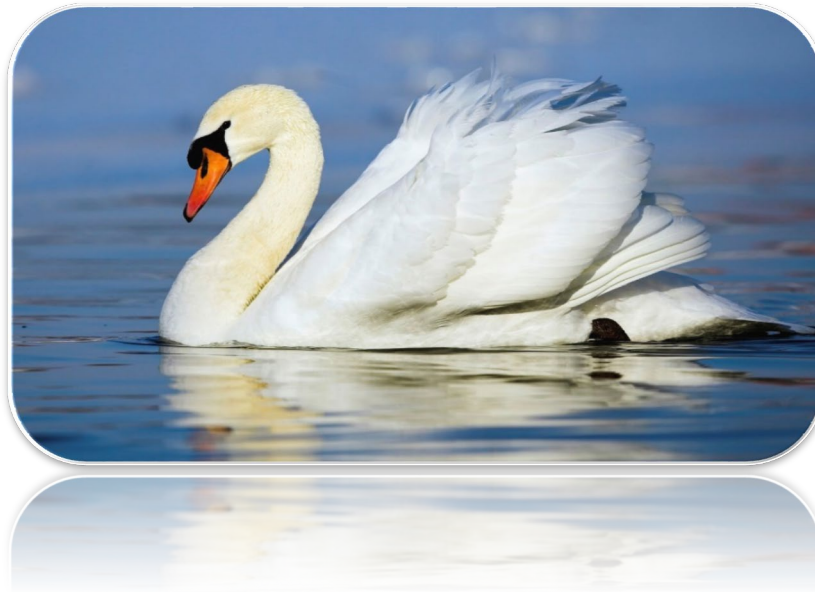
Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending June 30, 2024

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
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>\$ -</u>	<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>\$ -</u>	<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>	<u>\$ -</u>	<u>-</u>

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 31, 2024

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 July 31, 2024**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 183,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,365
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	284,940	344,211	-	-	-	-	629,151
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,621	9,525	-	-	-	-	11,146
Interest Accounts	-	0	2	-	-	-	-	2
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								
-	-	-	-	-	-	914,563	-	914,563
Amount to be Provided by Debt Service Funds								
-	-	-	-	-	-	20,195,437	-	20,195,437
General Fixed Assets								
-	-	-	-	-	-	-	8,201,874	8,201,874
Total Assets	\$ 183,365	\$ 545,836	\$ 368,726	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,409,802

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of July 31, 2024

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
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	-	-	-	-	-	6,650,000	-	6,650,000
Bonds Payable - Series 2017	-	-	-	-	-	14,460,000	-	14,460,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,110,000	\$ -	\$ 21,110,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	27,575	(25,480)	-	-	-	-	2,094
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	32,539	-	-	-	-	-	-	32,539
Total Fund Equity and Other Credits	183,365	545,836	368,726	-	-	-	8,201,874	9,299,802
Total Liabilities, Fund Equity and Other Credits	\$ 183,365	\$ 545,836	\$ 368,726	\$ -	\$ -	\$ 21,110,000	\$ 8,201,874	\$ 30,409,802

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending July 31, 2024**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue													N/A
Interest													
Interest - General Checking	1	1	2	2	2						8	10	78%
Special Assessment Revenue													
Special Assessments - Uniform Method		3,055	89,730	12,567	4,039	2,211	3,123	1,644	1,367		117,736	117,457	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 3,057	\$ 89,731	\$ 12,569	\$ 4,040	\$ 2,211	\$ 3,123	\$ 1,644	\$ 1,367	\$ -	117,744	\$ 117,467	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	2,000	\$ 3,000	67%
Board of Supervisor's - FICA					77			77			153	230	67%
Executive													
Executive Salaries	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	33,688	40,425	83%
Executive Salaries - FICA	312	312	312	312	312	312	312	312	312	312	3,119	3,092	101%
Executive Salaries - Insurance											-	-	0%
Financial and Administrative													
Audit Services			4,400								4,400	5,000	88%
Accounting Services		480	455	575	755	460	600	460	545	455	4,785	3,500	137%
Assessment Roll Preparation	708	708	708	708	708	708	708	708	708	708	7,083	8,500	83%
Arbitrage Rebate Services					500				500		1,000	1,000	100%
Manager Services											-	-	N/A
Professional Services													
District Manager Services											-	-	N/A
Other Contractual Services													
Recording and Transcription											-	200	0%
Legal Advertising								350	90		440	1,500	29%
Trustee Services			4,760					6,262			11,021	11,900	93%
Bond Amortization Schedules									250		250	-	N/A
Dissemination Agent Services				100					2,000		2,100	2,000	105%
Property Appraiser Fees											-	-	N/A
Bank Services	371	408	340	314	(887)	(570)					(25)	800	-3%
Travel and Per Diem													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending July 31, 2024**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Communications & Freight Services													
Telephone											-	-	N/A
Postage, Freight & Messenger					331			83	11		425	100	425%
Rentals & Leases											-	-	
Miscellaneous Equipment Leasing											-	-	N/A
Computer Services	1,679	100				200					1,979	7,900	25%
Insurance	7,195										7,195	7,200	100%
Printing & Binding								426			426	100	426%
Office Supplies											-	-	N/A
Subscription & Memberships		175									175	175	100%
Legal Services													
Legal - General Counsel		175	35		245	385			1,139	716	2,695	1,500	180%
Other General Government Services													
Engineering Services - General Fund											-	750	0%
Stormwater Needs Analysis											-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	(867)			188				1,196	2,295	-	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	\$ 5,378	\$ 6,409	\$ 5,051	\$ 4,989	\$ 13,046	\$ 8,924	\$ 6,755	85,205	\$ 117,467	73%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	76,220	7,191	(2,369)	(2,840)	(1,866)	(11,402)	(7,557)	(6,755)	32,539	-	
Fund Balance - Beginning	150,826	137,194	132,744	208,964	216,154	213,786	210,946	209,080	197,678	190,120	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>\$ 208,964</u>	<u>\$ 216,154</u>	<u>\$ 213,786</u>	<u>\$ 210,946</u>	<u>\$ 209,080</u>	<u>\$ 197,678</u>	<u>\$ 190,120</u>	<u>\$ 183,365</u>	<u>183,365</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 July 31, 2024

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,131	1,179	391	1,399	2,239	2,322	2,611	2,576	1,186	1,184	16,220	15	108132%
Reserve Account	1,140	1,179	1,133	1,163	1,153	1,079	1,154	1,116	1,154	1,116	11,387	-	N/A
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	7	7	7	7	7	7	7	7	7	7	69	-	N/A
Special Assessment Revenue													
Special Assessments - Uniform Method	-	13,535	397,505	55,671	17,892	9,797	13,834	7,284	6,056	-	521,573	520,102	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 58,241	\$ 21,291	\$ 13,205	\$ 17,606	\$ 10,983	\$ 8,403	\$ 2,307	\$ 549,250	\$ 520,117	106%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ 175,000	\$ 175,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	173,338	-	-	-	-	-	173,338	-	-	346,675	346,675	100%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,338	\$ -	\$ -	\$ 521,675	\$ 521,675	100%
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	399,036	58,241	21,291	13,205	17,606	(337,355)	8,403	2,307	27,575	(1,558)	
Fund Balance - Beginning	518,262	520,539	363,101	762,137	820,379	841,670	854,875	872,481	535,126	543,529	518,262	504,164	
Fund Balance - Ending	<u>\$ 520,539</u>	<u>\$ 363,101</u>	<u>\$ 762,137</u>	<u>\$ 820,379</u>	<u>\$ 841,670</u>	<u>\$ 854,875</u>	<u>\$ 872,481</u>	<u>\$ 535,126</u>	<u>\$ 543,529</u>	<u>\$ 545,836</u>	<u>\$ 545,836</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 July 31, 2024

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Revenue Account	1,398	1,488	24	2,614	4,812	5,082	5,753	5,678	1,362	1,392	29,605	-	N/A
Reserve Account	67	87	65	67	67	62	67	65	67	65	678	15	4518%
Interest Account	1	223	1	1	1	1	1	1	0	0	229	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Reserve	17	-	0	0	0	0	0	0	0	0	19	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - Uniform Method	-	35,547	1,043,986	146,213	46,990	25,730	36,333	19,129	15,906	-	1,369,833	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	9,525	-	-	9,525	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,483	\$ 37,345	\$ 1,044,077	\$ 148,896	\$ 51,870	\$ 30,875	\$ 42,154	\$ 34,398	\$ 17,335	\$ 1,457	\$ 1,409,889	\$ 1,366,227	103%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ -	\$ 830,000	\$ 750,000	111%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	302,750	-	-	-	-	-	302,619	-	-	605,369	605,500	100%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 307,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,619	\$ -	\$ -	\$ 1,435,369	\$ 1,355,500	106%
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	1,044,077	148,896	51,870	30,875.39	42,154	(1,093,221)	17,335	1,457	(25,480.24)	10,727	
Fund Balance - Beginning	394,207	395,689	125,284	1,169,361	1,318,257	1,370,126	1,401,002	1,443,156	349,935	367,270	394,207	363,637	
Fund Balance - Ending	<u>\$ 395,689</u>	<u>\$ 125,284</u>	<u>\$ 1,169,361</u>	<u>\$ 1,318,257</u>	<u>\$ 1,370,126</u>	<u>\$ 1,401,002</u>	<u>\$ 1,443,156</u>	<u>\$ 349,935</u>	<u>\$ 367,270</u>	<u>\$ 368,726</u>	<u>\$ 368,726</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 July 31, 2024

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

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2017 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending July 31, 2024

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