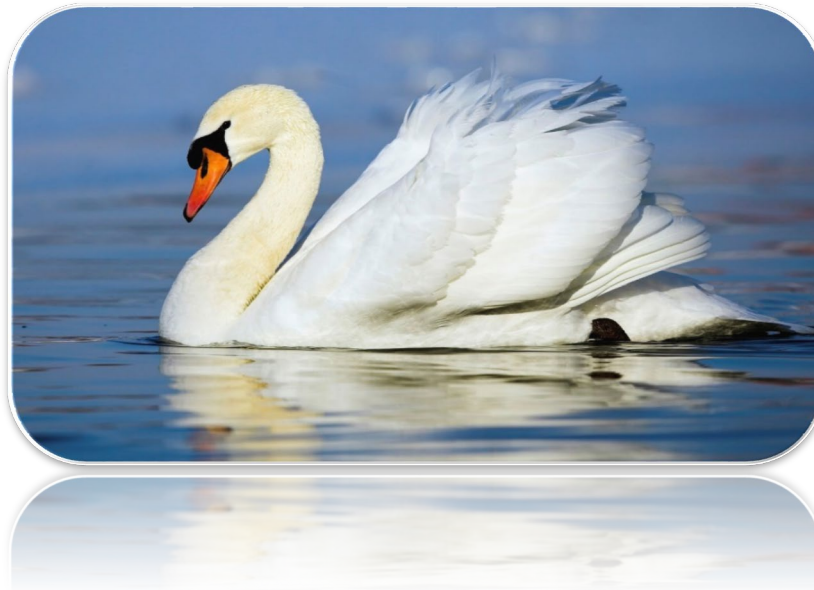


HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ 10	\$ -	\$ -	\$ -	Interest on General Bank Account
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Special Assessment Revenue					Assessments from Property Owner's
Special Assessment - On-Roll	\$ 113,369	\$ 93,432	\$ 113,369	\$ 270,838	
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 113,379	\$ 93,432	\$ 113,369	\$ 270,838	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 3,000	\$ 800	\$ 3,000	\$ 4,000	Statutory Required Feed
Board of Supervisor's - FICA	\$ 230	\$ 61	\$ 61	\$ -	FICA (if applicable)
Executive					
Professional Management	\$ 42,446	\$ 15,448	\$ 46,344	\$ 55,600	District Manager
Professional Management - FICA	\$ 3,897	\$ -	\$ -	\$ -	
Financial and Administrative					
Audit Services	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 1,667	\$ 5,000	\$ 5,000	All funds
Assessment Roll Preparation	\$ 8,500	\$ 2,833	\$ 8,500	\$ 9,000	Par Outstaning and yearly work with Propety Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Requied Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ 250	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ -	\$ 750	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 11,900	\$ 4,760	\$ 11,021	\$ 11,021	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,250	\$ 100	\$ 2,350	\$ 2,350	Required Reporting for Bond Issues
Bank Service Fees	\$ 650	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Postage, Freight & Messenger	\$ 400	\$ 61	\$ 400	\$ 400	Agenda Mailings and other misc. mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer/Web Site Services	\$ 7,900	\$ 300	\$ 1,800	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,895	\$ 7,483	\$ 7,483	\$ 7,883	General Liability and D&O Liability Insurance
Printing and Binding	\$ 200		\$ 250	\$ 250	Agenda Books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Legal Services					
General Counsel	\$ 3,000	\$ 2,531	\$ 4,500	\$ 4,500	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 750	\$ 400	\$ 750	\$ 750	District Engineer
Engineering Services - Capital	\$ -	\$ -	\$ -	\$ 125,000	Capital Plan
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operaton Reserve (Addition)	\$ -	\$ -	\$ -	\$ 16,800	Reserve for any future operating requirments
Other Fees and Charges					
Discounts, Tax Collector Fee and	\$ 7,936	\$ -	\$ 7,936	\$ 18,959	Discounts/Fees to place assessments on Tax Rolls
Total Expentitures and Other Uses	\$ 113,379	\$ 41,117	\$ 106,070	\$ 270,838	
Fund Balances:					
Net Increase/(Decrease) in Fund	\$ 0	\$ 52,315	\$ 7,299	\$ -	
Fund Balance - Beginning	\$ 169,599	\$ 169,599	\$ 169,599	\$ 176,898	
Current Year Reserve Allocation	\$ -	\$ -	\$ -	\$ 16,800	
Fund Balance - Ending (Projected)	\$ 169,599	\$ 221,914	\$ 176,898	\$ 193,698	
Reserved: (Fund Balance)					
Reserved for Operations				\$ 49,654	To Insure sufficient cash for October & November Expenses
Extraordinary Capital/Operations				\$ 144,044	To fund operations needs or capital

**Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Cap Rate (Adopted 2008)	\$ 72.60			\$ 72.60	
Assessment Comparison	\$ 60.33			\$ 144.12	

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 9,000	\$ 7,715	\$ 23,146	\$ 21,989
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 461,155	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll		\$ -	\$ -	\$ -
Special Assessment - Prepayments		\$ -	\$ -	
Total Revenue & Other Sources	\$ 560,308	\$ 468,870	\$ 574,454	\$ 573,296

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2014 Bonds \$ 185,000 \$ - \$ 185,000 \$ 190,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series 2014 Bonds \$ 337,925 \$ 168,963 \$ 337,925 \$ 328,675

Operating Transfers Out

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

Other Fees and Charges

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

Total Expenditures and Other Uses **\$ 554,130** **\$ 168,963** **\$ 554,130** **\$ 549,880**

Net Increase/(Decrease) in Fund Balance \$ 6,177 \$ 299,908 \$ 20,323 \$ 23,416

Fund Balance - Beginning \$ 550,816 \$ 550,816 \$ 550,816 \$ 571,140

Fund Balance - Ending (Projected) **\$ 556,994** **\$ 850,724** **\$ 571,140** **\$ 594,556**

Restricted Fund Balance:

Reseve Account Requirement \$ 265,441

Restricted for November 1, 2026 Interest Payment \$ 159,588

\$ 425,028

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

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 7,945,000	5.000%			
11/1/2015				\$ 201,337.50		
5/1/2016		\$ 115,000	5.000%	\$ 201,337.50	\$ 517,675	\$7,830,000
11/1/2016				\$ 198,462.50		
5/1/2017		\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925	\$7,705,000
11/1/2017				\$ 195,337.50		
5/1/2018		\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675	\$7,580,000
11/1/2018	\$ 35,000.00			\$ 192,087.50		
5/1/2019		\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175	\$7,415,000
11/1/2019				\$ 188,712.50		
5/1/2020		\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425	\$7,280,000
11/1/2020				\$ 185,087.50		
5/1/2021		\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175	\$7,135,000
11/1/2021				\$ 181,337.50		
5/1/2022		\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675	\$6,985,000
11/1/2022				\$ 177,462.50		
5/1/2023		\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925	\$6,830,000
11/1/2023				\$ 173,337.50		
5/1/2024		\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675	\$6,665,000
11/1/2024				\$ 168,962.50		
5/1/2025		\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925	\$6,490,000
11/1/2025				\$ 164,337.50		
5/1/2026		\$ 190,000	5.000%	\$ 164,337.50	\$ 518,675	\$6,305,000
11/1/2026				\$ 159,587.50		
5/1/2027		\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175	\$6,115,000
11/1/2027				\$ 154,587.50		
5/1/2028		\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175	\$5,915,000
11/1/2028				\$ 149,337.50		
5/1/2029		\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675	\$5,705,000
11/1/2029				\$ 143,712.50		
5/1/2030		\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425	\$5,480,000
11/1/2030				\$ 137,837.50		
5/1/2031		\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675	\$5,245,000
11/1/2031				\$ 131,712.50		
5/1/2032		\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425	\$5,000,000
11/1/2032				\$ 125,212.50		
5/1/2033		\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425	\$4,740,000
11/1/2033				\$ 118,337.50		
5/1/2034		\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675	\$4,465,000

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2034				\$ 111,212.50		
5/1/2035	\$	300,000	5.125%	\$ 111,212.50	\$ 522,425	\$4,180,000
11/1/2035				\$ 103,525.00		
5/1/2036	\$	315,000	5.125%	\$ 103,525.00	\$ 522,050	\$3,880,000
11/1/2036				\$ 95,453.13		
5/1/2037	\$	335,000	5.125%	\$ 95,453.13	\$ 525,906	\$3,565,000
11/1/2037				\$ 86,868.75		
5/1/2038	\$	350,000	5.125%	\$ 86,868.75	\$ 523,738	\$3,230,000
11/1/2038				\$ 77,900.00		
5/1/2039	\$	370,000	5.125%	\$ 77,900.00	\$ 525,800	\$2,880,000
11/1/2039				\$ 68,418.75		
5/1/2040	\$	390,000	5.125%	\$ 68,418.75	\$ 526,838	\$2,510,000
11/1/2040				\$ 58,425.00		
5/1/2041	\$	410,000	5.125%	\$ 58,425.00	\$ 526,850	\$2,120,000
11/1/2041				\$ 47,918.75		
5/1/2042	\$	430,000	5.125%	\$ 47,918.75	\$ 525,838	\$1,710,000
11/1/2042				\$ 36,900.00		
5/1/2043	\$	455,000	5.125%	\$ 36,900.00	\$ 528,800	\$1,280,000
11/1/2043				\$ 25,240.63		
5/1/2044	\$	480,000	5.125%	\$ 25,240.63	\$ 530,481	\$825,000
11/1/2044				\$ 12,940.63		
5/1/2045	\$	505,000	5.125%	\$ 12,940.63	\$ 530,881	\$345,000

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 10,000	\$ 3,970	\$ 11,910	\$ 11,315
Gain (Loss) on Investments		\$ -		
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Debt Proceeds	\$ -	\$ -	\$ -	\$ -
Proceeds from Refunding Bonds				
Transfer from Revenue Acct	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 1,211,613	\$ 1,461,847	\$ 1,461,847
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -		\$ -
Total Revenue & Other Sources	\$ 1,471,847	\$ 1,215,583	\$ 1,473,758	\$ 1,473,162

Expenditures and Other Uses

Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds	\$ 790,000	\$ -	\$ 785,000	\$ 830,000
Principal Debt Service - Early Redemptions				
Series 2017 Bonds - from Property Owners	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest Expense				
Series 2017 Bonds	\$ 567,700	\$ 281,881	\$ 567,700	\$ 527,800
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Propety Appraiser Fees	\$ 95,635	\$ -	\$ 95,635	\$ 95,635
Total Expenditures and Other Uses	\$ 1,453,335	\$ 291,881	\$ 1,458,335	\$ 1,453,435

Net Increase/(Decrease) in Fund Balance	\$ 18,512	\$ 923,702	\$ 15,423	\$ 19,727
Fund Balance - Beginning	\$ 372,237	\$ 372,237	\$ 372,237	\$ 387,659
Fund Balance - Ending (Projected)	\$ 390,749	\$ 1,295,938	\$ 387,659	\$ 407,387

Restricted Fund Balance:

Reseve Account Requirement (subordinate Bonds)	\$ 27,194
Restricted for November 1, 2026 Interest Payment	\$ 243,131
Total - Restricted Fund Balance:	\$ 270,325

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

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2017				\$ 430,943.75		
5/1/2018	\$ 250,000	\$ 570,000	varies	\$ 408,262.50	\$ 1,409,206	\$ 18,695,000
11/1/2018				\$ 388,075.00		
5/1/2019	\$ 50,000	\$ 590,000	varies	\$ 388,075.00	\$ 1,366,150	\$ 18,055,000
11/1/2019				\$ 372,031.25		
5/1/2020	\$ 5,000	\$ 620,000	varies	\$ 371,943.75	\$ 1,363,975	\$ 17,430,000
11/1/2020				\$ 356,425.00		
5/1/2021	\$ 15,000	\$ 650,000	varies	\$ 356,425.00	\$ 1,362,850	\$ 16,765,000
11/1/2021				\$ 340,156.25		
5/1/2022		\$ 680,000	varies	\$ 340,156.25	\$ 1,360,313	\$ 16,085,000
11/1/2022	\$ 80,000			\$ 322,743.75		
5/1/2023		\$ 715,000	varies	\$ 320,643.75	\$ 1,358,388	\$ 15,290,000
11/1/2023	\$ 5,000			\$ 302,750.00		
5/1/2024		\$ 825,000	varies	\$ 302,750.00	\$ 1,430,500	\$ 14,460,000
11/1/2024	\$ 10,000			\$ 283,850.00		
5/1/2025		\$ 790,000	varies	\$ 283,850.00	\$ 1,357,700	\$ 13,660,000
11/1/2025				\$ 263,900.00		
5/1/2026		\$ 830,000	varies	\$ 263,900.00	\$ 1,357,800	\$ 12,830,000
11/1/2026				\$ 243,131.25		
5/1/2027		\$ 870,000	varies	\$ 243,131.25	\$ 1,356,263	\$ 11,960,000
11/1/2027				\$ 221,362.50		
5/1/2028		\$ 905,000	varies	\$ 221,362.50	\$ 1,347,725	\$ 11,055,000
11/1/2028				\$ 205,393.75		
5/1/2029		\$ 940,000	varies	\$ 205,393.75	\$ 1,350,788	\$ 10,115,000
11/1/2029				\$ 188,812.50		
5/1/2030		\$ 970,000	varies	\$ 188,812.50	\$ 1,347,625	\$ 9,145,000
11/1/2030				\$ 171,706.25		
5/1/2031		\$ 1,005,000	varies	\$ 171,706.25	\$ 1,348,413	\$ 8,140,000
11/1/2031				\$ 153,856.25		
5/1/2032		\$ 1,040,000	varies	\$ 153,856.25	\$ 1,347,713	\$ 7,100,000
11/1/2032				\$ 135,393.75		
5/1/2033		\$ 1,080,000	varies	\$ 135,393.75	\$ 1,350,788	\$ 6,020,000
11/1/2033				\$ 114,900.00		
5/1/2034		\$ 1,120,000	varies	\$ 114,900.00	\$ 1,349,800	\$ 4,900,000
11/1/2034				\$ 93,656.25		
5/1/2035		\$ 1,160,000	varies	\$ 93,656.25	\$ 1,347,313	\$ 3,740,000
11/1/2035				\$ 71,531.25		
5/1/2036		\$ 1,205,000	varies	\$ 71,531.25	\$ 1,348,063	\$ 2,535,000
11/1/2036				\$ 48,562.50		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2037		\$ 1,250,000	varies	\$ 48,562.50	\$ 1,347,125	\$ 1,285,000
11/1/2037				\$ 24,750.00		
5/1/2038		\$ 1,285,000	varies	\$ 24,750.00	\$ 1,334,500	\$ -