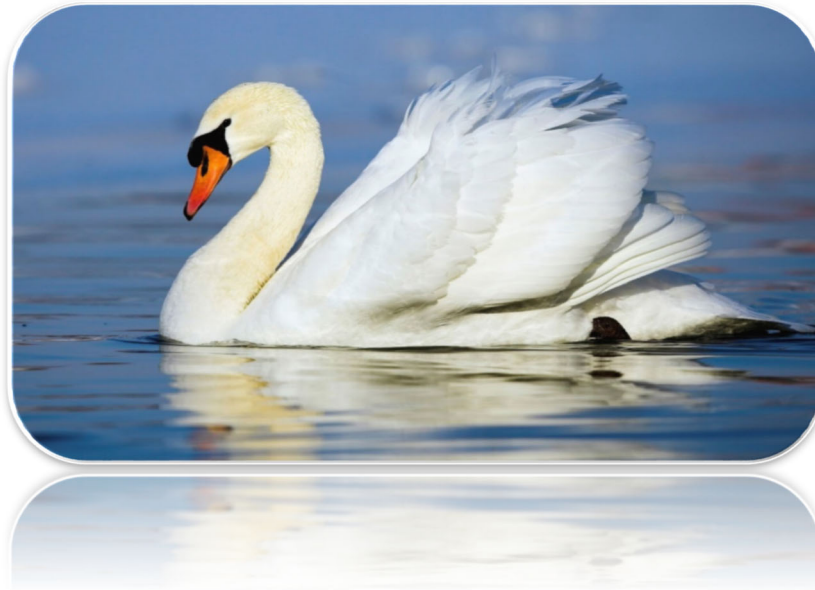


# HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 31, 2023

FISCAL YEAR 2024

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PREPARED BY:

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**Heritage Harbour North Community Development District**

**Balance Sheet - All Funds and Account Groups  
as of 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
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	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
<b>Due from Other Governments</b>								
-	-	-	-	-	-	-	-	-
<b>Accrued Interest Receivable</b>								
-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	741	-	-	-	-	-	-	741
<b>Prepaid Expenses</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	916,228	-	916,228
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	21,163,772	-	21,163,772
<b>General Fixed Assets</b>	-	-	-	-	-	-	12,324,253	12,324,253
<b>Total Assets</b>	<b>\$ 137,985</b>	<b>\$ 520,539</b>	<b>\$ 395,689</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,080,000</b>	<b>\$ 12,324,253</b>	<b>\$ 35,458,466</b>

**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			
<b>Liabilities</b>								
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
<b>Total Liabilities</b>	<b>\$ 50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,080,000</b>	<b>\$ -</b>	<b>\$ 22,080,050</b>
<b>Fund Equity and Other Credits</b>								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	2,278	1,483	-	-	-	-	3,760
<b>Unassigned</b>								
Beginning: October 1, 2023	151,567	-	-	-	-	-	-	151,567
Results from Current Operations	(13,633)	-	-	-	-	-	-	(13,633)
<b>Total Fund Equity and Other Credits</b>	<b>137,935</b>	<b>520,539</b>	<b>395,689</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,324,253</b>	<b>13,378,416</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 137,985</b>	<b>\$ 520,539</b>	<b>\$ 395,689</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,080,000</b>	<b>\$ 12,324,253</b>	<b>\$ 35,458,466</b>

## 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
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
Miscellaneous Revenue		-	-	N/A
<b>Interest</b>				
Interest - General Checking	1	1	10	13%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method		-	117,457	0%
Special Assessments - Non-Uniform Mthd	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>1</b>	<b>\$ 117,467</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ -	-	\$ 3,000	0%
Board of Supervisor's - FICA		-	230	0%
<b>Executive</b>				
Executive Salaries	3,369	3,369	40,425	8%
Executive Salaries - FICA	312	312	3,092	10%
Executive Salaries - Insurance		-	-	0%
<b>Financial and Administrative</b>				
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
<b>Professional Services</b>				
District Manager Services		-	-	N/A
<b>Other Contractual Services</b>				
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%
<b>Travel and Per Diem</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>

## 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
<b>Communications &amp; Freight Services</b>				
Telephone		-	-	N/A
Postage, Freight & Messenger		-	100	0%
<b>Rentals &amp; Leases</b>		-		
Miscellaneous Equipment Leasing		-	-	N/A
Computer Services	1,679	1,679	7,900	21%
<b>Insurance</b>	7,195	7,195	7,200	100%
<b>Printing &amp; Binding</b>		-	100	0%
<b>Office Supplies</b>		-	-	N/A
<b>Subscription &amp; Memberships</b>		-	175	0%
<b>Legal Services</b>				
Legal - General Counsel		-	1,500	0%
<b>Other General Government Services</b>				
Engineering Services - General Fund		-	750	0%
Stormwater Needs Analysis		-	-	N/A
<b>Payroll Services</b>		-	-	N/A
<b>Capital Outlay</b>				
<b>Reserves</b>				
Operation Reserve (Addition)	-	-	18,595	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,634</b>	<b>13,634</b>	<b>\$ 117,467</b>	<b>12%</b>
Net Increase/ (Decrease) of Fund Balance	(13,633)	(13,633)	-	
Fund Balance - Beginning	151,567	151,567	160,634	
Fund Balance - Ending	\$ 137,935	137,935	\$ 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 October 31, 2023

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

## 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
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
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
<b>Gain (loss) on Investments</b>	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	-	-	1,366,212	0%
Special Assessments - Non-Uniform Mthd	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	N/A
<b>Inter-Fund Group Transfers In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,483</b>	<b>\$ 1,483</b>	<b>\$ 1,366,227</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal - Mandatory	\$ -	\$ -	\$ 750,000	0%
Principal - Early Redemptions	-	-	-	N/A
Interest Expense	-	-	605,500	0%
<b>Special Items</b>	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,355,500</b>	<b>0%</b>
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>
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	-	-	-	N/A
Cost of Issuance	-	-	-	N/A
<b>Other Financing Sources</b>				
Debt Proceeds	-	-	-	N/A
<b>Inter-Fund Group Transfers In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>				
<b>Financial and Administrative</b>				
Special Assessment Methodology	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	N/A
Underwriters' Services	-	-	-	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	N/A
<b>Legal Services</b>	-	-	-	N/A
<b>Flood Control - Stormwater Management</b>				
Engineering Services	-	-	-	N/A
Legal Services	-	-	-	N/A
Capital Outlay	-	-	-	N/A
<b>Other Financing Uses</b>				
Original Issue Discount	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<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
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Deferred Cost Account	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	N/A
<b>Inter-Fund Group Transfers In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	N/A
<b>Expenditures and Other Uses</b>				
<b>Professional Services</b>				
District Manager Services	\$ -	\$ -	\$ -	N/A
Underwriter's Services	-	-	-	N/A
Rating Agency & Verification Agency	-	-	-	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	N/A
<b>Legal Services</b>				
Legal - General Counsel	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	