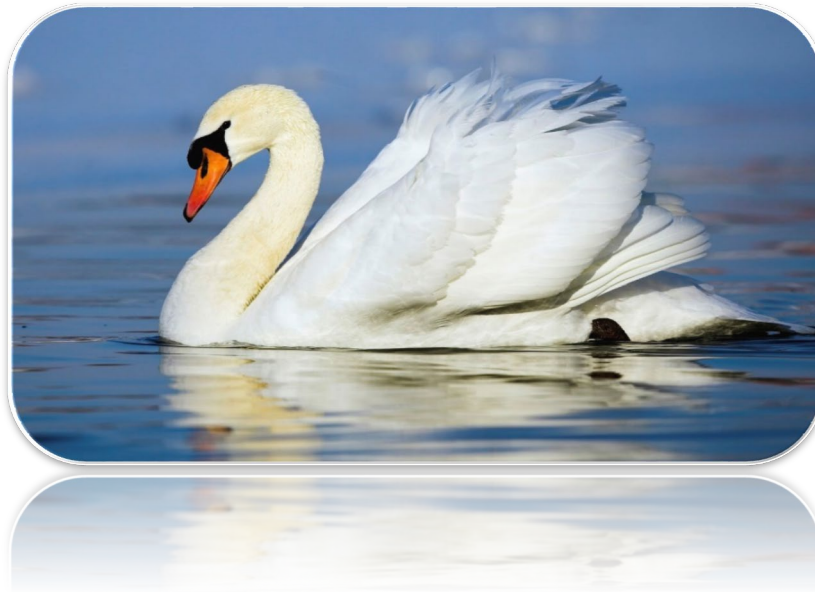


HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER, 2023

FISCAL YEAR 2023

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 September 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	\$ 151,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,889
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	257,435	375,044	-	-	-	-	632,479
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	4,009	-	-	-	-	4,009
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,552	-	-	-	-	-	1,552
Interest Accounts	-	0	165	-	-	-	-	165
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	-	-	-	-	-	912,468	-	912,468
Amount to be Provided by Debt Service Funds	-	-	-	-	-	21,187,532	-	21,187,532
General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Total Assets	\$ 152,630	\$ 518,262	\$ 394,207	\$ -	\$ -	\$ 22,100,000	\$ 12,324,253	\$ 35,489,351

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of September 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	-	-	-	-	-	6,825,000	-	6,825,000
Bonds Payable - Series 2017	-	-	-	-	-	15,275,000	-	15,275,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,100,000	\$ -	\$ 22,100,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2022	-	503,971	452,982	-	-	-	-	956,953
Results from Current Operations	-	14,290	(58,775)	-	-	-	-	(44,485)
Unassigned								
Beginning: October 1, 2022	132,023	-	-	-	-	-	-	132,023
Results from Current Operations	20,607	-	-	-	-	-	-	20,607
Total Fund Equity and Other Credits	152,630	518,262	394,207	-	-	-	12,324,253	13,389,351
Total Liabilities, Fund Equity and Other Credits	\$ 152,630	518,262	\$ 394,207	\$ -	\$ -	\$ 22,100,000	\$ 12,324,253	\$ 35,489,351

Heritage Harbour North Community Development District

General Fund

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

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest															
Interest - General Checking	2	1	10	6	3	4	4	4	4	4	4	2	48	35	136%
Special Assessment Revenue															
Special Assessments - Uniform Method	452	2,266	90,196	13,998	3,799	1,345	3,426	577	1,250	-	-	-	117,309	116,966	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 453	\$ 2,268	\$ 90,206	\$ 14,004	\$ 3,802	\$ 1,349	\$ 3,431	\$ 581	\$ 1,253	\$ 4	\$ 4	\$ 2	117,356	\$ 117,001	100%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	\$ 3,125	\$ 3,125	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	9,250	\$ 3,000	308%
Board of Supervisor's - FICA	290	290	77	-	-	77	-	77	-	-	-	-	810	230	352%
Executive															
Executive Salaries	-	-	3,125	3,792	-	6,167	3,125	3,208	3,208	3,208	3,208	3,208	32,250	38,500	84%
Executive Salaries - FICA	-	-	290	290	-	580	357	300	300	300	300	300	3,015	3,596	84%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Financial and Administrative															
Audit Services	-	-	-	4,900	-	-	-	-	-	-	-	-	4,900	4,900	100%
Accounting Services	-	463	366	737	-	450	-	936	225	225	472	300	4,173	4,500	93%
Assessment Roll Preparation	667	667	667	-	-	1,417	1,542	708	708	708	708	708	8,500	8,500	100%
Arbitrage Rebate Services	-	-	-	500	-	-	-	-	500	-	-	-	1,000	1,000	100%
Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional Services															
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Recording and Transcription	-	-	-	48	-	-	98	-	-	74	-	-	220	300	73%
Legal Advertising	-	-	-	-	96	-	-	350	-	-	-	-	446	1,500	30%
Trustee Services	-	-	4,760	-	-	-	-	6,262	-	-	-	-	11,021	11,900	93%
Dissemination Agent Services	250	-	-	-	-	-	-	2,000	-	-	-	-	2,250	2,000	113%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	294	300	323	311	330	277	290	(1,410)	328	299	(797)	75	621	800	78%
Travel and Per Diem															
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 September 30, 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Communications & Freight Services															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	398	-	-	-	-	-	-	-	398	200	199%
Rentals & Leases															
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services	-	50	100	50	-	3,453	50	50	-	100	3,403	-	7,256	7,900	92%
Insurance															
	-	6,918	-	-	-	-	-	-	-	-	-	-	6,918	6,700	103%
Printing & Binding															
	-	-	-	-	208	-	-	-	-	-	-	-	208	100	208%
Office Supplies															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships															
	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	-	210	-	1,250	-	333	-	175	882	490	3,339	1,500	223%
Other General Government Services															
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	750	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Services															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay															
Reserves															
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	-	-	-	18,950	0%
Total Expenditures and Other Uses:	\$ 4,626	\$ 11,987	\$ 10,707	\$ 10,837	\$ 1,032	\$ 14,670	\$ 5,461	\$ 13,814	\$ 5,269	\$ 5,089	\$ 8,176	\$ 5,081	96,749	\$ 117,001	83%
Net Increase/ (Decrease) of Fund Balance	(4,173)	(9,719)	79,499	3,166	2,770	(13,320)	(2,031)	(13,233)	(4,016)	(5,085)	(8,172)	(5,080)	20,607	-	
Fund Balance - Beginning	132,023	127,850	118,131	197,630	200,796	203,567	190,246	188,215	174,983	170,967	165,882	157,710	132,023	114,598	
Fund Balance - Ending	<u>\$ 127,850</u>	<u>\$ 118,131</u>	<u>\$ 197,630</u>	<u>\$ 200,796</u>	<u>\$ 203,567</u>	<u>\$ 190,246</u>	<u>\$ 188,215</u>	<u>\$ 174,983</u>	<u>\$ 170,967</u>	<u>\$ 165,882</u>	<u>\$ 157,710</u>	<u>\$ 152,630</u>	<u>152,630</u>	<u>\$ 114,598</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	63	863	1,215	1,463	679	767	861	1,158	7,070	22	32138%
Reserve Account	1	1	1	1	34	468	657	788	815	810	896	1,179	5,652	-	N/A
Interest Account	1	1	-	-	0	0	0	0	-	-	-	-	2	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	0	0	0	0	-	3	4	4	4	4	5	6	31	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method	2,007	10,073	400,940	62,225	16,887	5,979	15,230	2,564	5,554	-	-	-	521,461	520,103	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources															
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In															
Total Revenue and Other Sources:	\$ 2,010	\$ 10,075	\$ 400,941	\$ 62,226	\$ 16,985	\$ 7,313	\$ 17,106	\$ 4,819	\$ 7,053	\$ 1,582	\$ 1,762	\$ 2,344	\$ 534,215	\$ 520,125	103%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	177,463	-	-	-	-	-	177,463	-	-	-	-	354,925	354,925	100%
Inter-Fund Group Transfers Out															
Total Expenditures and Other Uses:	\$ -	\$ 177,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,463	\$ -	\$ -	\$ -	\$ -	\$ 519,925	\$ 519,925	100%
Net Increase/ (Decrease) of Fund Balance	2,010	(167,387)	400,941	62,226	16,985	7,313	17,106	(337,644)	7,053	1,582	1,762	2,344	14,290	200	
Fund Balance - Beginning	503,971	505,981	338,594	739,535	801,761	818,745	826,058	843,164	505,520	512,574	514,156	515,918	503,971	499,168	
Fund Balance - Ending	<u>\$ 505,981</u>	<u>\$ 338,594</u>	<u>\$ 739,535</u>	<u>\$ 801,761</u>	<u>\$ 818,745</u>	<u>\$ 826,058</u>	<u>\$ 843,164</u>	<u>\$ 505,520</u>	<u>\$ 512,574</u>	<u>\$ 514,156</u>	<u>\$ 515,918</u>	<u>\$ 518,262</u>	<u>\$ 518,262</u>	<u>\$ 499,368</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Revenue Account	1	1	0	0	147	2,013	2,831	2,878	278	278	308	407	9,143	-	N/A
Reserve Account	0	0	0	0	3	34	43	46	48	48	53	70	345	15	2297%
Interest Account	-	0	-	-	-	-	-	163	0	1	1	1	165	-	N/A
Sinking Fund	-	-	-	-	-	-	-	0	-	-	-	-	0	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	0	0	-	-	-	-	0	-	-	-	-	-	1	-	N/A
Excess Reserve	-	-	-	-	-	-	-	0	0	0	3	17	20	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method	5,274	26,464	1,053,316	163,471	44,365	15,708	40,012	6,737	14,592	-	-	-	1,369,939	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,275	\$ 26,465	\$ 1,053,316	\$ 163,471	\$ 44,514	\$ 17,755	\$ 42,886	\$ 9,825	\$ 14,919	\$ 326	\$ 365	\$ 494	\$ 1,379,612	\$ 1,366,227	101%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715,000	\$ -	\$ -	\$ -	\$ -	\$ 715,000	\$ 715,000	100%
Principal - Early Redemptions	-	80,000	-	-	-	-	-	-	-	-	-	-	80,000	-	N/A
Interest Expense	-	322,744	-	-	-	-	-	320,644	-	-	-	-	643,388	645,488	100%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 402,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035,644	\$ -	\$ -	\$ -	\$ -	\$ 1,438,388	\$ 1,360,488	106%
Net Increase/ (Decrease) of Fund Balance	5,275	(376,278)	1,053,316	163,471	44,514	17,755.19	42,886	(1,025,819)	14,919	326	365	494	(58,775.41)	5,739	
Fund Balance - Beginning	452,982	458,257	81,979	1,135,295	1,298,766	1,343,280	1,361,035	1,403,921	378,102	393,021	393,347	393,712	452,982	441,724	
Fund Balance - Ending	<u>\$ 458,257</u>	<u>\$ 81,979</u>	<u>\$ 1,135,295</u>	<u>\$ 1,298,766</u>	<u>\$ 1,343,280</u>	<u>\$ 1,361,035</u>	<u>\$ 1,403,921</u>	<u>\$ 378,102</u>	<u>\$ 393,021</u>	<u>\$ 393,347</u>	<u>\$ 393,712</u>	<u>\$ 394,207</u>	<u>\$ 394,207</u>	<u>\$ 447,463</u>	

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds

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

	October	November	December	January	February	March	April	May	June	July	August	September	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															
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>	<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 September 30, 2023

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