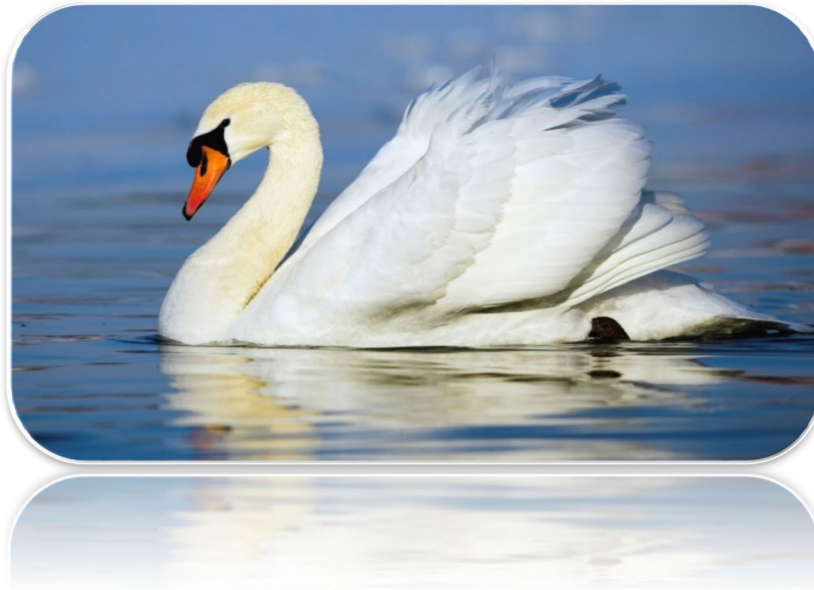


HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 30, 2023

FISCAL YEAR 2024

PREPARED BY:

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Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of November 30, 2023**

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

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of November 30, 2023

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,790,000	-	6,790,000
Bonds Payable - Series 2017	-	-	-	-	-	15,285,000	-	15,285,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,075,000	\$ -	\$ 22,075,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	(155,160)	(268,923)	-	-	-	-	(424,083)
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	(18,082)	-	-	-	-	-	-	(18,082)
Total Fund Equity and Other Credits	132,744	363,101	125,284	-	-	-	12,324,253	12,945,382
Total Liabilities, Fund Equity and Other Credits	\$ 132,744	\$ 363,101	\$ 125,284	\$ -	\$ -	\$ 22,075,000	\$ 12,324,253	\$ 35,020,382

Heritage Harbour North Community Development District

General Fund

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

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

Heritage Harbour North Community Development District

General Fund

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

	October	November	Year to Date	Annual Budget	% of Budget
Communications & Freight Services					
Telephone			-	-	N/A
Postage, Freight & Messenger			-	100	0%
Rentals & Leases			-		
Miscellaneous Equipment Leasing			-	-	N/A
Computer Services	1,679	100	1,779	7,900	23%
Insurance	7,195		7,195	7,200	100%
Printing & Binding			-	100	0%
Office Supplies			-	-	N/A
Subscription & Memberships		175	175	175	100%
Legal Services					
Legal - General Counsel		175	175	1,500	12%
Other General Government Services					
Engineering Services - General Fund			-	750	0%
Stormwater Needs Analysis			-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	1,779	-	N/A
Payroll Services			-	-	N/A
Capital Outlay					
Operating Transfers Out		-	-	-	N/A
Reserves					
Operation Reserve (Addition)	-	-	-	18,595	0%
Total Expenditures and Other Uses:	\$ 13,634	\$ 7,506	21,140	\$ 117,467	18%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	(18,082)	-	
Fund Balance - Beginning	150,826	137,194	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>132,744</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 November 30, 2023

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

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

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

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

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending November 30, 2023

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

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending November 30, 2023

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