



Heritage Harbour North

Community Development District

Meeting Agenda
February 5, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

HERITAGE HARBOUR NORTH
Community Development District

LOCATION: Sanctuary Clubhouse (Community Room)
6835 Willowshire Way
Bradenton, Florida 34212

DATE: February 5, 2026

TIME: 1:00 PM

MEETING AGENDA

Board of Supervisors

Nancy Lyons, Chairman
John Wisz, Vice Chairman
Pauline Tasler, Assistant Secretary
Michael L. Fisher, Assistant Secretary
Louise Buckley, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with 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 unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m66690ac57cca2197d1a66982a49527>

✓ Phone: (408) 418-9388 Code: 2334 686 8093 Event Password Jpward

FEBRUARY, 2026

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AGENDA

1. Call to Order & Roll Call
2. Minutes:
 - I. November 6, 2025 - Regular Meeting.

Pages 5-10
3. Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025.

Pages 11-41
4. Discussion on the Re-Use Irrigation Infrastructure Report prepared by Morris Engineering & Consulting.

Pages 42-46
5. Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2027 Budget and setting a Public Hearing for **Thursday, April 2, 2026, at 1:00 p.m.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212.**

Pages 47-58
6. Consideration of **Resolution 2026-3**, a Resolution of the Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Pages 59-75
7. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2026.**
 1. April 2, 2026 - Public Hearings: Proposed Fiscal Year 2027 Budget.
 - b) Financial Report for the period ending October 31, 2025 (unaudited).
 - c) Financial Report for the period ending November 30, 2025 (unaudited).
 - d) Financial Report for the period ending December 31, 2025 (unaudited).

Pages 76-98
8. Supervisors Requests.
9. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
10. Adjournment.

AGENDA

Meeting Schedule - FY 2026

Thursday, October 2, 2025	Thursday, November 6, 2025
Thursday, December 4, 2025	Thursday, January 1, 2026 NO MEETING
<u>Thursday, February 5, 2026</u>	Thursday, March 5, 2026
Thursday, April 2, 2026	Thursday, May 7, 2026
Thursday, June 4, 2026	Thursday, July 2, 2026 NO MEETING
Thursday, August 6, 2026	Thursday, September 3, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

- Item 2: Minutes - November 6, 2025 - Regular Meeting.
- Item 3: Consideration and acceptance of the Audited Financial Statements for Fiscal Year 2025, covering the period October 1, 2024, through September 30, 2025. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.
- Item 4: Discussion on the Irrigation Infrastructure Report prepared by Morris Engineering & Consulting.
- Item 5: **Resolution 2026-2**, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2027 Budget and setting a Public Hearing for **Thursday, April 2, 2026, at 1:00 p.m.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212.**
- Item 6: **Resolution 2026-3**, a Resolution of the Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.
- Item 7: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District was held on Thursday, November 6, 2025, at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 1:00 p.m. and was presided over by Ms. Nancy Lyons, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

Nancy Lyons	Chairperson
John Wisz	Vice Chairperson
Pauline Tasler	Assistant Secretary
Michael Fisher	Assistant Secretary
Louise Buckley	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Matt Morris	Morris Engineering

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Audience:

Grace
Joe Rassett, COO/General Manager w/River Strand Golf & Country Club HOA
Anne Naramore, Board President - River Strand Golf & Country Club HOA

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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Mr. James P. Ward called the meeting to order at approximately 1:00 p.m. He called roll and all Members of the Board were present, constituting a quorum.

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SECOND ORDER OF BUSINESS

Consideration of Minutes

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May 1, 2025 - Regular Meeting Minutes

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Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

94 ponds within Heritage Harbour North to pump water out of and set the system up that way.
95 There is a lot more maintenance and things involved in that in the long run. That's another
96 reason we believe option 1 is the most efficient way to go about it. There are still some
97 permitting efforts we would have to go through. We would obviously have to permit that new
98 line with Manatee County. We would have to do some permitting with the Water Management
99 District to modify the existing water use permit. However, in this case, since we would be
100 connecting to the County Line, we would effectively be pulling Heritage Harbour North out of
101 that water use permit anyway. That's a much easier task with SWFMD as well. Our initial high
102 level estimates are somewhere in the million dollar range for that option 1, and we think the
103 timeline to accomplish everything from the time the Board decides to start moving forward
104 until the point that the reuse was ready to connect would be about a two-year time period.

105

106 Mr. Ward: Can you take a moment and go through option 3 also?

107

108 Mr. Morris: Option 3 is the scenario where we have the series of wells that you would add into
109 the system in the event that Manatee County has a shortage of reuse. That would be more of a
110 backup type solution as opposed to a complete solution. My experience has been that
111 Manatee County has never had an issue with delivering reuse to other communities, so this
112 would be more of a belt and suspenders to option 1.

113

114 Mr. Ward: My reaction is, it's good to have a backup plan in place. We are not talking a million
115 dollars for a backup plan. It would be a minor number and probably something we should
116 seriously look at as we move this process forward.

117

118 Ms. Lyons: I was thinking, option 1 because it's so complete, but I really like having a backup
119 plan. So, if we do option 1 and 3 we are still looking at only about \$1.5 million dollars, or not
120 even.

121

122 Mr. Morris: One more item with regard to option 1 and option 3 is that the permitting effort
123 and the design effort can happen simultaneously. So, if we are moving forward with option 1
124 to connect to the County reuse, we'd be doing the design and the permitting effort as well as
125 what's needed to bring option 3 into it at the same time. That can all be accomplished in that 2
126 year time period.

127

128 Mr. Ward: Questions from the audience?

129

130 Mr. Joe Rasset: The only thing I'd say, as a Board, is we recognize this is probably our biggest
131 risk and the sooner we can do this the better off we will be. We also know we have some
132 litigation potential with Aqua Terra, or whoever they are now, because we have until 2036 for
133 our agreement, so we may have some issues going forward, but it shouldn't stop us from
134 doing this. This is important.

135

136 Ms. Anne Narramore: So, we met earlier, Darryl and I, Jim, and Joe Rasset on this with Matt, to
137 go over Matt's plan, and we fully support, including Joe, option 1 and 3 together. And to
138 begin execution as soon as possible because that situation across the street is never going to
139 get better and as Joe said, this is our biggest risk as a community. We can work the legal
140 issues out and figure out how to fund the legal fees. We will all work together, but from our
141 point of view, please move forward.

142
143 *Mr. ____: As an owner in River Strand, and also I pay taxes in the CDD South, I love this plan.*
144 *It sounds fantastic. I listened to the CDD South meeting the other night and their Chair, Phil*
145 *Franco (ph) had spoken with Jeffrey Marco, Aqua Terra, Sunshine, and in coming out of that*
146 *conversation, Phil said, in his opinion, Aqua Terra is going to be going to the CDDs to ask for*
147 *cooperation in the cost of replacing those pumps. Coming out of that it is my understanding*
148 *that we don't just have a water issue because the County is not supplying it. I think they have*
149 *an equipment issue and how is that going to relay to our timeframe if they can't afford to*
150 *replace pumps on their own?*

151
152 *Ms. Lyons: This plan includes the new equipment, so we get right over that hurdle*
153 *immediately.*

154
155 *Mr. Ward: If you guys are all in agreement with proceeding - Our existing agreement with*
156 *Aqua Terra does not terminate for 10 years. I think we should proceed now. We should*
157 *implement now irrespective of the termination of that contract. The way Matt has designed the*
158 *system, we can connect directly to the reuse system of the County, and we will need to work*
159 *this out over the next year or so, whatever that may be. We will have to come up with a way to*
160 *finance and pay for all of this. My initial thought is that, since you are a little short on cash, you*
161 *don't have cash, so I've got to figure that problem out, but in terms of paying for this, what I*
162 *would like to do is a short term borrowing. Maybe a 3-year or 5-year note with a bank to*
163 *finance. It doesn't matter what the rates are right now because the number is pretty low. You*
164 *have 1,870 units on \$1.5 million dollars. We are talking \$600 or \$800 dollars a unit anyways.*
165 *Even if it's \$1,000 dollars it doesn't matter. Finance it over a few years. the thing you have to*
166 *know is, we are going to have to do a capital assessment which means we are going to have to*
167 *go through the process of levying a capital assessment on all residents in the community*
168 *which is going to require mailed notice and a public hearing. So, you are going to have to*
169 *listen to all your residents when they come out and you're going to have make sure we tell*
170 *them exactly what we are doing, why we are doing it, what the cost of this is, etc. That's a*
171 *number of months out before we can get to that, but I want you to know that's where we are*
172 *headed as a part of this process. From a litigation perspective I don't know what this will entail*
173 *but we need to proceed forward now. Litigation will occur as it occurs and we will have to deal*
174 *with it outside of the context of this process.*

175
176 *Mr. Fisher: This is just for North. This does not include CDD South property at all. So, if they go*
177 *dry it's on them.*

178
179 *Mr. Ward: Correct. We have the ability because of your location to connect directly to the*
180 *reuse line of Manatee County. I don't think the South does without some gyrations in that line*
181 *distribution system that we partially own, but at the end of the day, we can connect directly to*
182 *the County reuse system, bypass all of that drama, and move on with life. I think the faster we*
183 *move with this the better we are.*

184
185 *The Board was in agreement.*

186
187 *Mr. Ward: Okay. We are going to authorize Matt to proceed forward quickly with his design*
188 *and permitting and cost estimates and we will come back to you at some point with time*
189 *schedules. I will come back to you with how to finance it and come back to you with planning*

190 *for doing all of that over the next four to six months. If you are all in agreement, that is the way*
191 *we are going to proceed.*

192
193 The Board was in agreement.

194
195

196 **FIFTH ORDER OF BUSINESS**

Staff Reports

197 198 **I. District Attorney**

199
200 *Mr. Greg Urbancic: The legislative session is going to kick off in January. I will keep you up*
201 *to date. There are already a few bills filed that could affect some things that we do. Once I*
202 *have more clarity I will get with everyone. Also, just a reminder, make sure you do your*
203 *ethics training by the end of the year.*

204 205 **II. District Engineer**

206
207 No report.

208 209 **III. District Manager**

- 210
211 **a) Annual Ethics Training Reminder - due before December 31, 2025**
212 **b) Financial Statement for period ending July 31, 2025 (unaudited)**
213 **c) Financial Statement for period ending August 31, 2025 (unaudited)**
214 **d) Financial Statement for period ending September 30, 2025 (unaudited)**

215
216 *Mr. Ward: Your ethics training is in your agenda package. Make sure it gets done by*
217 *December 31, 2025. Then you get to check the box next summer when you file Form 1.*

218 219 220 **SIXTH ORDER OF BUSINESS**

Supervisor's Requests

221
222 Mr. Ward asked if there were any Supervisor's Requests; there were none.

223 224 225 **SEVENTH ORDER OF BUSINESS**

Public Comments

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227 Mr. Ward asked if there were any public questions or comments; there were none.

228
229 Mr. Ward thanked the HOA Board for being a true partner with the CDD during this process.
230 He said over the next six or eight months the HOA would be an integral part of this process.
231 He indicated he was happy to have Mr. Morris and Mr. Urbancic on board as well.

232
233 Ms. Narramore stated one thing discussed this morning was drafting a communication to the
234 community about this subject. She noted Mr. Ward agreed to edit the communication and
235 then she would see it was sent out.

236

237 Discussion ensued regarding how important it was to share the information about the reuse
238 water plan with the community.

239

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241 **EIGHTH ORDER OF BUSINESS**

Adjournment

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243 Mr. Ward adjourned the meeting at approximately 1:24 p.m.

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**On MOTION made by Michael Fisher, seconded by John
245 Wisz, and with all in favor, the Meeting was adjourned.**

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Heritage Harbour North
Community Development District

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James P. Ward, Secretary

Nancy Lyons, Chairperson

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**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 12, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

December 12, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Harbour North Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$12,702,054). When the District was formed, assets exceeded liabilities and subsequently infrastructure was deeded to Manatee County creating the negative net position. The reason for the transfer of infrastructure was that the County is better able to maintain the infrastructure than the District. Further, financial condition assessment procedures have been applied and no deteriorating financial conditions were noted.
- The change in the District's total net position in comparison with the prior fiscal year was \$365,177, an increase. The majority of the increase represents the extent to which ongoing program revenues exceed the cost of operations and depreciation expense. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,071,906, a decrease of (\$20,746), in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,075,311	\$ 1,092,652
Capital assets, net of depreciation	6,779,151	7,490,513
Total assets	<u>7,854,462</u>	<u>8,583,165</u>
Deferred amount on refunding	33,958	36,570
Current liabilities	356,916	377,453
Long-term liabilities	20,233,558	21,309,513
Total liabilities	<u>20,590,474</u>	<u>21,686,966</u>
Net Position		
Net investment in capital assets	(13,420,449)	(13,782,430)
Restricted	556,145	545,600
Unrestricted	162,250	169,599
Total net position	<u>\$ (12,702,054)</u>	<u>\$ (13,067,231)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,008,225	\$ 2,019,135
Operating grants and contributions	50,643	66,256
General revenues	-	8
Total revenues	<u>2,058,868</u>	<u>2,085,399</u>
Expenses:		
General government	113,107	98,998
Maintenance and operations*	711,362	711,361
Interest	869,222	924,414
Total expenses	<u>1,693,691</u>	<u>1,734,773</u>
Change in net position	<u>365,177</u>	<u>350,626</u>
Net position - beginning	<u>(13,067,231)</u>	<u>(13,417,857)</u>
Net position - ending	<u>\$ (12,702,054)</u>	<u>\$ (13,067,231)</u>

* Comprised solely of the depreciation expense for current and prior fiscal years

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$1,693,691. The costs of the District's activities were primarily funded by program revenues. Revenues decreased over the prior year primarily as a result of a decrease in special assessments and interest income. In total, expenses decreased from the prior fiscal year, the majority of the decrease is due to less interest expense incurred in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$18,934,430 invested in capital assets for its governmental activities. The government-wide financial statements include depreciation of \$12,155,279, which resulted in a net book value of \$6,779,151. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had \$20,045,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates an increase in special assessment rates for the subsequent fiscal year in order to fund engineering and legal analysis expenses.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Harbour North Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, (954) 658-4900.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 165,655
Restricted assets:	
Investments	909,656
Capital assets:	
Depreciable, net	6,779,151
Total assets	7,854,462
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	33,958
Total deferred outflows of resources	33,958
 LIABILITIES	
Accounts payable	3,405
Accrued interest payable	353,511
Non-current liabilities:	
Due within one year	1,005,000
Due in more than one year	19,228,558
Total liabilities	20,590,474
 NET POSITION	
Net investment in capital assets	(13,420,449)
Restricted for debt service	556,145
Unrestricted	162,250
Total net position	\$ (12,702,054)

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>			Net (Expense) Revenue and Changes in Net Position
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 113,107	\$ 105,758	\$ -	\$ (7,349)
Maintenance and operations	711,362	-	-	(711,362)
Interest on long-term debt	869,222	1,902,467	50,643	1,083,888
Total governmental activities	<u>1,693,691</u>	<u>2,008,225</u>	<u>50,643</u>	<u>365,177</u>
		Change in net position		<u>365,177</u>
		Net position - beginning		<u>(13,067,231)</u>
		Net position - ending		<u><u>\$ (12,702,054)</u></u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and cash equivalents	\$ 165,655	\$ -	\$ 165,655
Investments	-	909,656	909,656
Total assets	\$ 165,655	\$ 909,656	\$ 1,075,311
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 3,405	\$ -	\$ 3,405.00
Total liabilities	3,405	-	3,405.00
Fund balances:			
Restricted for:			
Debt service	-	909,656	909,656
Unassigned	162,250	-	162,250
Total fund balances	162,250	909,656	1,071,906
Total liabilities and fund balances	\$ 165,655	\$ 909,656	\$ 1,075,311

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,071,906

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,934,430	
Accumulated depreciation	<u>(12,155,279)</u>	6,779,151

Deferred amount on refunding of debt are not reported as assets in the governmental funds. The statements of net position includes these costs, net of amortization.

33,958

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(353,511)	
Unamortized original issue discount	(10,473)	
Unamortized original issue premium	(178,085)	
Bonds payable	<u>(20,045,000)</u>	<u>(20,587,069)</u>
Net position of governmental activities		<u>\$ (12,702,054)</u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Special assessments	\$ 105,758	\$ 1,893,454	\$ 1,999,212
Prepaid assessments	-	9,013	9,013
Interest earnings	-	50,643	50,643
Total revenues	105,758	1,953,110	2,058,868
EXPENDITURES			
Current:			
General government	113,107	-	113,107
Debt service:			
Principal	-	1,065,000	1,065,000
Interest	-	901,507	901,507
Total expenditures	113,107	1,966,507	2,079,614
Excess (deficiency) of revenues over (under) expenditures	(7,349)	(13,397)	(20,746)
Fund balances - beginning	169,599	923,053	1,092,652
Fund balances - ending	\$ 162,250	\$ 909,656	\$ 1,071,906

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (20,746)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,065,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.	(711,362)
Amortization of bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	10,955
Amortization of deferred charges is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.	(2,612)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>23,942</u>
Change in net position of governmental activities	<u><u>\$ 365,177</u></u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Harbour North Community Development District (the "District") was created on November 13, 2006, by Ordinance 06-71 of Manatee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Earthwork	25-30
Landscaping and irrigation	15
Professional fees	20-30
Utilities	25
Water management	25-30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,612 was recognized as a component of interest expense in the current fiscal year.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, and in certain instances the District Manager.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Mmkt	\$ 909,656	N/A	N/A
	<u>\$ 909,656</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

However, the Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Earthwork	\$ 9,515,612	\$ -	\$ -	\$ 9,515,612
Landscaping and irrigation	982,449	-	-	982,449
Professional fees	2,204,036	-	-	2,204,036
Utilities	367,121	-	-	367,121
Water management	5,865,212	-	-	5,865,212
Total capital assets, being depreciated	<u>18,934,430</u>	<u>-</u>	<u>-</u>	<u>18,934,430</u>
Less accumulated depreciation for:				
Earthwork	6,228,907	378,808	-	6,607,715
Landscaping and irrigation	982,449	-	-	982,449
Professional fees	1,278,751	85,139	-	1,363,890
Utilities	116,256	14,685	-	130,941
Water management	2,837,554	232,730	-	3,070,284
Total accumulated depreciation	<u>11,443,917</u>	<u>711,362</u>	<u>-</u>	<u>12,155,279</u>
Total capital assets, being depreciated, net	<u>7,490,513</u>	<u>(711,362)</u>	<u>-</u>	<u>6,779,151</u>
Governmental activities capital assets, net	<u>\$ 7,490,513</u>	<u>\$ (711,362)</u>	<u>\$ -</u>	<u>\$ 6,779,151</u>

Depreciation was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

Series 2014

On November 13, 2014, the District issued \$7,945,000 of Series 2014 Special Assessment Bonds consisting of \$3,605,000 2014 Term Bonds due on May 1, 2034, with a fixed interest rate of 5% and \$4,340,000 of 2014 Term Bonds due on May 1, 2045, with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2016, through May 1, 2045.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2014 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2017

On April 21, 2017, the District issued \$19,515,000 of Series 2017 Capital Improvement Revenue Refunding Bonds consisting of \$6,945,000 2017A-1 Serial Bonds due annually from May 1, 2019 through May 1, 2027 with a fixed interest rate of 5%, \$4,830,000 2017A-1 Term Bonds due on May 1, 2032 with a fixed interest rate of 3.5%, \$7,075,000 2017A-1 Term Bonds due on May 1, 2038 with a fixed interest rate of 3.75%, and \$665,000 of 2017A-2 Term Bonds due on May 1, 2038 with a fixed interest rate of 5.25%. The Bonds were issued to refund the Series 2007 Bonds. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2019 through May 1, 2038.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$95,000 of the Series 2017 A-1 Bonds.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 6,650,000	\$ -	\$ 185,000	\$ 6,465,000	\$ 190,000
Less: original issue discount	7,275	-	(3,198)	10,473	-
Series 2017	14,460,000	-	880,000	13,580,000	815,000
Plus: original issue premium	192,238	-	14,153	178,085	-
Total	<u>\$ 21,309,513</u>	<u>\$ -</u>	<u>\$ 1,075,955</u>	<u>\$ 20,233,558</u>	<u>\$ 1,005,000</u>

NOTE 6 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,005,000	\$ 848,425	\$ 1,853,425
2027	1,060,000	798,163	1,858,163
2028	1,105,000	745,150	1,850,150
2029	1,155,000	703,238	1,858,238
2030	1,200,000	659,350	1,859,350
2031-2035	6,745,000	2,565,313	9,310,313
2036-2040	5,495,000	1,148,731	6,643,731
2041-2045	2,280,000	362,850	2,642,850
	<u>\$ 20,045,000</u>	<u>\$ 7,831,220</u>	<u>\$ 27,876,220</u>

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Special assessments	\$ 113,369	\$ 105,758	\$ (7,611)
Interest earnings	10	-	(10)
Total revenues	113,379	105,758	(7,621)
EXPENDITURES			
Current:			
General government	113,379	113,107	272
Total expenditures	113,379	113,107	272
Excess (deficiency) of revenues over (under) expenditures	\$ -	(7,349)	\$ (7,349)
Fund balance - beginning		169,599	
Fund balance - ending		\$ 162,250	

See notes to required supplementary information

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	18
Employee compensation	\$800
Independent contractor compensation	\$110,973
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$60.33 Debt service - \$745.32 - \$1,892.20
Special assessments collected	\$1,999,212
Prepaid assessments collected	\$9,013
Outstanding Bonds	
Series 2014, due May 1, 2045	\$6,465,000
Series 2017, due May 1, 2038	\$13,580,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 12, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

December 12, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have examined Heritage Harbour North Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Harbour North Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates
December 12, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 12, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 12, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Heritage Harbour North Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Heritage Harbour North Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

December 12, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Heritage Harbour North CDD Irrigation Report

Heritage Harbour North CDD wants the ability to control their own irrigation infrastructure to better service the needs of their +/- 2000 single family residences and the 27-hole golf course. Morris Engineering has conducted research into the existing irrigation and reclaimed infrastructure local to the existing development and has come up with the following options for the client's information.

Options for this are listed as follows:

- 1.) Construct a dedicated irrigation main connection from the Main Entrance at the intersection of Port Harbour Pkwy and River Strand Blvd, south to SR64
- 2.) Design, permit, and construct their own internal irrigation system utilizing the existing onsite lakes.
- 3.) Design, permit, and construct an onsite well system for backup irrigation supply

The client should note that if they were to pursue an option where they would be directly receiving reclaimed water from Manatee County, they would be responsible for maintaining and repairing the system in addition to the cost of the reclaimed water used and should make sure to budget for these expenses in perpetuity.

- **Option 1**

Option 1 is the most effective option listed in this report and would bypass the additional headloss currently occurring in the existing conditions and would also eliminate the flow competition experienced between the Heritage Harbour North CDD and the rest of the Heritage Harbour CDD's (south, east and marketplace). This option suggests constructing between a 12" and 16" PVC mainline from the intersection of Port Harbour Pkwy and River Strand Blvd, south to SR64 to tie into the existing 30" DIP reclaim main. This option would require approximately 8,600 linear feet of pipe and utilizing approximate acreages below as well as the Manatee County guidelines for watering restrictions, an estimate on the pipe size and cost to construct the pipe is laid out below.

Total CDD area from Manatee County CDD GIS = 1024 acres

Land Use Type	Assumed % of Total Area	Pervious Estimate	Acreage (based on assumed area %)
Residential (homes, roads)	30%	Impervious	307.2
Golf Course & Open Space	40%	Pervious	409.6
Lakes and Water Surfaces	20%	Water (non-pervious)	204.8
Wetlands (non-irrigated)	10%	Pervious (non-irrigated)	102.4

Watering Restrictions

Manatee County limits irrigation from all sources except reclaimed water to twice per week. According to the County's guidelines:

"Irrigation using reclaimed water is not subject to watering restrictions, unless blended with another water source (including potable, wells, surface water sources such as ponds, lakes, rivers, etc.)."

A typical irrigation assumption is ½ inch per irrigated area per watering, totaling 1 inch per week.

Flowrate Calculations

Using this data, Morris calculated the average flowrate based on the assumptions listed above:

- Average Flowrate
 - = 409.6 ac * 1 inch of irrigation per week (1'/12") = 34.13 ac-ft/week
- Convert to GPM
 - = 34.13 ac-ft/week (1week/(7day*24hr*60min))*(43,560 sf/1 acre)*(7.48 gallon/1cf)
 - = 1104 gpm

At this flowrate and an approximate distance of 8600 linear feet of pipe. Morris Engineering assumes that at least a 12" PVC pipe would be required pending further design calculations but could be up to a 16" PVC Pipe depending on headloss accrued over this distance.

Estimated Construction Costs

(Please note that the following cost estimates are rough budget numbers for discussion purposes only)

The cost of 8600LF of 12" PVC main at 72\$/ft would be approximately 619,200\$.
The cost of 8600LF of 14" PVC main at 76\$/ft would be approximately 653,600\$.
The cost of 8600LF of 16" PVC main at 80\$/ft would be approximately 688,000\$.
Average cost of PVC Pipe = 653,600\$

Fittings for 8600 LF of pipe at 13.62\$/ft = 117,132\$

Assumed two 16" gate valves at 11,390\$ = 22,780\$

Tie-in connection expenses for an assumed 16" PVC into a 30" DIP = 30,000\$

Assumed 16" meter material and installation cost = 20,000\$

Approximately 3800 SY of roadway restoration across 7 intersection crossings at 58\$/SY (for multiple lifts of asphalt, base and subbase) = 220,400\$

Approximate total = 1,063,912\$

This is currently the only viable option to bypass competing developments for reclaimed/irrigation water due to the limited existing infrastructure in the area. Morris Engineering coordinated with Manatee County and confirmed that no other connection point exists on or west of Upper Manatee River Road.

Furthermore, the proposed connection location offers the most direct access to the Southwest Water Reclamation Facility (SWWRF), minimizing headloss due to larger pipe diameters and shorter distances to the treatment plant.

Potential Drawbacks

During the preparation of this report, Morris Engineering contacted the Manatee County Utility Department regarding the capacity within the existing 30" DIP irrigation main referenced above. The County stated the following:

"In the recent past, we have actually run out of reclaimed when it's been exceptionally dry and haven't been able to maintain pressure."

This suggests that, during periods of high demand and drought, a separate connection to the 30" main may not be a reliable solution. However, under typical conditions throughout most of the year, this option remains an effective and cost efficient approach to addressing the issue outlined in this report.

- **Option 2**

Under Option 2, Heritage Harbour North CDD would design, permit, and construct an onsite irrigation system utilizing a series of pumps and the existing lakes to pressurize the current irrigation infrastructure. This option aligns with Manatee County Municode Chapter 7, Part I, Section 701.11.A.3, which states:

“All irrigation systems shall use the lowest quality water available which adequately and safely meets the water needs of the system. Stormwater reuse, reclaimed water use and grey water irrigation systems shall be used where feasible. Shallow wells and wet retention/detention ponds shall also be in used as an alternative to potable water.”

This regulation allows for the use of any available water source—individually or in combination with the existing system or the reclaimed water source proposed in Option 1, provided that stormwater has been properly treated within the lakes prior to reuse.

Stormwater Treatment Requirements

Typical treatment for wet detention ponds is based on the volume of water from the normal water level down 8 feet. To use lake water for irrigation, the permittee must demonstrate that:

- The volume extracted (assumed to be from the first 8 feet despite most irrigation pumps drawing from the bottom of the lake with a mesh filter) does not compromise the lake’s ability to treat incoming stormwater.
- The remaining volume is sufficient to maintain proper treatment functionality. The volume calculation for water withdrawal would be similar to the one demonstrated in Option 1.

Potential Drawbacks

A key concern with this option is aesthetic and functional impact. Drawing water from the lakes could lower their visible water levels, especially during the dry season. However, this impact can be mitigated by distributing the extraction across multiple lakes, thereby reducing the drawdown on any single body of water.

Cost Considerations

The cost of implementing this option can vary widely, primarily due to the type and number of pumps needed to extract stormwater and pressurize the irrigation system. Pump prices fluctuate frequently and are typically only quoted close to the time of purchase, as suppliers maintain limited inventory. Despite this variability, pumps would represent the largest expense, since the existing irrigation infrastructure can be reused. Additional costs would stem from roadway restoration to access irrigation lines, design and permitting, construction tie-ins, and any necessary lake restoration work.

- **Option 3**

Similar to option 2 above, option 3 would be to construct, design and permit one or a series of wells to hydrate the irrigation system in the event that Manatee County reuse water experiences shortages again in the future. This option would also be a viable solution as a backup to the primary option listed in this report (option 1). This option would require the client to receive the following permits, specifically for well construction:

- Well Construction Permit – issued by Manatee County under delegation from SWFWMD ([Well Construction Permits | WaterMatters.org](http://WaterMatters.org))
- SWFWMD Water Use permit if: ([Permitting | WaterMatters.org](http://WaterMatters.org))
 - o You plan to withdraw more than 100,000 gallons per day.
 - o The outside diameter of your groundwater well is 6 inches or larger.
 - o The outside diameter of your withdrawal pipe from a surface water body is 4 inches or larger.
 - o The total withdrawal capacity of your system is 1 million gallons per day or larger.

With the assumptions and irrigation totals calculated in option 1 of this report, the gallons per day of irrigation equates to 1,589,760 gallons per day, meaning this project would require a Water Use Permit.

Drawbacks

Manatee County does not allow the well system to switch on automatically. If reuse water runs out, the CDD would need to manually activate the wells using gate valves and connections.

Estimated Construction Costs

(Please note that the following cost estimates are rough budget numbers for discussion purposes only)

Depending on the depth of the final well, the all in cost to drill the well, install casing, and install the pump equates to approximately 80,000\$.

The cost of assumed 250 LF of 12" PVC main at 72\$/ft would be 18,000\$.

Fittings for 250 LF of pipe at 13.62\$/ft = 3,405\$

Tie into existing irrigation infrastructure including reconstructing the system to not pollute offsite systems = 10,000\$

Various valves and special fittings = 20,000\$

Approximately 300 SY of roadway restoration at 58\$/SY = 17,400\$

Approximate total = 148,805\$

RESOLUTION 2026-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Heritage Harbour North Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, April 2, 2026
HOUR: 1:00 PM
LOCATION: Sanctuary Clubhouse (Community Room)
6835 Willowshire Way
Bradenton Florida 34212

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 5th day of February 2026.

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairman

Exhibit A: Proposed Fiscal Year 2027 Budget

Exhibit A

Heritage Harbour North

Community Development District

*Proposed Budget
Fiscal Year 2027*

Prepared By:

JPWard and Associates, LLC

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Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District
 General Fund - Budget
 Fiscal Year 2027

Description	Fiscal Year 2027							Notes
	Fiscal Year 2026 Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Administration	Re-Use System Construction	Total FYE 9/30/2027 Budget		
Revenues and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not Required
Loan Proceeds - ReUse System with Manatee County	\$ -	\$ -	\$ -	\$ -	\$ 2,255,000	\$ 2,255,000	\$ 2,255,000	Financing of Re-Use Water Interconnect
Special Assessment Revenue								
Special Assessment - On-Roll	\$ 270,838	\$ 1,168	\$ 270,838	\$ 576,470	\$ 1,000,538	\$ 1,579,846	\$ 1,579,846	Assessments from Property Owner's
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 270,838	\$ 1,168	\$ 270,838	\$ 576,470	\$ 3,255,538	\$ 3,834,846	\$ 3,834,846	
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	\$ 4,000	\$ 1,000	\$ 7,000	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	Statutory Required Feed
Executive								
Professional Management	\$ 55,600	\$ 9,267	\$ 55,600	\$ 72,500	\$ -	\$ 72,500	\$ 72,500	District Manager
Financial and Administrative								
Audit Services	\$ 4,500	\$ -	\$ 4,600	\$ 4,700	\$ -	\$ 4,700	\$ 4,700	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 833	\$ 5,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	All funds
Assessment Roll Preparation	\$ 9,000	\$ 1,500	\$ 9,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services								
Legal Advertising	\$ 1,000	\$ -	\$ 2,400	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 11,021	\$ -	\$ 11,021	\$ 11,100	\$ -	\$ 11,100	\$ 11,100	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Required Reporting for Bond Issues
Bond Amortization Schedules	\$ 350	\$ -	\$ 450	\$ 500	\$ -	\$ 500	\$ 500	Required Reporting for Bond Issues
Bank Service Fees								
General Fund	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Loan Fees				\$ 7,500	\$ -	\$ 7,500	\$ 7,500	Bank Fees - Loan Fees for Issuance of Financing (Re-Use)
Communications and Freight Services								
Postage, Freight & Messenger	\$ 400	\$ -	\$ 1,700	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	Agenda Mailings and other misc. mail
Computer/Web Site Services	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,883	\$ 8,432	\$ 8,432	\$ 9,132	\$ -	\$ 9,132	\$ 9,132	General Liability and D&O Liability Insurance
Printing and Binding	\$ 250	\$ -	\$ 2,600	\$ 2,700	\$ -	\$ 2,700	\$ 2,700	Agenda Books and copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Legal Services								
General Counsel	\$ 4,500	\$ -	\$ 6,700	\$ 250,000	\$ -	\$ 250,000	\$ 250,000	District Attorney
General Counsel - Trust Loan Closing				\$ 15,000	\$ -	\$ 15,000	\$ 15,000	
Other General Government Services								
Engineering Services	\$ 750	\$ -	\$ 750	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	District Engineer
Engineering Services - Capital	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Capital Plan
Engineering Services - Re-Use Water Other	\$ -	\$ -	\$ 7,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	Re-Use Water Plan General Services
Sub-Total	\$ 235,079	\$ 21,207	\$ 128,078	\$ 438,757	\$ -	\$ 438,757	\$ 438,757	

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2027						Total FYE 9/30/2027 Budget	Notes
	Fiscal Year 2026 Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Administration	Re-Use System Construction			
Re-Use Water Utility Services (Use of Funds - Financing)								
Financing Uses								
Issuance Costs								
Costs of Issuance	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	Fees Associated with Issuance of Loan
Rounding Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 1,908	\$ 1,908	\$ 1,908	Rounding Loan to \$5,000 Increment
Debt Service								
Interest (Amount is Capitalized in the Proceeds for 11/01/2026)	\$ -	\$ -	\$ -	\$ -	\$ 98,093	\$ 98,093	\$ 98,093	
Engineering Services								
Design - Re-Use Water Interconnect to Manatee Cty.	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	Engineering Design and Permitting with Manatee County
Design - Backup Well					\$ 15,000	\$ 15,000	\$ 15,000	Engineering Design and Permitting with SFWMD
Construction Inspection - Backup Well	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	Engineering Inspection During Construction
Construction Inspection - Re-Use Water Interconnect to Manatee Cty.	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	Engineering Inspection During Construction
Infrastructure Construction in Progress								
Pipe Connection to Manatee County	\$ -	\$ -	\$ -	\$ -	\$ 1,475,000	\$ 1,475,000	\$ 1,475,000	Construction Cost of Interconnect
Backup Well for Re-Use System	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	Construction Cost of Backup Well - SFWMD Permitting Req.
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ 335,000	\$ 335,000	\$ 335,000	20% Contingency assigned for Construction
Sub-Total:	\$ -	\$ -	\$ -	\$ -	\$ 2,255,000	\$ 2,255,000	\$ 2,255,000	
Debt Service (Annual)								
Principal Repayment - Mandatory	\$ -	\$ -	\$ -	\$ 0	\$ 400,000	\$ 400,000	\$ 400,000	Principal Paid Yearly on May 1st of each year
Interest Expense - Mandatory	\$ -	\$ -	\$ -	\$ 0	\$ 130,500	\$ 130,500	\$ 130,500	Interest Paid Semi-Annually on Nov. 1st and May 1st.
Sub-Total:	\$ -	\$ -	\$ -	\$ -	\$ 530,500	\$ 530,500	\$ 530,500	
Reserves & Overall Contingencies								
Operation Reserve (Addition)	\$ 16,800	\$ 2,800	\$ 16,800	\$ 100,000	\$ 400,000	\$ 500,000	\$ 500,000	Reserve for future operating requirements (RE-USE Water)
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Unforeseen Operations Additions
Sub-Total:	\$ 16,800	\$ 2,800	\$ 16,800	\$ 100,000	\$ 400,000	\$ 500,000	\$ 500,000	
Other Fees and Charges								
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 18,959	\$ -	\$ 18,959	\$ 37,713	\$ 70,038	\$ 110,589	\$ 110,589	Discounts/Fees to place assessments on Tax Rolls
Sub-Total:	\$ 18,959	\$ -	\$ 18,959	\$ 37,713	\$ 70,038	\$ 110,589	\$ 110,589	
Total Expenditures and Other Uses	\$ 270,838	\$ 24,007	\$ 163,837	\$ 576,470	\$ 3,255,538	\$ 3,834,846	\$ 3,834,846	
Fund Balances:								
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (22,839)	\$ 107,001			\$ 0		
Fund Balance - Beginning	\$ 162,250	\$ 162,250	\$ 162,250			\$ 286,051		
Current Year Reserve Allocation	\$ 16,800	\$ 2,800	\$ 16,800			\$ 500,000	\$ 500,000	Additions to Fund
Fund Balance - Ending (Projected)	\$ 179,050	\$ 142,211	\$ 286,051			\$ 786,051		

Heritage Harbour North Community Development District
 General Fund - Budget
 Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027		Total FYE 9/30/2027 Budget	Notes
				Administration	Re-Use System Construction		
Use of Funds:							
Reserved for Operations	\$ 45,140	\$ 45,140	\$ 27,306			\$ 639,141	To Insure sufficient cash for October & November Expenses
Extraordinary Capital/Operations	\$ 133,911	\$ 97,072	\$ 258,745			\$ 146,910	To fund operational or capital needs
Fund Balance - Ending (Projected)	\$ 179,050	\$ 142,211	\$ 286,051			\$ 786,051	
Cap Rate	\$ 172.91					\$ 1,013.81	

	Assessment Comparison		Fiscal Year 2027		
	Units	FY 2026 Rate	Administration	Re-Use System Construction	Total
Single Family 55'	331	\$ 144.12	\$ 309.79	\$ 535.05	\$ 844.84
Single Family 65'	176	\$ 144.12	\$ 309.79	\$ 535.05	\$ 844.84
Single Family 75	147	\$ 144.12	\$ 309.79	\$ 535.05	\$ 844.84
Single Family 85'	102	\$ 144.12	\$ 309.79	\$ 535.05	\$ 844.84
TH/Coach/SF Attached	478	\$ 144.12	\$ 309.79	\$ 535.05	\$ 844.84
Condominium	636	\$ 144.12	\$ 309.79	\$ 535.05	\$ 844.84

**Heritage Harbour North Community Development District
Source and Use of Funds - Series 2026 Note Financing**

Financing for Re-Use Connection to Manatee County System		
Sources:		
Bond Proceeds		
Par Amount	\$	2,255,000.00
Original Issue Discount		
	\$	2,255,000.00
Uses:		
Project Funds Deposit		
Const of Construction	\$	2,140,000.00
Rounding Proceeds	\$	1,907.50
	\$	2,141,907.50
Other Funds Deposits:		
Capitalized Interest		\$98,092.50
Debt Service Reserve	\$	-
		\$98,092.50
Delivery Date Expenses		
Cost of Issuance	\$	15,000.00
Underwriter's Discount	\$	-
	\$	15,000.00
	\$	2,255,000.00
Average Coupon:		5.8000%
Anticipated Issuance Date		4/1/2026
Capitalized Interest		11/1/2026
Max Annual Debt Service		\$532,419.54

**Heritage Harbour North Community Development District
Amortization Schedule - Series 2026 Note Financing
Fiscal Year 2027**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Loan Balance
Amount Issued:	\$ 2,255,000	5.800%			
Projected Issue Date	4/1/2026				
11/1/2026			\$ 65,250.00		
5/1/2027	\$ 400,000	5.800%	\$ 65,250.00	\$ 530,500	\$ 1,855,000
11/1/2027			\$ 53,650.00		
5/1/2028	\$ 420,000	5.125%	\$ 53,650.00	\$ 527,300	\$ 1,435,000
11/1/2029			\$ 41,470.00		
5/1/2029	\$ 450,000	5.125%	\$ 41,470.00	\$ 532,940	\$ 985,000
11/1/2030			\$ 28,420.00		
5/1/2031	\$ 475,000	5.125%	\$ 28,420.00	\$ 531,840	\$ 510,000
11/1/2031			\$ 14,645.00		
5/1/2032	\$ 505,000	5.125%	\$ 14,645.00	\$ 534,290	\$ 5,000

The 11/01/2026 Interest Payment is Capitalized in the Financing

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Administration
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 21,989	\$ 1,948	\$ 23,377	\$ 22,209
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 2,411	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll				
Special Assessment - Prepayments				
Total Revenue & Other Sources	\$ 573,296	\$ 4,359	\$ 574,685	\$ 573,516
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2014 Bonds	\$ 190,000	\$ -	\$ 190,000	\$ 200,000
Principal Debt Service - Early Redemptions				
Series 2014 Bonds				
Interest Expense				
Series 2014 Bonds	\$ 328,675	\$ -	\$ 328,675	\$ 319,175
Operating Transfers Out				
Other Fees and Charges				
Discounts, Tax Collector Fees and Property Appraiser Fees	\$ 31,205	\$ -	\$ 31,205	\$ 31,205
Total Expenditures and Other Uses	\$ 549,880	\$ -	\$ 549,880	\$ 550,380
Net Increase/(Decrease) in Fund Balance	\$ 23,416	\$ 4,359	\$ 24,805	\$ 23,136
Fund Balance - Beginning	\$ 576,860	\$ 576,860	\$ 576,860	\$ 601,665
Fund Balance - Ending (Projected)	\$ 600,276	\$ 581,219	\$ 601,665	\$ 624,801
Restricted Fund Balance:				
Reserve Account Requirement			\$ 265,441	
Restricted for November 1, 2027 Interest Payment			\$ 154,588	
			\$ 420,028	

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 2027

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Par Amount Issued:		\$ 7,945,000	5.000%			
11/1/2024				\$ 168,962.50		
5/1/2025	\$ 185,000		5.000%	\$ 168,962.50	\$ 522,925	\$6,465,000
11/1/2025				\$ 164,337.50		
5/1/2026	\$ 190,000		5.000%	\$ 164,337.50	\$ 518,675	\$6,275,000
11/1/2026				\$ 159,587.50		
5/1/2027	\$ 200,000		5.000%	\$ 159,587.50	\$ 519,175	\$6,075,000
11/1/2027				\$ 154,587.50		
5/1/2028	\$ 210,000		5.000%	\$ 154,587.50	\$ 519,175	\$5,865,000
11/1/2028				\$ 149,337.50		
5/1/2029	\$ 225,000		5.000%	\$ 149,337.50	\$ 523,675	\$5,640,000
11/1/2029				\$ 143,712.50		
5/1/2030	\$ 235,000		5.000%	\$ 143,712.50	\$ 522,425	\$5,405,000
11/1/2030				\$ 137,837.50		
5/1/2031	\$ 245,000		5.000%	\$ 137,837.50	\$ 520,675	\$5,160,000
11/1/2031				\$ 131,712.50		
5/1/2032	\$ 260,000		5.000%	\$ 131,712.50	\$ 523,425	\$4,900,000
11/1/2032				\$ 125,212.50		
5/1/2033	\$ 275,000		5.000%	\$ 125,212.50	\$ 525,425	\$4,625,000
11/1/2033				\$ 118,337.50		
5/1/2034	\$ 285,000		5.000%	\$ 118,337.50	\$ 521,675	\$4,340,000
11/1/2034				\$ 111,212.50		
5/1/2035	\$ 300,000		5.125%	\$ 111,212.50	\$ 522,425	\$4,040,000
11/1/2035				\$ 103,525.00		
5/1/2036	\$ 315,000		5.125%	\$ 103,525.00	\$ 522,050	\$3,725,000
11/1/2036				\$ 95,453.13		
5/1/2037	\$ 335,000		5.125%	\$ 95,453.13	\$ 525,906	\$3,390,000
11/1/2037				\$ 86,868.75		
5/1/2038	\$ 350,000		5.125%	\$ 86,868.75	\$ 523,738	\$3,040,000
11/1/2038				\$ 77,900.00		
5/1/2039	\$ 370,000		5.125%	\$ 77,900.00	\$ 525,800	\$2,670,000
11/1/2039				\$ 68,418.75		
5/1/2040	\$ 390,000		5.125%	\$ 68,418.75	\$ 526,838	\$2,280,000
11/1/2040				\$ 58,425.00		
5/1/2041	\$ 410,000		5.125%	\$ 58,425.00	\$ 526,850	\$1,870,000
11/1/2041				\$ 47,918.75		
5/1/2042	\$ 430,000		5.125%	\$ 47,918.75	\$ 525,838	\$1,440,000
11/1/2042				\$ 36,900.00		
5/1/2043	\$ 455,000		5.125%	\$ 36,900.00	\$ 528,800	\$985,000
11/1/2043				\$ 25,240.63		
5/1/2044	\$ 480,000		5.125%	\$ 25,240.63	\$ 530,481	\$505,000
11/1/2044				\$ 12,940.63		
5/1/2045	\$ 505,000		5.125%	\$ 12,940.63	\$ 530,881	\$0

Balance Outstanding at 9/30/27 \$ 6,075,000

Prepared By:
JPWard Associates, LLC

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Administration
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 11,315	\$ 1,124	\$ 13,487	\$ 12,812
Operating Transfers In				
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 6,334	\$ 1,461,847	\$ 1,460,896
Special Assessment - Off-Roll				
Special Assessment - Prepayment				
Total Revenue & Other Sources	\$ 1,473,162	\$ 7,458	\$ 1,475,334	\$ 1,473,708
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds	\$ 815,000	\$ -	\$ 815,000	\$ 860,000
Principal Debt Service - Early Redemptions				
Series 2017 Bonds - from Property Owners				
Interest Expense				
Series 2017 Bonds	\$ 527,800	\$ -	\$ 519,750	\$ 478,988
Operating Transfers Out				
Other Fees and Charges				
Discounts, Tax Collector Fees and Property Appraiser Fees	\$ 95,635	\$ -	\$ 95,635	\$ 95,573
Total Expenditures and Other Uses	\$ 1,438,435	\$ -	\$ 1,430,385	\$ 1,434,560
Net Increase/(Decrease) in Fund Balance	\$ 34,727	\$ 7,458	\$ 44,949	\$ 39,148
Fund Balance - Beginning	\$ 332,795	\$ 332,795	\$ 332,795	\$ 377,744
Fund Balance - Ending (Projected)	\$ 367,522	\$ 340,253	\$ 377,744	\$ 416,892
Restricted Fund Balance:				
Reserve Account Requirement (subordinate Bonds)			\$ 27,194	
Restricted for November 1, 2027 Interest Payment			\$ 217,988	
Total - Restricted Fund Balance:			\$ 245,181	

	Assessment Comparison			
	Units	FY 26 Rate		FY 27 Rate
Single Family 55'	157	\$ 1,049.15	157	\$ 1,049.15
Single Family 65'	32	\$ 1,240.34	32	\$ 1,240.34
Single Family 75'	123	\$ 1,430.58	123	\$ 1,430.58
Single Family 85'	90	\$ 1,620.81	90	\$ 1,620.81
TH/Coach/SF Attached	345	\$ 1,030.10	345	\$ 1,030.10
Condominium	610	\$ 951.18	609	Prepayment \$ 951.18
Total:	1357		1356	

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2024	\$ 10,000			\$ 283,850.00		
5/1/2025	\$ 10,000	\$ 860,000	varies	\$ 283,850.00	\$ 1,427,700	\$ 13,580,000
11/1/2025				\$ 259,875.00		
5/1/2026		\$ 815,000	varies	\$ 259,875.00	\$ 1,334,750	\$ 12,765,000
11/1/2026				\$ 239,493.75		
5/1/2027		\$ 860,000	varies	\$ 239,493.75	\$ 1,338,988	\$ 11,905,000
11/1/2027				\$ 217,987.50		
5/1/2028		\$ 895,000	varies	\$ 217,987.50	\$ 1,330,975	\$ 11,010,000
11/1/2028				\$ 202,281.25		
5/1/2029		\$ 930,000	varies	\$ 202,281.25	\$ 1,334,563	\$ 10,080,000
11/1/2029				\$ 185,962.50		
5/1/2030		\$ 965,000	varies	\$ 185,962.50	\$ 1,336,925	\$ 9,115,000
11/1/2030				\$ 168,987.50		
5/1/2031		\$ 1,000,000	varies	\$ 168,987.50	\$ 1,337,975	\$ 8,115,000
11/1/2031				\$ 151,400.00		
5/1/2032		\$ 1,035,000	varies	\$ 151,400.00	\$ 1,337,800	\$ 7,080,000
11/1/2032				\$ 133,200.00		
5/1/2033		\$ 1,075,000	varies	\$ 133,200.00	\$ 1,341,400	\$ 6,005,000
11/1/2033				\$ 112,968.75		
5/1/2034		\$ 1,115,000	varies	\$ 112,968.75	\$ 1,340,938	\$ 4,890,000
11/1/2034				\$ 91,987.50		
5/1/2035		\$ 1,155,000	varies	\$ 91,987.50	\$ 1,338,975	\$ 3,735,000
11/1/2035				\$ 70,256.25		
5/1/2036		\$ 1,200,000	varies	\$ 70,256.25	\$ 1,340,513	\$ 2,535,000
11/1/2036				\$ 47,681.25		
5/1/2037		\$ 1,245,000	varies	\$ 47,681.25	\$ 1,340,363	\$ 1,290,000
11/1/2037				\$ 24,262.50		
5/1/2038		\$ 1,290,000	varies	\$ 24,262.50	\$ 1,338,525	\$ -

Balance Outstanding at 9/30/2027 \$ 11,905,000

RESOLUTION 2026-3

A RESOLUTION THE POLICY OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AUTHORIZING THE ADOPTION OF THE STATEWIDE MUTUAL AID AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the state or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. In order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

SECTION 2. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification, or withdrawal of this Resolution.

SECTION 3. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 5th day of February 2026.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Attachment: Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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Kevin Guthrie, *Executive Director*

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

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regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary

Title: Nancy Lyons, Chairperson

Date: _____

Approved as to Form:

By: _____

Greg Urbancic, District Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____

Heritage Harbour North

Community Development District

Financial Statements
October 31, 2025

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

TABLE OF CONTENTS

Heritage Harbor North Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2014	4
Series 2017	5
Income & Expense Graph – All Funds	6

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of October 31, 2025**

	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	\$ 157,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,931
Debt Service Funds										
Revenue Account	-	317,819	322,809	-	-	-	-	-	-	640,628
Reserve Account	-	259,275	7,232	-	-	-	-	-	-	266,507
Prepayment Account	-	1,715	3,878	-	-	-	-	-	-	5,593
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	2,411	6,334	-	-	-	-	-	-	8,745
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	921,472	-	-	-	921,472
Amount to be Provided by Debt Service Funds	-	-	-	-	-	20,188,528	-	-	-	20,188,528
General Fixed Assets	-	-	-	-	-	-	7,490,513	-	-	7,490,513
Total Assets	<u>\$ 157,931</u>	<u>\$ 581,219</u>	<u>\$ 340,253</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,110,000</u>	<u>\$ 7,490,513</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,679,916</u>

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of October 31, 2025**

	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 Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	8,745	-	-	-	-	-	-	8,745
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	190,000	-	190,000
Series 2017	-	-	-	-	-	815,000	-	815,000
Long Term								
Series 2014	-	-	-	-	-	6,460,000	-	6,460,000
Series 2017	-	-	-	-	-	13,645,000	-	13,645,000
Total Liabilities	\$ 8,745	\$ -	\$ -	\$ -	\$ -	\$ 21,110,000	\$ -	\$ 21,118,745
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2025	-	576,860	332,795	-	-	-	-	909,656
Results from Current Operations	-	4,359	7,458	-	-	-	-	11,817
Unassigned								
Beginning: October 1, 2025	162,250	-	-	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	1,400	-	-	-	-	-	-	1,400
Results from Current Operations	(14,464)	-	-	-	-	-	-	(14,464)
Total Fund Equity and Other Credits	\$ 149,186	\$ 581,219	\$ 340,253	\$ -	\$ -	\$ -	\$ 7,490,513	\$ 8,561,171
Total Liabilities, Fund Equity and Other Credits	\$ 157,931	\$ 581,219	\$ 340,253	\$ -	\$ -	\$ 21,110,000	\$ 7,490,513	\$ 29,679,916

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending October 31, 2025**

	October	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	1,168	1,168	270,838	0%
Special Assessments - Non-Uniform Mthd	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 1,168	1,168	\$ 251,879	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	4,000	0%
Executive				
Professional Management	4,633	4,633	55,600	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	417	417	5,000	8%
Assessment Roll Preparation	750	750	9,000	8%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	11,021	0%
Bond Amortization Schedules	-	-	-	0%
Dissemination Agent Services	-	-	2,350	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	400	0%
Computer Services	-	-	2,400	0%
Insurance	8,432	8,432	7,883	107%
Printing & Binding	-	-	250	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	4,500	0%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use	-	-	125,000	0%
Contingencies	-	-	-	0%
Reserves				
Extraordinary Capital/Operation	1,400	1,400	16,800	0%
Total Expenditures and Other Uses:	\$ 15,632	15,632	\$ 251,879	6%
Net Increase/ (Decrease) of Fund Balance	(14,464)	(14,464)	-	
Fund Balance - Beginning	162,250	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	1,400	16,800	
Fund Balance - Ending	\$ 149,186	147,786	\$ 162,250	

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, 2025**

	October	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,066	1,066	21,989	5%
Reserve Account	876	876	-	0%
Prepayment Account	6	6	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	2,411	2,411	551,308	0%
Special Assessments - Non-Uniform Mthd	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,359	\$ 4,359	\$ 542,091	1%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	-	-	328,675	0%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 518,675	0%
Net Increase/ (Decrease) of Fund Balance	4,359	4,359	23,416	
Fund Balance - Beginning	576,860	576,860	576,860	
Fund Balance - Ending	\$ 581,219	\$ 581,219	\$ 600,276	

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, 2025

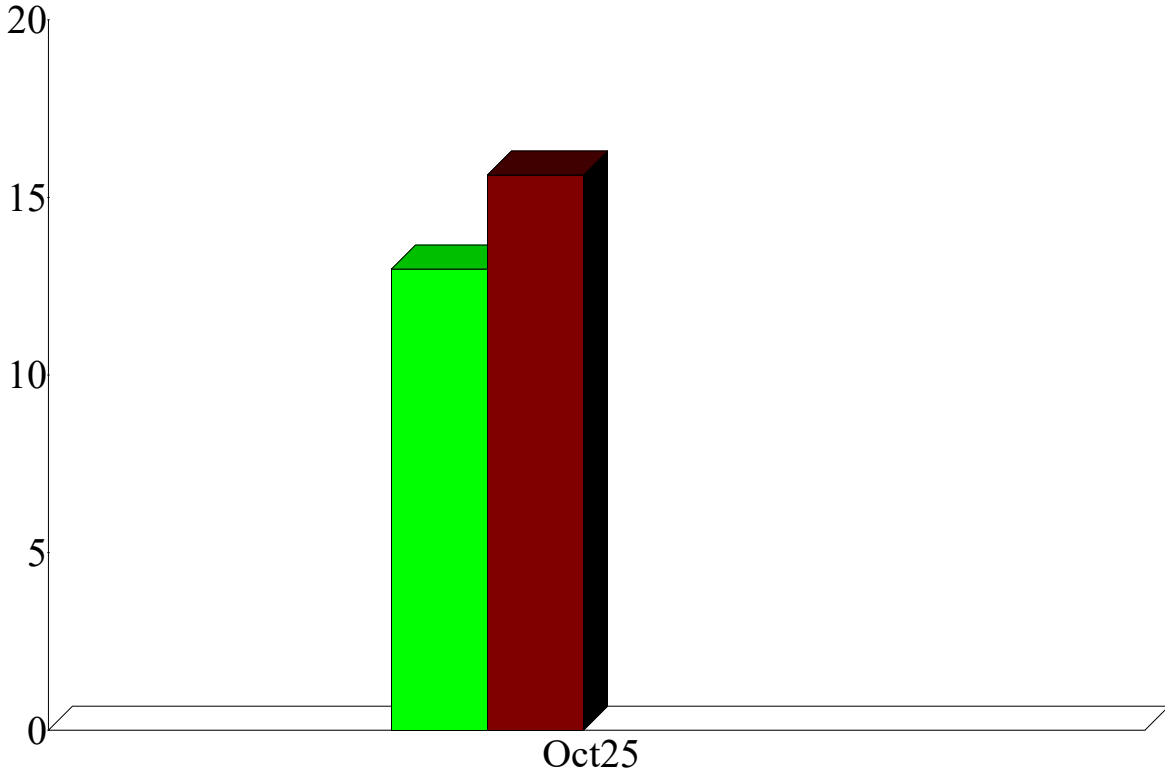
	October	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,086	1,086	11,315	10%
Reserve Account	32	32	-	0%
Excess Reserve	6	6	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	6,334	6,334	1,461,847	0%
Special Assessments - Non-Uniform Mthd	-	-	-	0%
Special Assessments - Prepaid	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,458	\$ 7,458	\$ 1,377,527	1%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	815,000	0%
Principal - Early Redemptions	-	-	-	0%
Interest Expense	-	-	527,800	0%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 1,342,800	0%
Net Increase/ (Decrease) of Fund Balance	7,457.79	7,458	34,727	
Fund Balance - Beginning	332,795	332,795	332,795	
Fund Balance - Ending	\$ 340,253	\$ 340,253	\$ 367,522	

Heritage Harbour North Community Development District

Income and Expense by Month October 2025

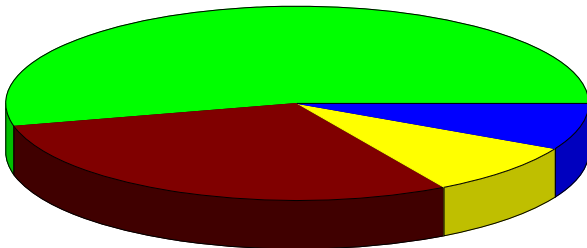


\$ in 1,000's



Expense Summary October 2025

5134500 · Insurance	53.94%
5120000 · Executive	29.64
9099000 · Reserve Allocations	8.96
5130000 · Financial and Administ	7.46
Total	\$15,632.00



By Account

Heritage Harbour North

Community Development District

Financial Statements
November 30, 2025

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

TABLE OF CONTENTS

Heritage Harbor North Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2014	4
Series 2017	5
Income & Expense Graph – All Funds	6

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of November 30, 2025**

	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	\$ 178,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,749
Debt Service Funds								
Revenue Account	-	157,843	6,334	-	-	-	-	164,177
Reserve Account	-	259,275	7,232	-	-	-	-	266,507
Prepayment Account	-	1,720	3,878	-	-	-	-	5,599
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	-	-	64,062
Accounts Receivable	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	10,063	26,440	-	-	-	-	36,502
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	536,847	-	536,847
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,508,153	-	19,508,153
General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Total Assets	<u>\$ 178,749</u>	<u>\$ 428,901</u>	<u>\$ 107,946</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,045,000</u>	<u>\$ 7,490,513</u>	<u>\$ 28,251,109</u>

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of November 30, 2025**

	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	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	36,502	-	-	-	-	-	-	36,502
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	190,000	-	190,000
Series 2017	-	-	-	-	-	815,000	-	815,000
Long Term								
Series 2014	-	-	-	-	-	6,275,000	-	6,275,000
Series 2017	-	-	-	-	-	12,765,000	-	12,765,000
Total Liabilities	\$ 36,502	\$ -	\$ -	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,081,502
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2025	-	576,860	332,795	-	-	-	-	909,656
Results from Current Operations	-	(147,960)	(224,849)	-	-	-	-	(372,809)
Unassigned								
Beginning: October 1, 2025	162,250	-	-	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	2,800	-	-	-	-	-	-	2,800
Results from Current Operations	(22,804)	-	-	-	-	-	-	(22,804)
Total Fund Equity and Other Credits	\$ 142,246	\$ 428,901	\$ 107,946	\$ -	\$ -	\$ -	\$ 7,490,513	\$ 8,169,606
Total Liabilities, Fund Equity and Other Credits	\$ 178,749	\$ 428,901	\$ 107,946	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,251,109

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending November 30, 2025**

	November	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	4,874	6,042	270,838	2%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 4,874	\$ 6,042	\$ 251,879	2%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	1,000	4,000	25%
Executive				
Professional Management	4,633	9,267	55,600	17%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	417	833	5,000	17%
Assessment Roll Preparation	750	1,500	9,000	17%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	4,760	4,760	11,021	43%
Bond Amortization Schedules	-	-	-	0%
Dissemination Agent Services	-	-	2,350	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	79	79	400	20%
Computer Services	-	-	2,400	0%
Insurance				
	-	8,432	7,883	107%
Printing & Binding				
	-	-	250	0%
Subscription & Memberships				
	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	4,500	0%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use	-	-	125,000	0%
Contingencies	-	-	-	0%
Reserves				
Extraordinary Capital/Operations	1,400	2,800	16,800	0%
Total Expenditures and Other Uses:	\$ 13,214	\$ 28,846	\$ 251,879	11%
Net Increase/ (Decrease) of Fund Balance	(8,340)	(22,804)	-	
Fund Balance - Beginning	149,186	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	2,800	16,800	
Fund Balance - Ending	\$ 142,246	\$ 142,246	\$ 179,050	

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, 2025

	November	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,074	2,140	21,989	10%
Reserve Account	877	1,753	-	0%
Prepayment Account	6	12	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	10,063	12,473	551,308	2%
Special Assessments - Non-Uniform Mthd	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 12,019	\$ 16,378	\$ 542,091	3%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	164,338	164,338	328,675	50%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ 164,338	\$ 164,338	\$ 518,675	32%
Net Increase/ (Decrease) of Fund Balance	(152,318)	(147,960)	23,416	
Fund Balance - Beginning	581,219	576,860	576,860	
Fund Balance - Ending	\$ 428,901	\$ 428,901	\$ 600,276	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

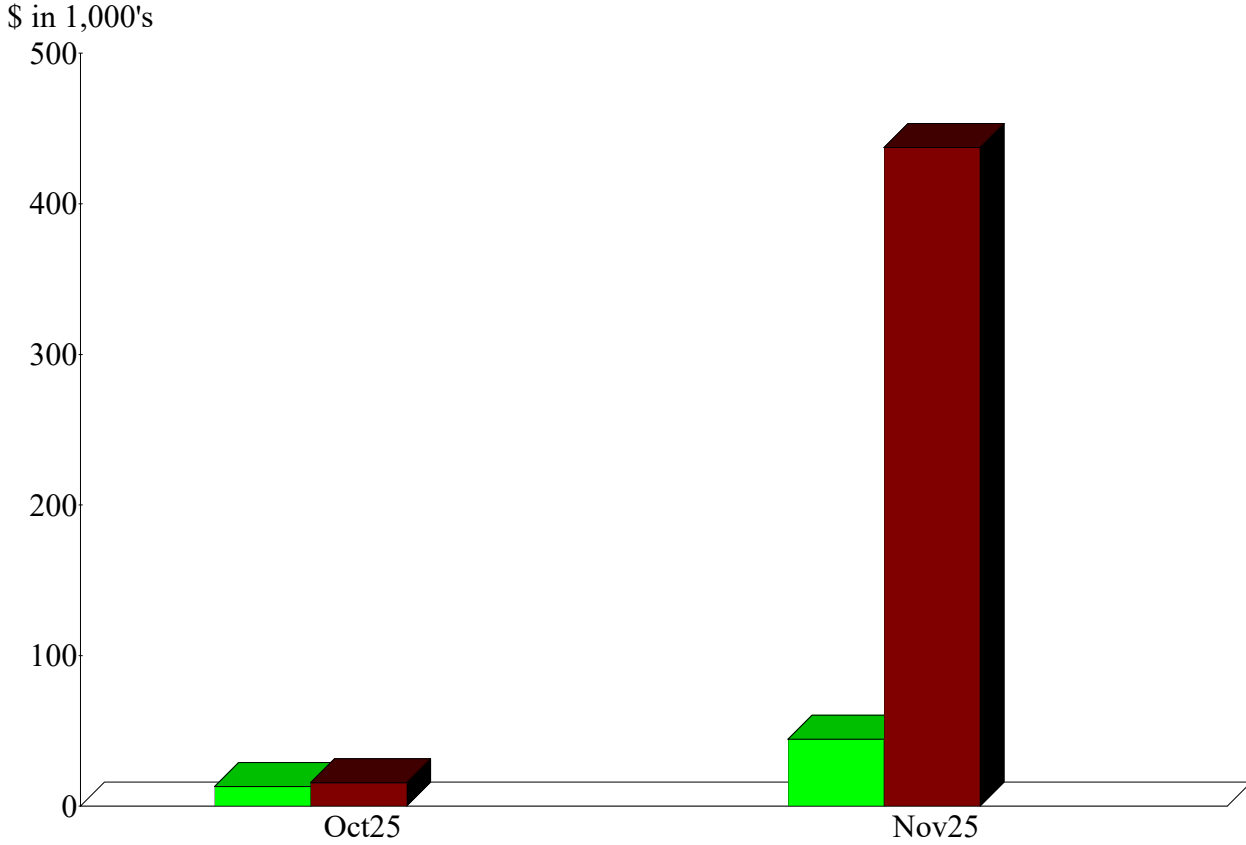
Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending November 30, 2025

	November	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,091	2,178	11,315	19%
Reserve Account	24	56	-	0%
Excess Reserve	13	19	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	26,440	32,773	1,461,847	2%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,568	\$ 35,026	\$ 1,377,527	3%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	815,000	0%
Principal - Early Redemptions	-	-	-	0%
Interest Expense	259,875	259,875	527,800	49%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ 259,875	\$ 259,875	\$ 1,342,800	19%
Net Increase/ (Decrease) of Fund Balance	(232,307)	(224,849)	34,727	
Fund Balance - Beginning	340,253	332,795	332,795	
Fund Balance - Ending	\$ 107,946	\$ 107,946	\$ 367,522	

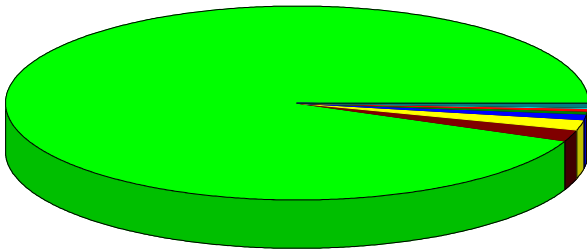
Heritage Harbour North Community Development District

Income and Expense by Month
October through November 2025



Expense Summary
October through November 2025

5170000 · Debt Service	93.63%
5120000 · Executive	2.05
5134500 · Insurance	1.86
5133400 · Other Contractual Services	1.05
9099000 · Reserve Allocations	0.62
5130000 · Financial and Administrative	0.52
5110000 · Legislative	0.22
5135400 · Subscription & Memberships	0.04
5134100 · Communications & Freight Serv.	0.02
Total	\$453,058.36



By Account

Heritage Harbour North

Community Development District

*Financial Statements
December 31, 2025*

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

TABLE OF CONTENTS

Heritage Harbor North Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	2
Debt Service Fund	
Series 2014	3
Series 2017	4
Income & Expense Graph – All Funds	5

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups

as of December 31, 2025

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets		
	Operations	Series 2014	Series 2017				
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 1,210,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,210,125
Debt Service Funds							
Revenue Account	-	354,689	520,206	-	-	-	874,895
Reserve Account	-	259,275	7,232	-	-	-	266,507
Prepayment Account	-	1,726	3,878	-	-	-	5,604
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	-	64,062
Accounts Receivable							
Due from Other Funds							
General Fund	-	240,683	632,388	-	-	-	873,071
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds							
	-	-	-	2,084,140	-	-	2,084,140
Amount to be Provided by Debt Service Funds							
	-	-	-	17,960,860	-	-	17,960,860
General Fixed Assets							
	-	-	-	-	7,490,513	-	7,490,513
Total Assets	\$ 1,210,125	\$ 856,373	\$ 1,227,767	\$ 20,045,000	\$ 7,490,513	\$ -	\$ 30,829,778
Liabilities							
Accounts Payable							
	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	873,071	-	-	-	-	-	873,071
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2014	-	-	-	190,000	-	-	190,000
Series 2017	-	-	-	815,000	-	-	815,000
Long Term							
Series 2014	-	-	-	6,275,000	-	-	6,275,000
Series 2017	-	-	-	12,765,000	-	-	12,765,000
Total Liabilities	\$ 873,071	\$ -	\$ -	\$ 20,045,000	\$ -	\$ -	\$ 20,918,071
Fund Equity and Other Credits							
Investment in General Fixed Assets							
	-	-	-	-	7,490,513	-	7,490,513
Fund Balance							
Restricted							
Beginning: October 1, 2025	-	576,860	332,795	-	-	-	909,656
Results from Current Operations	-	279,513	894,972	-	-	-	1,174,484
Unassigned							
Beginning: October 1, 2025	162,250	-	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	4,200	-	-	-	-	-	4,200
Results from Current Operations	170,604	-	-	-	-	-	170,604
Total Fund Equity and Other Credits	\$ 337,054	\$ 856,373	\$ 1,227,767	\$ -	\$ 7,490,513	\$ -	\$ 9,911,707
Total Liabilities, Fund Equity and Other Credits	\$ 1,210,125	\$ 856,373	\$ 1,227,767	\$ 20,045,000	\$ 7,490,513	\$ -	\$ 30,829,778

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending December 31, 2025

	December	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	206,419	212,461	270,838	78%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 206,419	\$ 212,461	\$ 251,879	84%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	1,000	4,000	25%
Executive				
Professional Management	4,633	13,900	55,600	25%
Financial and Administrative				
Audit Services	4,600	4,600	4,500	102%
Accounting Services	417	1,250	5,000	25%
Assessment Roll Preparation	750	2,250	9,000	25%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,760	11,021	43%
Dissemination Agent Services	500	500	2,350	21%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	79	400	20%
Computer Services	-	-	2,400	0%
Insurance	-	8,432	7,883	107%
Printing & Binding	-	-	250	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	711	711	4,500	16%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use	-	-	125,000	0%
Reserves				
Extraordinary Capital/Operations	1,400	4,200	16,800	25%
Total Expenditures and Other Uses:	\$ 13,011	\$ 41,857	\$ 251,879	17%
Net Increase/ (Decrease) of Fund Balance	193,408	170,604	-	
Fund Balance - Beginning	142,246	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	4,200	16,800	
Fund Balance - Ending	\$ 337,054	\$ 337,054	\$ 179,050	

Prepared by:

JPWARD and Associates, LLC

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 December 31, 2025

	December	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	513	2,653	21,989	12%
Reserve Account	798	2,551	-	0%
Prepayment Account	5	17	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	426,155	438,629	551,308	80%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 427,472	\$ 443,850	\$ 542,091	82%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	-	164,338	328,675	50%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 164,338	\$ 518,675	32%
Net Increase/ (Decrease) of Fund Balance	427,472	279,513	23,416	
Fund Balance - Beginning	428,901	576,860	576,860	
Fund Balance - Ending	\$ 856,373	\$ 856,373	\$ 600,276	

Prepared by:

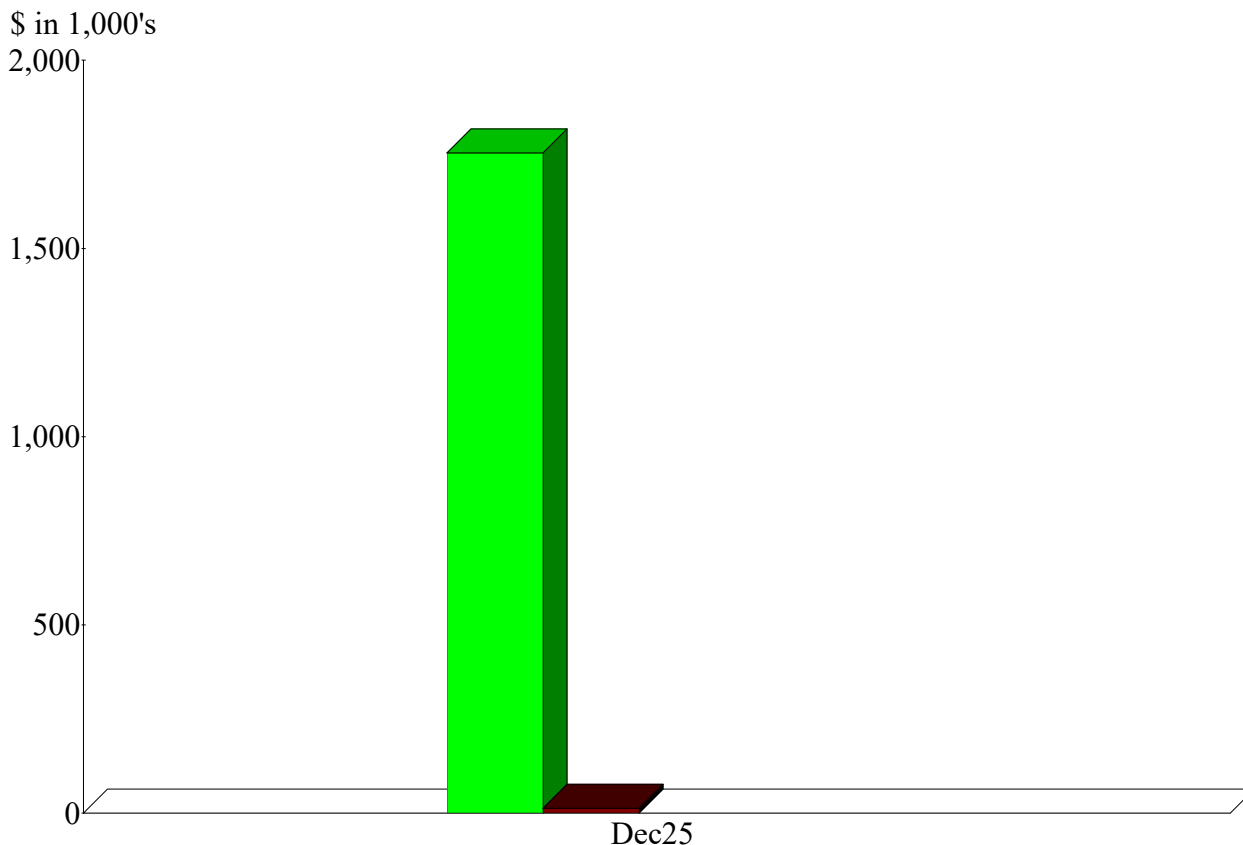
JPWARD and Associates, LLC

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 December 31, 2025

	December	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	77	2,254	11,315	20%
Reserve Account	22	78	-	0%
Excess Reserve	12	31	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	1,119,709	1,152,483	1,461,847	79%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,119,821	\$ 1,154,847	\$ 1,377,527	84%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	815,000	0%
Interest Expense	-	259,875	527,800	49%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 259,875	\$ 1,342,800	19%
Net Increase/ (Decrease) of Fund Balance	1,119,821	894,972	34,727	
Fund Balance - Beginning	107,946	332,795	332,795	
Fund Balance - Ending	\$ 1,227,767	\$ 1,227,767	\$ 367,522	

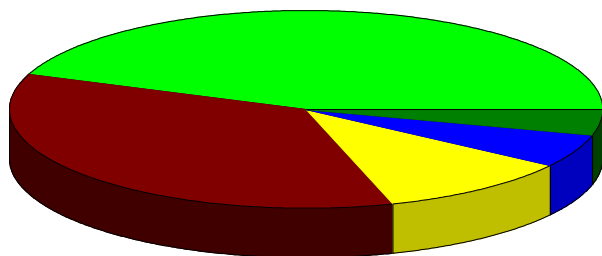
Heritage Harbour North Community Development District

Income and Expense by Month
December 2025



Expense Summary
December 2025

5130000 · Financial and Administrative	44.32%
5120000 · Executive	35.61
9099000 · Reserve Allocations	10.76
5140000 · Legal	5.46
5133400 · Other Contractual Services	3.84
Total	\$13,011.00



By Account