



Heritage Harbour North

Community Development District

*Meeting Agenda
April 2, 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: April 2, 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=m4d9e6778b7c855a55da6f306f0adb02c>

✓ Phone: (408) 418-9388 Code: 2344 484 6798; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call
2. Notice of Advertisement of Public Hearings and Regular Meetings.
Pages 7-8
3. Minutes:
 - I. February 5, 2026 - Regular Meeting.
Pages 9-15
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2027 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-4**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
 - b. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; AND ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.
 - IV. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors establishing an operation and maintenance assessment cap for notice purposes only.
Pages 16-46
5. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027.
Pages 47-48
6. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2026.**
 1. Seats 1, 3, & 5 Candidate Qualifying Period: June 8, 2026 - June 12, 2026.
 - b) Financial Report for the period ending January 31, 2026 (unaudited).
 - c) Financial Report for the period ending February 28, 2026 (unaudited).
Pages 49-64
7. Supervisors Requests.

AGENDA

8. Public Comments.

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

9. Adjournment.

Meeting Schedule - FY 2026

Thursday, October 2, 2025

Thursday, December 4, 2025

Thursday, February 5, 2026

Thursday, April 2, 2026

Thursday, June 4, 2026

Thursday, August 6, 2026

Thursday, November 6, 2025

**Thursday, January 1, 2026
NO MEETING**

Thursday, March 5, 2026

Thursday, May 7, 2026

**Thursday, July 2, 2026
NO MEETING**

Thursday, September 3, 2026

AGENDA

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 3: Minutes – February 5, 2026 – Regular Meeting.

Item 4: Are the two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2014 and Series 2017 Bonds. At the conclusion of the hearing, there will be the consideration of **Resolution 2026-4**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-5** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-5**.

The final resolution, **Resolution 2026-6**, is a Resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

Item 5: Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the first Thursday of each month at **1:00 P.M.** at the **River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

AGENDA

The Fiscal Year 2027 schedule is as follows:

Meeting Schedule - FY 2027

Thursday, October 1, 2026	Thursday, November 5, 2026
Thursday, December 3, 2026	Thursday, January 7, 2027
Thursday, February 4, 2027	Thursday, March 4, 2027
Thursday, April 1, 2027	Thursday, May 6, 2027
Thursday, June 3, 2027	Thursday, July 1, 2027
Thursday, August 5, 2027	Thursday, September 2, 2027

Item 6: 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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
53278		Legal Ad - IPL0315095	Heritage Harbour	3.0	222.0L

ATTENTION: HERITAGE HARBOUR NORTH CDD IP
 2301 NE 37th Street
 Fort Lauderdale, FL 33308
 coridissinger@jppardassociates.com

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
 03/15/26 Print, 03/22/26 Print

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HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for the Heritage Harbour North Community Development District will hold two public hearings and a regular meeting on Thursday, April 2, 2026 at 1:00 p.m. at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.Heritageharbournorthcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2027 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, or on the District's website www.Heritageharbournorthcdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2027 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2027 Proposed Schedule of Assessments

FY 2027 Rate	\$844.84
CAP Rate	\$1,013.81

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for certain properties not pursuant to the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heritage Harbour North Community Development District
 James P. Ward, District Manager



Sworn to and subscribed before
 me on



HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

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Heritage Harbour North Community Development District
James P. Ward, District Manager



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

11 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development
12 District was held on Thursday, February 5, 2026 at the Sanctuary Clubhouse (Community
13 Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 1:00 p.m. and was
14 presided over by Ms. Nancy Lyons, Chairperson, and James P. Ward as Secretary.
15
16
17

18 **Present and constituting a quorum:**

19 Nancy Lyons	Chairperson
20 John Wisz	Vice Chairperson
21 Pauline Tasler	Assistant Secretary
22 Michael Fisher	Assistant Secretary
23 Louise Buckley	Assistant Secretary

24 **Also present were:**

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

28 **Audience:**

29 All residents' names were not included with the minutes. If a resident did not identify
30 themselves or the audio file did not pick up the name, the name was not recorded in
31 these minutes. Portions of these minutes may be transcribed in verbatim.
32
33

34 **FIRST ORDER OF BUSINESS**

35 **Call to Order/Roll Call**

36 Mr. Ward called the meeting to order at approximately 1:00 p.m. He called roll and all
37 Members of the Board were present, constituting a quorum.
38

39 **SECOND ORDER OF BUSINESS**

40 **Consideration of Minutes**

41 **November 6, 2025 - Regular Meeting Minutes**

42 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing
43 none, he called for a motion.
44

On MOTION made by Michael Fisher, seconded by Louise Buckley, and with all in favor, the November 6, 2025 Regular Meeting Minutes were approved.

45 **THIRD ORDER OF BUSINESS**

46 **Consideration of Audited Financial Statements**

48

49 Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year
50 2025

51

52 Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited
53 financial statements for Fiscal Year 2025 ending September 30, 2025.

54

55 Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which
56 meant Grau and Associates believed the financial statements were fairly presented in
57 accordance with generally accepted accounting principles (GAP). He indicated the Opinion
58 Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and
59 Analysis providing a summary overview of the year's financial activity. He reported pages 7-
60 12 were basic financial statements including government wide financial statements, fund
61 level financial statements, the fund level balance sheet, and the fund level income statement.
62 He stated pages 13-21 were the notes to the financial statements. He reported notes 1
63 through 4 were standard for government entities in Florida; note 5 was capital assets
64 (infrastructure improvements); note 6 was long term liabilities (bonds outstanding); the
65 remaining notes were fairly standard. He indicated page 22 was the comparison of the
66 general fund activity for the year to the budget; page 24 contained data elements required
67 by the State of Florida; pages 25-26 contained the auditor's report on internal controls; page
68 27 was the Florida Statute dealing with investments; and pages 28-29 contained the
69 Management Letter. He stated there were no instances of noncompliance with Florida
70 Statutes and there were no findings. He concluded the District was in compliance and Grau
71 issued a clean opinion.

72

73 On MOTION made by Michael Fisher, seconded by John
74 Wisz, and with all in favor, the Audited Financial Statements
75 for Fiscal Year ending September 30, 2025 were accepted.

76

77 FOURTH ORDER OF BUSINESS**Discussion**

78

79 Discussion on the Re-Use Irrigation Infrastructure Report prepared by Morris
80 Engineering & Consulting

81

82 *Mr. Ward: Items 4 and 5 are tied together, but we are going to do the engineering side of this*
83 *first. Matt Morris is on video with us today and will go through the analysis of the requirements*
84 *that are needed in order to connect our system to the County reuse system, and the process*
85 *we will go through to do that. The second part of that is, I will go through the budget with you*
86 *how we have incorporated all of that into your fiscal year 2027 budget, how we will finance it*
87 *and what the assessment rates will be. He welcomed Mr. Matt Morris.*

88

89 Mr. Morris said he was glad to be present. He indicated this would be a fairly robust process,
90 permitting through the County and connecting to the County's reuse main on State Road 64.
91 *I think you may have already seen some work being done out there over the past week and a*
92 *half. We have had two different survey crews on site, surveying within the corridor on River*
93 *Heritage Blvd, so that's effectively the first step. It was a SUE survey of the underground*
94 *utilities in the area and then a regular survey picking up things the SUE survey marked, as well*
95 *as regular topographic information, so we can start identifying what existing features are*

96 *already in the corridor where we are going to need to run the pipes. We can then use these to*
97 *develop plans and make sure we are addressing any sort of conflicts that there may be and*
98 *make sure we know the routes the pipes have to take physically in the field. Hopefully that is*
99 *welcome news for everybody. We expect to have the final results of the survey in the next*
100 *week or so. Once we get the design on paper we will have initial meetings with the County to*
101 *go through the design and make sure there will not be any big changes we will need to make,*
102 *then we will submit it for construction plan approval with Manatee County.*

103

104 *Ms. Lyons: Is that the white tubes we have been seeing alongside the road?*

105

106 *Mr. Morris: Yes. Those are from the SUE survey. He discussed the SUE survey process. He*
107 *indicated while the construction plan process was going on, he would meet with Jim Ward*
108 *and Greg Urbancic and work to get the reuse agreements put together and signed. He noted*
109 *the agreement process would take several months. He explained there would be times when*
110 *it appeared like nothing was happening, but at those times the County would be reviewing*
111 *the plans and other things would be going on in the background. He said once everyone was*
112 *comfortable with the plans, he would work with Mr. Ward to get the project out to bid, get a*
113 *contractor on board, and agreements signed by the contractor, so that once everything was*
114 *permitted and approved the actual construction could take place.*

115

116 *Ms. Tasler asked about the timeline.*

117

118 *Mr. Morris stated he was working to ensure this was as quick as possible, but it would be*
119 *about a six month long process for design and permitting alone.*

120

121 *Mr. Ward stated he wanted to go over the financial impact. He directed the Board to the*
122 *budget. We are going to try to do a financing for the cost of the reuse system which was close*
123 *to \$2 million dollars. Hopefully, we can get a short term, three-year, bank finance at a*
124 *reasonable rate. I have reached out to the bank we use for our general depository which is*
125 *Truist and got good feedback. I will start that process after this meeting and see what kind of*
126 *time schedule we will need. It usually takes 3 months or so to get that kind of financing into*
127 *place. Then based on Matt's timeline we will gauge when to close the loan. You have \$2.2*
128 *million dollars in financing that is going to be needed to deal with the construction. We will*
129 *clearly need to have the funds in place before we start any construction activities, pretty much*
130 *by the time we go to bid. The other part of the process is what do we think is going to happen*
131 *in the context of litigation, so I also included in your budget \$250,000 dollars. I cannot fund*
132 *litigation through debt, so it goes in the part of the budget and will have to be funded up*
133 *front, and to the extent that we get into any litigation it's fine. If we don't we will probably be*
134 *able to use it to pay the loan off a little earlier or something. There are other opportunities for*
135 *which we may be able to use it. From a capital and financial perspective, that's the thought*
136 *process of what we will go through for the next couple of months. As Matt said, in the latter*
137 *part of this year we should be in a position to have most of this done. I know Matt and I are*
138 *pushing to get this done as quickly as possible. One of the parts of the system that I want to*
139 *mention is, I've asked Matt to also permit a well with South Florida Water Management District*
140 *to be able to have excess water in the event there is no reuse water available from the County.*
141 *At the moment, Manatee County has plenty of reuse water, but you need a backup system just*
142 *in case.*

143

144 Mr. Wisz: Do the current owners of our system know we are doing this?
145

146 Mr. Ward: I have no clue.
147

148 Ms. Lyons: I have tried millions of times to get a hold of them and with 14 different lawyers and
149 we don't have any documentation as to who they are, what rights they have, what documents
150 they have, if any.
151

152 Mr. Ward: So, we are going to move the process along and at some point they are going to
153 figure it out and we will end up in litigation over it.
154

155 Mr. Greg Urbancic: That's my concern too. Somebody may wake up and say, we have an
156 agreement that we are the exclusive provider of irrigation water and irrigation water is defined
157 broadly to be anything that is not potable. We might get into that situation. That's the concern.
158

159 Mr. Wisz: Well, we are paying them through the HOA right? Who are we sending the checks
160 to?
161

162 Ms. Lyons: I have asked that question and sat in Joe Rasser's (ph) office and said, "I'm not
163 going to move until you tell me;" and they wouldn't tell me.
164

165 Mr. Ward: The way the agreement is structured they have the use of our distribution system
166 and that's the agreement that we have with them. That agreement ends in something like 12
167 or 20 years. The agreement for reuse is actually with the Master HOA, and that's where all the
168 billing goes, that's who pays the bills, that's who then bills your sub associations. That's my
169 understanding of the structure of the billing process.
170

171 Mr. Wisz: Are the houses outside the gate included?
172

173 Ms. Lyons: No, they are not.
174

175 Mr. Fisher: So, Stoneybrook, for example, is not included in anything we are doing here?
176

177 Mr. Ward: No, this is solely for the Heritage Harbour North CDD. I think Greg said it
178 eloquently, and I'll say it less elegantly, I think it's going to get nasty at some point, but we will
179 deal with it when we get there.
180

181 Ms. Lyons: Have the attorneys advised you that there is anything they can do in the meantime
182 to research the issue and see what is possible at this point? As far as notices or anything else
183 that can be done.
184

185 Mr. Ward: We have not explored any options at this point. The goal right now is to get the
186 system in place and functioning for you as quickly as possible. The litigation will happen at
187 some point in time, and we will deal with it then.
188

189 Mr. Morris: Like Jim said, he and I stay in pretty constant communication on this. The reuse
190 well portion of it, that could potentially be a point where some notices will get sent out from
191 the Water Management District or we would need to get some things from the current permit

192 holder out there, and I believe the irrigation company is the permit holder. So, Jim and I and
193 Greg will have to stay in contact on that and yes, we will be working on the reuse well portion
194 of it, but concentrating on the construction of the line, doing the agreements with the County
195 is the first order of business. Then we will have to time out the well portion of it.

196
197 Ms. Lyons: The current company, Aquaterra, and or the successor, is not furnishing reuse
198 water, right? It is for nonperforming purposes we are seeking to do this right? Because we are
199 not getting what we need right? So, we do have evidence we are not getting what we need,
200 and we would then with these plans and the projected results of these plans, we would be
201 getting what we need. So, we then have a case for performance.

202
203 Mr. Urbancic: I think from a legal standpoint, and maybe the HOA can help here, if Aquaterra's
204 successor is not performing, I think we need to give them notices of that, so we can document
205 that. I think that's going to become imperative to our legal standing, that they are not
206 performing and documenting that over time. I don't know how we can do that, but that would
207 be my recommendation, that we start hitting them with notices.

208
209 Mr. Ward: I think the problem is the HOA is not doing anything to let Aquaterra know they are
210 not performing. I think they are working with them to figure out whatever solutions they think
211 are important, so I don't know that this CDD has any performance standards. One of the
212 important things to remember is the agreement expires in 10 or 11 years or more.

213
214 Mr. Urbancic: It expires in 2036.

215
216 Mr. Ward: So, it's 10 years out. So, at the end of the day, no matter what the litigation is, from a
217 long-term perspective, we still have to give them notice in order to terminate the agreement. I
218 think it's 3 years in advance if my memory serves me correctly. We still have that obligation to
219 do so. So, the next seven years is going to be difficult with whatever the litigation is. But you
220 have set yourself up long term, longer than the terms of the existing agreement, to be able to
221 provide a good solid source of irrigation water through the County reuse system.

222
223 Ms. Lyons: But we have that agreement with the CDD North from 2016.

224
225 Mr. Ward: I understand that. I'm going to bifurcate that, because that agreement is that
226 agreement, and all the agreement does is allow them to use our infrastructure to supply water
227 to the community. I don't think we are abdicating our responsibility under that agreement for
228 the next seven years. We are building a separate reuse line to connect to the County system to
229 be able to provide long term better services to this community. Will we get sued? Yes. We will
230 get sued over this issue. But at the end of the day, even if the litigation takes three years or
231 more, you have still set yourself up long term to be able to provide reuse water for this
232 community irrespective of what Aquaterra says, does, or doesn't do, or whatever their name is.
233 It doesn't matter to us right now. The agreement for use is really with the Master Association.
234 We are not abdicating our responsibility to allow them to use our lines going forward. All we
235 are doing is adding a reuse line to provide water long term for this community. Aquaterra will
236 sue us, but this is a step that is important for us to take.

237
238 Discussion ensued regarding what the CDD could be sued for; whether the CDD could be
239 prevented from using the County reuse water until the agreement ended; putting the system

240 in place now regardless so even if the CDD was prevented from using it, it would be in place
241 and ready to go when the agreement ended; and it only becoming more expensive in the
242 future to put this system in place.

243

244 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2026-2

245

246 **Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors**
247 **Approving the Proposed Fiscal Year 2027 Budget and setting a Public Hearing for**
248 **Thursday, April 2, 2026, at 1:00 p.m. at the Sanctuary Clubhouse (Community Room),**
249 **6835 Willowshire Way, Bradenton, Florida 34212**

250

251 Mr. Ward stated the current assessment rate was \$144 dollars a year; after adding \$250,000
252 dollars for legal services, the assessment went up to \$309 dollars. He stated the estimated
253 annual assessment rate for the reuse system was \$535 dollars, so the total assessment would
254 go up to \$844.84 per year. He noted this would drop down to a more normal rate once the
255 loan was paid off. He stated this budget would require a public hearing and mailed notice to
256 the residents. He noted he expected many residents would attend the public hearing. He
257 said Matt Morris would attend to explain the reuse system to the residents, and he (Mr. Ward)
258 would go through the rates. He asked if there were any questions; hearing none, he called for
259 a motion.

260

261 **On MOTION made by Louise Buckley, seconded by John**
262 **Wisiz, and with all in favor, Resolution 2026-2 was adopted,**
263 **and the Chair was authorized to sign.**

264

265 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2026-3

266

267 **Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors**
268 **Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an**
269 **Effective Date**

270

271 Mr. Ward noted Resolution 2026-3 authorized adoption of the Statewide Mutual Aid
272 Agreement and provided for the effective date. He explained the State of Florida had a
273 program in effect by the Division of Emergency Management which allowed CDDs to request
274 additional funding in the event of a hurricane or other natural disaster. He noted the program
275 was not really useful unless you had hundreds of thousands of dollars' worth of damage, but
276 it was a good idea to put the agreement in place just in case. He noted also, this was a gated
277 community, and the rules were a bit different for a gated community, but it was still a good
278 idea to put the agreement in place. He asked if there were any questions.

279

280 Discussion ensued regarding the termination clause in the agreement; the agreement would
281 enable the CDD to ask the State for assistance in an emergency situation.

282

283 **On MOTION made by Pauline Tasler, seconded by Nancy**
284 **Lyons, and with all in favor, Resolution 2026-3 was adopted,**
285 **and the Chair was authorized to sign.**

286

287 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

288
289 **I. District Attorney**

290
291 *Mr. Greg Urbancic: The Legislative Session is rolling, but I won't have a full report until it's*
292 *done and can make sure there is nothing that affects us. I will update you at the next*
293 *meeting once we have some certainty. Otherwise, new year, new ethics training, that's not*
294 *going away. You will have to do that again this year.*

295
296 **II. District Engineer**
297 No report.

298
299 **III. District Manager**

- 300
- 301 **a) Important Board Meeting Dates for Balance of Fiscal Year 2026**
- 302 **– April 2, 2026 - Public Hearings: Proposed Fiscal Year 2027 Budget**
- 303 **b) Financial Statement for period ending October 31, 2025 (unaudited)**
- 304 **c) Financial Statement for period ending November 30, 2025 (unaudited)**
- 305 **d) Financial Statement for period ending December 31, 2025 (unaudited)**
- 306 No report.

307
308 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

309
310 Mr. Ward asked if there were any Supervisor's Requests; there were none.

311
312 **NINTH ORDER OF BUSINESS** **Public Comments**

313
314 Mr. Ward asked if there were any public questions or comments; there were none. There
315 were no members of the public present.

316
317 **TENTH ORDER OF BUSINESS** **Adjournment**

318
319 Mr. Ward adjourned the meeting at approximately 1:35 p.m.

On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, the Meeting was adjourned.

320
321
322
323
324
325 Heritage Harbour North
326 Community Development District

327
328
329
330
331 _____
James P. Ward, Secretary

Nancy Lyons, Chairperson

RESOLUTION 2026-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Heritage Harbour North Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

WHEREAS, the Board set April 2, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1st of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Heritage Harbour North Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on April 2, 2026.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Heritage Harbour North Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$5,882,070.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	\$ 3,834,846.00
DEBT SERVICE FUND - SERIES 2014	\$ 573,516.00
<u>DEBT SERVICE FUND - SERIES 2017</u>	<u>\$ 1,473,708.00</u>
TOTAL ALL FUNDS	\$ 5,882,070.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation , or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Heritage Harbour North Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Exhibit A

Fiscal Year 2027 Adopted Budget



Heritage Harbour North

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

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 2026		Fiscal Year 2027		Fiscal Year 2027		Total FYE 9/30/2027 Budget	Notes
	Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Administration	Re-Use System Construction			
Revenues and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not Required
Loan Proceeds - ReUse System with Manatee County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	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	
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	\$ 4,000	\$ 1,000	\$ 7,000	\$ 12,000	\$ -	\$ -	\$ 12,000	Statutory Required Feed
Executive								
Professional Management	\$ 55,600	\$ 9,267	\$ 55,600	\$ 72,500	\$ -	\$ -	\$ 72,500	District Manager
Financial and Administrative								
Audit Services	\$ 4,500	\$ -	\$ 4,600	\$ 4,700	\$ -	\$ -	\$ 4,700	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 833	\$ 5,000	\$ 10,000	\$ -	\$ -	\$ 10,000	All funds
Assessment Roll Preparation	\$ 9,000	\$ 1,500	\$ 9,000	\$ 10,000	\$ -	\$ -	\$ 10,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 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	Statutory Required Legal Advertising
Trustee Services	\$ 11,021	\$ -	\$ 11,021	\$ 11,100	\$ -	\$ -	\$ 11,100	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000	Required Reporting for Bond Issues
Bond Amortization Schedules	\$ 350	\$ -	\$ 450	\$ 500	\$ -	\$ -	\$ 500	Required Reporting for Bond Issues
Bank Service Fees								
General Fund	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ -	\$ 250	Bank Fees - Governmental Accounts
Loan Fees	\$ -	\$ -	\$ -	\$ 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	Agenda Mailings and other misc. mail
Computer/Web Site Services	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,883	\$ 8,432	\$ 8,432	\$ 9,132	\$ -	\$ -	\$ 9,132	General Liability and D&O Liability Insurance
Printing and Binding	\$ 250	\$ -	\$ 2,600	\$ 2,700	\$ -	\$ -	\$ 2,700	Agenda Books and copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ 175	Department of Economic Opportunity Fee
Legal Services								
General Counsel	\$ 4,500	\$ -	\$ 6,700	\$ 250,000	\$ -	\$ -	\$ 250,000	District Attorney
General Counsel - Truist Loan Closing	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	
Other General Government Services								
Engineering Services	\$ 750	\$ -	\$ 750	\$ 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	Re-Use Water Plan General Services
Sub-Total	\$ 235,079	\$ 21,207	\$ 128,078	\$ 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	Fees Associated with Issuance of Loan	
Rounding Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 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		
Engineering Services								
Design - Re-Use Water Interconnect to Manatee Cty.	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Engineering Design and Permitting with Manatee County	
Design - Backup Well					\$ 15,000	\$ 15,000	Engineering Design and Permitting with SFWMD	
Construction Inspection - Backup Well	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Engineering Inspection During Construction	
Construction Inspection - Re-Use Water Interconnect to Manatee Cty.	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Engineering Inspection During Construction	
Infrastructure Construction in Progress								
Pipe Connection to Manatee County	\$ -	\$ -	\$ -	\$ -	\$ 1,475,000	\$ 1,475,000	Construction Cost of Interconnect	
Backup Well for Re-Use System	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	Construction Cost of Backup Well - SFWMD Permitting Req.	
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ 335,000	\$ 335,000	20% Contingency assigned for Construction	
Sub-Total:	\$ -	\$ -	\$ -	\$ -	\$ 2,255,000	\$ 2,255,000		
Debt Service (Annual)								
Principal Repayment - Mandatory	\$ -	\$ -	\$ -	\$ 0	\$ 400,000	\$ 400,000	Principal Paid Yearly on May 1st of each year	
Interest Expense - Mandatory	\$ -	\$ -	\$ -	\$ 0	\$ 130,500	\$ 130,500	Interest Paid Semi-Annually on Nov. 1st and May 1st.	
Sub-Total:	\$ -	\$ -	\$ -	\$ -	\$ 530,500	\$ 530,500		
Reserves & Overall Contingencies								
Operation Reserve (Addition)	\$ 16,800	\$ 2,800	\$ 16,800	\$ 100,000	\$ 400,000	\$ 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		
Other Fees and Charges								
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 18,959	\$ -	\$ 18,959	\$ 37,713	\$ 70,038	\$ 110,589	Discounts/Fees to place assessments on Tax Rolls	
Sub-Total:	\$ 18,959	\$ -	\$ 18,959	\$ 37,713	\$ 70,038	\$ 110,589		
Total Expenditures and Other Uses	\$ 270,838	\$ 24,007	\$ 163,837	\$ 576,470	\$ 3,255,538	\$ 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	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	Units	FY 2026 Rate	Fiscal Year 2027		
			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	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 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Heritage Harbour North Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by

the District. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Harbour North Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour North Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Heritage Harbour North

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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

Description	Fiscal Year 2026		Fiscal Year 2027		Fiscal Year 2027		Total FYE 9/30/2027 Budget	Notes
	Budget	Actual at 11/18/2025	Anticipated Year End 09/30/2026	Administration	Re-Use System Construction			
Revenues and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not Required
Loan Proceeds - ReUse System with Manatee County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	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	
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	\$ 4,000	\$ 1,000	\$ 7,000	\$ 12,000	\$ -	\$ -	\$ 12,000	Statutory Required Feed
Executive								
Professional Management	\$ 55,600	\$ 9,267	\$ 55,600	\$ 72,500	\$ -	\$ -	\$ 72,500	District Manager
Financial and Administrative								
Audit Services	\$ 4,500	\$ -	\$ 4,600	\$ 4,700	\$ -	\$ -	\$ 4,700	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 833	\$ 5,000	\$ 10,000	\$ -	\$ -	\$ 10,000	All funds
Assessment Roll Preparation	\$ 9,000	\$ 1,500	\$ 9,000	\$ 10,000	\$ -	\$ -	\$ 10,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 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	Statutory Required Legal Advertising
Trustee Services	\$ 11,021	\$ -	\$ 11,021	\$ 11,100	\$ -	\$ -	\$ 11,100	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000	Required Reporting for Bond Issues
Bond Amortization Schedules	\$ 350	\$ -	\$ 450	\$ 500	\$ -	\$ -	\$ 500	Required Reporting for Bond Issues
Bank Service Fees								
General Fund	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ -	\$ 250	Bank Fees - Governmental Accounts
Loan Fees	\$ -	\$ -	\$ -	\$ 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	Agenda Mailings and other misc. mail
Computer/Web Site Services	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance								
	\$ 7,883	\$ 8,432	\$ 8,432	\$ 9,132	\$ -	\$ -	\$ 9,132	General Liability and D&O Liability Insurance
Printing and Binding								
	\$ 250	\$ -	\$ 2,600	\$ 2,700	\$ -	\$ -	\$ 2,700	Agenda Books and copies
Subscriptions and Memberships								
	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ 175	Department of Economic Opportunity Fee
Legal Services								
General Counsel	\$ 4,500	\$ -	\$ 6,700	\$ 250,000	\$ -	\$ -	\$ 250,000	District Attorney
General Counsel - Truist Loan Closing	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	
Other General Government Services								
Engineering Services	\$ 750	\$ -	\$ 750	\$ 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	Re-Use Water Plan General Services
Sub-Total	\$ 235,079	\$ 21,207	\$ 128,078	\$ 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 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

RECITALS

WHEREAS, the Heritage Harbour North Community Development District (the "District") is a local unit of special and single purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District's Fiscal Year 2027 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$844.84 per unit; and

WHEREAS, on April 2, 2026, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on April 2, 2026, the Board of Supervisors determined that the Fiscal Year 2026 operations and maintenance assessment would be levied in the amount of \$844.84 per unit for residential property and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on April 2, 2026, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$1,013.81 per unit but less than \$844.84 per unit for residential property would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

WHEREAS, on April 2, 2026, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners' paying assessments, if the District adopted an operation and maintenance assessment cap of \$1,013.81 per unit for residential property for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than \$1,013.81 per unit; and

WHEREAS, if the future anticipated, annual operations and maintenance assessments are projected to exceed \$1,013.81 per unit for residential property, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$1,013.81 per unit for residential property for notices purposes only.

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

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$1,013.81 per unit for residential property for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$1,013.81 per unit for residential property, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$1,013.81 per unit for residential property, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour North Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida on this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

RESOLUTION 2026-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2027; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Heritage Harbour North Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS FOR FISCAL YEAR 2027.

- a) **Date:** The first Thursday of each month for Fiscal Year 2027, which covers the period October 1, 2026 through September 30, 2027.

Meeting Schedule - FY 2027	Thursday, October 1, 2026	Thursday, November 5, 2026
	Thursday, December 3, 2026	Thursday, January 7, 2027
	Thursday, February 4, 2027	Thursday, March 4, 2027
	Thursday, April 1, 2027	Thursday, May 6, 2027
	Thursday, June 3, 2027	Thursday, July 1, 2027
	Thursday, August 5, 2027	Thursday, September 2, 2027

- b) **Time:** 1:00 P.M. (Eastern Standard Time)

- c) **Location:** River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. 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 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour North Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Heritage Harbour North

Community Development District

Financial Statements
January 31, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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Heritage Harbour North Community Development District
Balance Sheet - All Funds and Account Groups
as of January 31, 2026

	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	\$ 348,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,963
Debt Service Funds							
Revenue Account	-	621,933	1,219,095	-	-	-	1,841,028
Reserve Account	-	259,275	7,232	-	-	-	266,507
Prepayment Account	-	1,731	3,878	-	-	-	5,609
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	-	64,062
Accounts Receivable	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	1,075	2,824	-	-	-	3,899
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,181,105	-	-	2,181,105
Amount to be Provided by Debt Service Funds	-	-	-	17,863,895	-	-	17,863,895
General Fixed Assets	-	-	-	-	6,779,151	-	6,779,151
Total Assets	\$ 348,963	\$ 884,014	\$ 1,297,091	\$ 20,045,000	\$ 6,779,151	\$ -	\$ 29,354,219

Heritage Harbour North Community Development District
Balance Sheet - All Funds and Account Groups
as of January 31, 2026

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017			
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	3,899	-	-	-	-	3,899
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	\$ 3,899	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,048,899
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Fund Balance						
Restricted						
Beginning: October 1, 2025	-	576,860	332,795	-	-	909,656
Results from Current Operations	-	307,153	964,296	-	-	1,271,449
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	6,717	-	-	-	-	6,717
Results from Current Operations	176,097	-	-	-	-	176,097
Total Fund Equity and Other Credits	\$ 345,065	\$ 884,014	\$ 1,297,091	\$ -	\$ 6,779,151	\$ 9,305,320
Total Liabilities, Fund Equity and Other Credits	\$ 348,963	\$ 884,014	\$ 1,297,091	\$ 20,045,000	\$ 6,779,151	\$ 29,354,219

Prepared by:

JPWARD and Associates, LLC

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending January 31, 2026

	January	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	12,693	225,154	270,838	83%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 12,693	\$ 225,154	\$ 251,879	89%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	1,000	4,000	25%
Executive				
Professional Management	4,633	18,533	55,600	33%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	1,667	5,000	33%
Assessment Roll Preparation	750	3,000	9,000	33%
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	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	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	5,600	16,800	33%
Total Expenditures and Other Uses:	\$ 7,200	\$ 49,057	\$ 251,879	19%
Net Increase/ (Decrease) of Fund Balance	5,493	176,097	-	
Fund Balance - Beginning	337,054	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	5,600	16,800	
Fund Balance - Ending	\$ 343,948	\$ 343,948	\$ 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 January 31, 2026

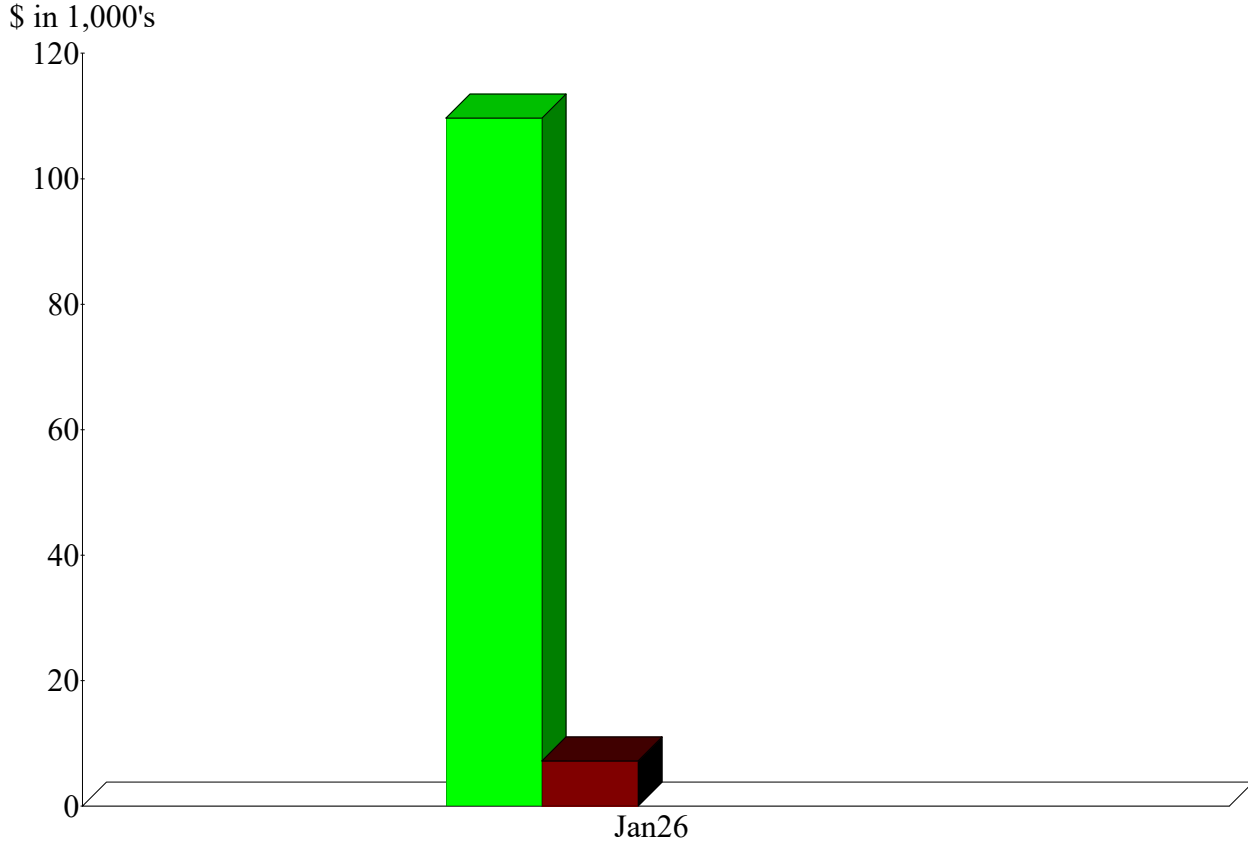
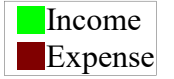
	January	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	642	3,295	21,989	15%
Reserve Account	788	3,339	-	0%
Prepayment Account	5	22	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	26,205	464,834	551,308	84%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,640	\$ 471,491	\$ 542,091	87%
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	27,640	307,153	23,416	
Fund Balance - Beginning	856,373	576,860	576,860	
Fund Balance - Ending	\$ 884,014	\$ 884,014	\$ 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 January 31, 2026

	January	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	437	2,691	11,315	24%
Reserve Account	22	100	-	0%
Excess Reserve	12	43	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	68,853	1,221,336	1,461,847	84%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 69,324	\$ 1,224,171	\$ 1,377,527	89%
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	69,324	964,296	34,727	
Fund Balance - Beginning	1,227,767	332,795	332,795	
Fund Balance - Ending	\$ 1,297,091	\$ 1,297,091	\$ 367,522	

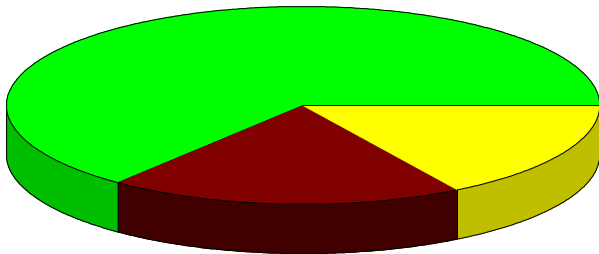
Heritage Harbour North Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5120000 · Executive	64.35%
9099000 · Reserve Allocations	19.44
5130000 · Financial and Administrative	16.20
Total	\$7,200.00



By Account

Heritage Harbour North

Community Development District

Financial Statements
February 28, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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Heritage Harbour North Community Development District
Balance Sheet - All Funds and Account Groups
as of February 28, 2026

	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	\$ 377,222	\$ -	\$ -	\$ -	\$ -	\$ 377,222
Debt Service Funds						
Revenue Account	-	625,302	1,224,724	-	-	1,850,026
Reserve Account	-	259,275	7,232	-	-	266,507
Prepayment Account	-	1,736	3,878	-	-	5,614
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	64,062
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	19,026	49,991	-	-	69,017
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,255,227	-	2,255,227
Amount to be Provided by Debt Service Funds	-	-	-	17,789,773	-	17,789,773
General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Total Assets	\$ 377,222	\$ 905,339	\$ 1,349,888	\$ 20,045,000	\$ 6,779,151	\$ 29,456,601

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups

as of February 28, 2026

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long	General Fixed	
	Operations	Series 2014	Series 2017	Term Debt	Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	69,017	-	-	-	-	69,017
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	<u>\$ 69,017</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,045,000</u>	<u>\$ -</u>	<u>\$ 20,114,017</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Fund Balance						
Restricted						
Beginning: October 1, 2025	-	576,860	332,795	-	-	909,656
Results from Current Operations	-	328,479	1,017,093	-	-	1,345,572
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	8,117	-	-	-	-	8,117
Results from Current Operations	137,838	-	-	-	-	137,838
Total Fund Equity and Other Credits	<u>\$ 308,205</u>	<u>\$ 905,339</u>	<u>\$ 1,349,888</u>	<u>\$ -</u>	<u>\$ 6,779,151</u>	<u>\$ 9,342,583</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 377,222</u>	<u>\$ 905,339</u>	<u>\$ 1,349,888</u>	<u>\$ 20,045,000</u>	<u>\$ 6,779,151</u>	<u>\$ 29,456,601</u>

Prepared by:

JPWARD and Associates, LLC

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending February 28, 2026

	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	9,216	234,370	270,838	87%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 9,216	\$ 234,370	\$ 251,879	93%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	2,000	4,000	50%
Executive				
Professional Management	4,633	23,167	55,600	42%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	2,083	5,000	42%
Assessment Roll Preparation	750	3,750	9,000	42%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	134	134	1,000	13%
Trustee Services	-	4,760	11,021	43%
Dissemination Agent Services	-	500	2,350	21%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	1,389	1,468	400	367%
Computer Services	1,200	1,200	2,400	50%
Insurance				
	-	8,432	7,883	107%
Printing & Binding				
	1,553	1,553	250	621%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	711	4,500	16%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use	35,000	35,000	125,000	0%
Reserves				
Extraordinary Capital/Operations	1,400	7,000	16,800	42%
Total Expenditures and Other Uses:	\$ 47,475	\$ 96,532	\$ 251,879	38%
Net Increase/ (Decrease) of Fund Balance	(38,260)	137,838	-	
Fund Balance - Beginning	345,065	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	7,000	16,800	
Fund Additions/(Expenditures)	-	1,117	-	
Fund Balance - Ending	\$ 308,205	\$ 308,205	\$ 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 February 28, 2026

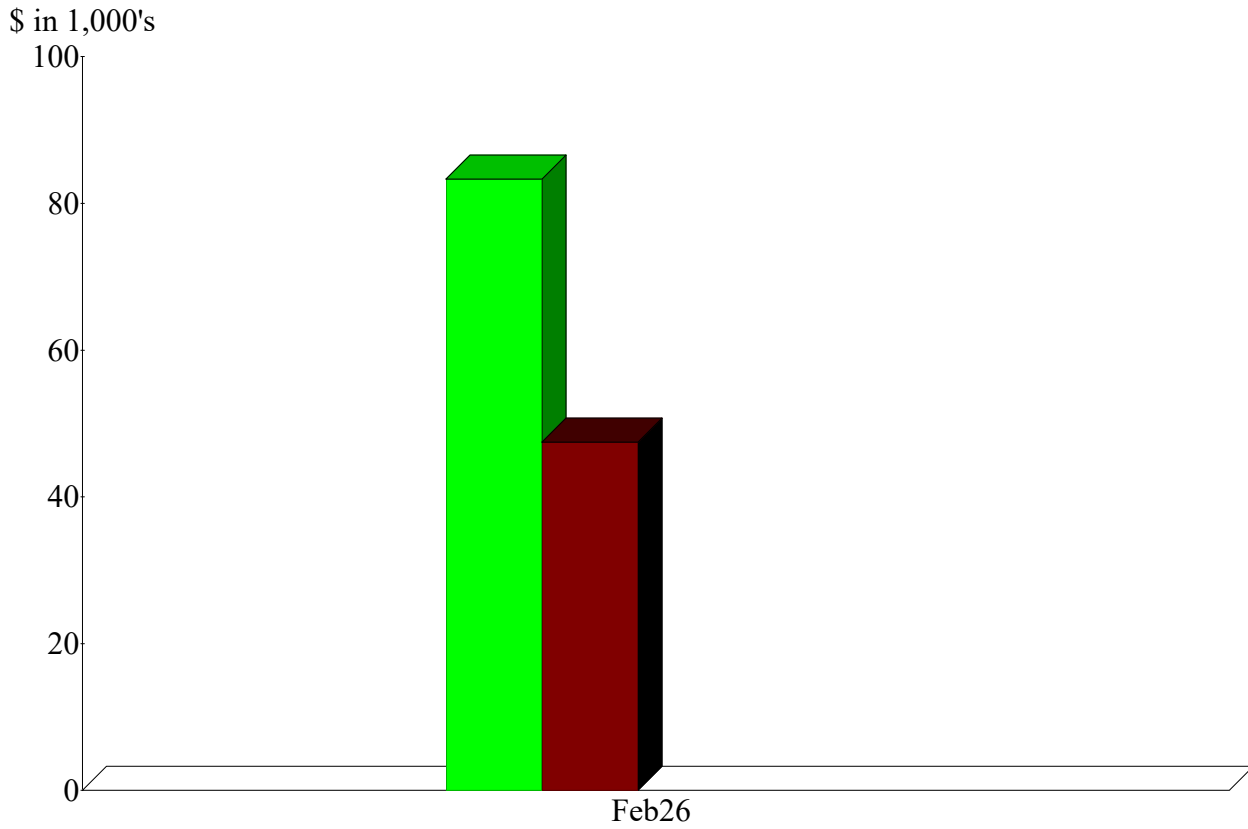
	February	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,524	4,819	21,989	22%
Reserve Account	770	4,109	-	0%
Prepayment Account	5	27	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	19,026	483,860	551,308	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 21,325	\$ 492,816	\$ 542,091	91%
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	21,325	328,479	23,416	
Fund Balance - Beginning	884,014	576,860	576,860	
Fund Balance - Ending	\$ 905,339	\$ 905,339	\$ 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 February 28, 2026

	February	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	2,773	5,464	11,315	48%
Reserve Account	21	122	-	0%
Excess Reserve	12	55	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	49,991	1,271,327	1,461,847	87%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 52,797	\$ 1,276,968	\$ 1,377,527	93%
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	52,797	1,017,093	34,727	
Fund Balance - Beginning	1,297,091	332,795	332,795	
Fund Balance - Ending	\$ 1,349,888	\$ 1,349,888	\$ 367,522	

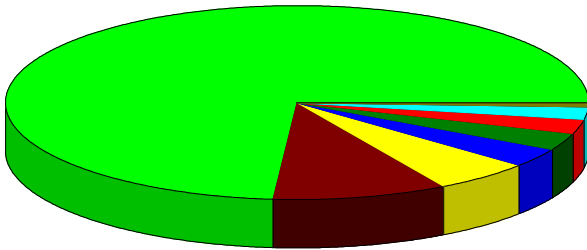
Heritage Harbour North Community Development District

Income and Expense by Month
February 2026



Expense Summary
February 2026

5190000 · Other General Govt. Services	73.72%
5120000 · Executive	9.76
5134100 · Communications & Freight Serv.	5.45
5134700 · Printing & Binding	3.27
9099000 · Reserve Allocations	2.95
5130000 · Financial and Administrative	2.46
5110000 · Legislative	2.11
5133400 · Other Contractual Services	0.28
Total	\$47,475.43



By Account