

Heritage Harbour North

Community Development District

*Meeting Agenda
June 4, 2026*

*PFM Management Services 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: June 4, 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
wardj@pfm.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://pfmccd.webex.com/pfmccd/j.php?MTID=m61b2cb9ab38312d4ac3370345788f6b2>

✓ Phone: (408) 418-9388 Code: 2535 932 9213; Event Password: Jpward

JUNE, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Minutes:

I. April 2, 2026 - Regular Meeting.

Pages 5-19

3. Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Approving the Agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date.

Pages 20-69

4. Staff Reports.

I. District Attorney

II. District Engineer

III. District Manager

a) Supervisor of Elections Qualified Elector Report dated April 15, 2026.

b) **Important Board Meeting Dates for Balance of Fiscal Year 2026.**

1. Seats 1, 3, & 5 Candidate Qualifying Period: June 8, 2026 - June 12, 2026.

c) Financial Report for the period ending March 31, 2026 (unaudited).

d) Financial Report for the period ending April 30, 2026 (unaudited).

Pages 70-87

5. Supervisors Requests.

6. Public Comments.

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

7. Adjournment.

AGENDA

Meeting Schedule - FY 2026

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

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

Item 2: Minutes - April 2, 2026 - Regular Meeting.

Item 3: **Resolution 2026-8**, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Approving the Agreements with PFM Management Services LLC and PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date.

Item 4: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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

11 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development
12 District was held on Thursday, April 2, 2026 at the Sanctuary Clubhouse (Community Room),
13 6835 Willowshire Way, Bradenton, Florida 34212. It began at 1:00 p.m. and was presided
14 over by Ms. Nancy Lyons, Chairperson, and James P. Ward as Secretary.
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Present and constituting a quorum:

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

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Also present were:

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

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Audience:

Daryl & Lynette Falkowski	Florence Shelton-Clark
Paul Bendy	Sue & Dan Brady
Samuel Furlow	Julius Haas
Jeffrey Suhr	John & Marlene Sincaccchia
Darryl Levine	Alex Krauss
Chris Gogarty	Kathleen Furtenberg
Donna Deaubler	Lois Vancavage
Benson Goldstein	Ron Bertino
Frances Taylor	Walter Humphrey
Meryl McBride	Julie H.
Dan & Sue _____	Damian G.

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Notice of Advertisement

49 **Notice of Advertisement of Public Hearings and Regular Meeting**

50

51

52 **THIRD ORDER OF BUSINESS** **Consideration of Minutes**

53

54 **February 5, 2026 - Regular Meeting Minutes**

55

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

58

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, the February 5, 2026 Regular Meeting Minutes were approved.

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64 **FOURTH ORDER OF BUSINESS** **FISCAL YEAR 2027 BUDGET**

65

66 Mr. Ward stated the purpose of today's meeting was to conduct two public hearings; the first
67 public hearing was related to the proposed Fiscal Year 2027 budget and the second public
68 hearing set the assessment rate for the general fund, administration and operations for Fiscal
69 Year 2027. He explained the public hearing process. He explained mailed notice was sent to
70 inform the community about the proposed connection to the Manatee County reuse water
71 system to provide reuse irrigation water to the community in place of the current provider.

72

73 **I. Public Comment and Testimony**

74

75 Mr. Ward called for a motion to open the Public Hearing.

76

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, the Public Hearing was opened.

77

78

79

80 Mr. Ward introduced Matt Morris, District Engineer.

81

82 Mr. Matt Morris, District Engineer, with Pape Dawson Engineering discussed the
83 County water reuse system: *We will have to run a new reuse main from River
84 Strand down to State Road 64. We have already done survey work. We have had
85 subsurface underground investigation work done as well to make sure we are
86 addressing any underground conflicts in our final design. We have done some
87 schematic design. Essentially, right now the rough design is about 8,700 feet
88 worth of new pipe to be installed. That pipe would come up and feed into a pond
89 or a couple of ponds in River Strand and would then be pumped out. Those
90 pumps would be connected to the existing irrigation system that feeds the homes
91 and golf courses and things like that. We are also going to be permitting through
92 the Water Management District a backup recharge well in case the County is
93 unable to provide reuse water. Typically, that has not been a problem in this
94 County, but in other areas and counties sometimes they are unable to provide
95 enough reuse, and the backup well would provide additional water in times the*

96 County could not provide it. We have quite a bit of final design and permitting
97 ahead of us. We are in the process of itemizing our plans to make a submittal to
98 Manatee County in addition to the permits we will need from the County. We will
99 also be working with them on a reuse agreement for River Strand as well. That is
100 effectively what our scope is. We are still finalizing things. We have an irrigation
101 expert we brought in as a subconsultant to help make sure the pump is sized
102 appropriately, and make sure the lines are sized appropriately to be able to
103 provide the reuse needed. The pipe that's beign put in that goes down to State
104 Road 64 is going to provide the water from State Road 64 into the ponds, and
105 then there is going to be a pump which will pump the water out of the ponds. It's
106 essentially set up on a float switch. It pumps the water out of the ponds, and as
107 the water level of the pond starts dropping it opens a valve that allows the reuse
108 water to feed into the pond and fill the pond up as it is being pumped out. Again,
109 if there is not enough reuse coming from the County at the time then the backup
110 recharge well would do the same thing where if the reuse doesn't turn on, the
111 backup well turns on and fills the pond up so the water level stays where it
112 should.

113

114 **Members of the audience names are not clear on the audio - as such anyone**
115 **who spoke is identified as "A speaker"**

116

117 A speaker (female) noted: Our ponds are very low right now. Who controls the
118 switch that puts the water in and out?

119

120 Mr. Morris: It's an automatic switch, so once the water level drops below a certain
121 elevation it will open up a valve that will turn the water on and let the water flow
122 into the pond.

123

124 A speaker (male) noted: Will all the ponds get water through this new system?

125

126 Mr. Morris: No, only certain ponds.

127

128 A speaker (male) noted: Has anybody done a diagram of what exists right now
129 and how the piping works versus what you are proposing? It's a lot of money.

130

131 Mr. Morris: We have a plan view. We are not proposing much in the way of
132 changes to the irrigation system itself in River Strand. It's more about getting the
133 water from State Road 64 to River Strand and then connecting the pump into the
134 pipes that are already in River Strand. Currently the main chunk of the budget is
135 for that 8,700 linear feet of pipe to get from State Road 64 to River Strand.

136

137 A speaker (male) asked if water could be pulled from Manatee River.

138

139 Mr. Morris responded in the negative.

140

141 A speaker (male) asked if there were any other options, for example multiple
142 wells.

143

144 Mr. Morris explained because of water use permitting requirements River Strand
145 could not just feed the system with only recharge from the ground. *That can only*
146 *be used as a backup system. Because there is reuse water available, both the*
147 *County and the Water Management District say you have to get the lowest quality*
148 *water and use that for your irrigation, and in this case reuse is thought to be the*
149 *lowest quality water you can get for irrigation.*

150
151 A speaker (male) asked if it would be possible to split the cost with another
152 development which was between River Strand and State Road 64.

153
154 Mr. Morris indicated he did not know.

155
156 A speaker (male) asked where the irrigation water came from currently.

157
158 Mr. Morris responded "pork chop lake" which had Manatee County reuse water
159 going into it and was pumped out by Aqua Terra to River Strand. He explained
160 River Strand would connect directly to the County reuse main which was on State
161 Road 64. He said the pipes would connect to ponds in River Strand and then be
162 pumped out for irrigation use in River Strand. He noted currently all irrigation
163 water came from Aqua Terra.

164
165 A speaker (female) asked about the possibility of pumping from Pork Chop Lake.

166
167 *Mr. Morris: The intent of this was to effectively sever you from that system, that*
168 *connection, so you have your own system.*

169
170 A speaker (female) stated it was important to understand why this was being
171 done. She asked if Anne could make a statement.

172
173 Mr. Morris asked if there were any additional questions for him before Anne
174 spoke.

175
176 A speaker (male) asked if the connection to State Road 64 would be to the
177 stormwater runoff collection.

178
179 *Mr. Morris: The connection we are making on State Road 64 is to an actual reuse*
180 *distribution pipe that Manatee County has. It's a 30 inch pressurized reuse main*
181 *that's providing irrigation reuse water to a good portion of the area around*
182 *Heritage Harbour.*

183
184 A speaker (male) asked if the 8,700 feet of pipe would run through other
185 communities.

186
187 Mr. Morris responded it would run by Heritage Green up Heritage Blvd in the
188 public right-of-way.

189
190 A speaker (male) asked if Heritage Blvd was controlled by a CDD.
191

192 Mr. Morris stated Heritage Blvd was a public road and the pipe would be in the
193 public right-of-way.

194
195 Discussion ensued regarding Pork Chop Pond; the local ponds all being
196 connected for stormwater system purposes but not irrigation purposes; River
197 Strand not having any irrigation water being pumped from it's ponds at this time;
198 Heritage Harbour North severing ties with Aqua Terra for irrigation water once
199 this plan came to fruition; connecting directly with Manatee County reuse water
200 solving the problem River Strand had with irrigation water shortages; the reuse
201 water agreement with Manatee County guaranteeing Manatee County would
202 provide a certain amount of reuse water for irrigation; and the backup well being
203 put into place to assist if there were water shortages.

204
205 *Mr. Ward: The Manatee County system is probably one of the top six in the state*
206 *in terms of providing reuse water. I think they have a storage capacity of 1.3*
207 *billion gallons of water. It is a very stable and very solid system for provision of*
208 *reuse. The only thing I think might happen is if they have a line break and*
209 *something goes wrong with the system we have a backup plan to use aquafer*
210 *water on a short term basis to supplement the reuse system.*

211
212 *Ms. Anne Naramore, Board President, River Strand Golf & Country Club: The*
213 *prime source is from Florida Water Utilities Environmental Services, Inc. (Aqua*
214 *Terra), a private water company that provides reclaimed irrigation water to River*
215 *Strand. Lake 171, which is known as Pork Chop Lake, provides the irrigation to*
216 *River Strand. Heritage Harbour Master manages the relationship with Florida*
217 *Water. That is a really important fact. We, River Strand, and CDD North, have no*
218 *direct control over how Florida Water manages their system because we don't*
219 *have an agreement. We are not even allowed to talk to them unless Heritage*
220 *Harbour talks to them on our behalf. Current situation, the major business risk to*
221 *River Strand and why we asked the HHN CDD for help: 1. Lack of irrigation water.*
222 *In 2024 there were snails and organic material which clogged the system and*
223 *consequently we could not get irrigation water. In 2025 there was overuse of*
224 *SFWMD credits, so the water was turned off. And then of course we had a*
225 *drought which did not help. For the last two years we have had major issues with*
226 *water supply. Florida Water Utilities, known to most of us as Aqua Terra, have*
227 *three pumps that pump the water into the various communities between CDD*
228 *South and CDD North. By my understanding they are all over 20 years old and*
229 *they each cost about \$750,000 dollars to replace. No one knows when they are*
230 *going to replace them. There is no communication. Single point of failure: there*
231 *is no backup source for irrigation water if something happens with Florida Water*
232 *Utilities' system. River Strand and CDD North are reliant on Florida Water Utilities*
233 *and Heritage Harbour. Because we have this risk, the River Strand Board*
234 *approved a portable water tank for \$50,000 dollars last year so we could go*
235 *around and spot water the golf course and some of our common areas. We spent*
236 *\$6 million dollars on our golf course, we couldn't afford not to have a backup*
237 *solution for irrigation, and we planted new plants around the clubhouse. We*
238 *couldn't allow that to go down the tubes either. Then we have two administrative*
239 *items that have caused us pain. One is billing. River Strand was overcharged for*

240 irrigation for the golf course and common areas. It took one year, five attempts, to
241 get a credit for that over charge. Again, the relationship between Florida Water
242 and Heritage Harbour that we don't control. Again, there is the risk of no
243 relationship. River Strand and CDD North have no direct input into Florida Water,
244 and we must go through Heritage Harbour to get anything resolved. From my
245 point of view, my understanding of the proposal is we are going to have one
246 primary source of reclaimed irrigation water that will be piped in from Manatee
247 County to River Strand. How you do that is up to the experts. Then, they are going
248 to dig a backup well, so when things do go awry we have another source of water,
249 which we do not have today. And more importantly, we control it. Bottom line is,
250 the CDD North would own the infrastructure, River Strand would manage it on
251 behalf of our members.

252
253 A speaker (male) noted: You have a contract with a private company for another
254 10 years. That's what I read in the brief. Has anyone considered the legal
255 ramifications of what we are doing?

256
257 Ms. Naramore: Jim will get to that. Does anyone have any questions about the
258 reasons why the River Strand Board feels this is a worthwhile objective?

259
260 A speaker (female) noted: Since River Strand will be responsible, are we going to
261 hire someone full time who knows what to do?

262
263 Ms. Naramore: Just like we hire experts for stormwater system management,
264 pond management, security, etc., of course we would.

265
266 A speaker (male) asked if there were estimates on how long the backup well
267 could be used.

268
269 Mr. Morris: We would be going into the aquifer. It would be designed to
270 essentially refill the pond indefinitely, but there will be permitting criteria that we
271 have to go through with the Water Management District that will limit the amount
272 of water we can pump. That will control it more than the physical aspects of the
273 construction.

274
275 A speaker (male) asked why not just dig four wells to irrigate the community
276 rather than run 8,700 feet of pipe.

277
278 Mr. Morris explained the well water could not be used as the main source of
279 irrigation water; it could only be used as a backup source.

280
281 Discussion ensued regarding whether the aquifer could run out of water.

282
283 Mr. Ward: In this state there are five large water management districts that
284 manage the water resources for the state. They are very aware of how much water
285 can be drawn out of the aquifer. They control it very tightly with all of the cities,
286 counties, CDDs and other government entities that draw water out of the aquifer.
287 They limit it pretty stringently. They are fine with using the aquifer for purposes of

288 *backup systems. They are not willing to let you use them as the primary source of*
289 *water in the state. The technology today of using reuse water, and as I said earlier,*
290 *Manatee County has one of the best reuse water systems in the state, the use of*
291 *the aquifer is very limited. It's only allowed if there is a break in the line or*
292 *something. They do require us to monitor it, report on it, and it's very limited.*

293
294 A speaker (male) asked about the cost of the new reuse system.

295
296 Mr. Ward indicated he would discuss cost shortly. He asked if there were any
297 additional engineering questions.

298
299 A speaker (female) (indecipherable).

300
301 *Mr. Morris: The first thing is to complete the permitting. We expect that to be*
302 *done later this year. The construction schedule, there are different methods they*
303 *can use to install the main. I expect a good portion of it will be a directional bore*
304 *as opposed to cutting open a trench and laying a pipe in the ground. The*
305 *duration is probably going to be a year once we get permitting and the*
306 *contractor starts construction. Can it go quicker than that? It could. Depending on*
307 *the contractor. But it's definitely going to be at least sometime next year before*
308 *reuse water is available.*

309
310 A speaker (female) asked about the surge in water use for irrigation in 2025. She
311 asked if it was used to fill a pond.

312
313 Mr. Morris stated he did not know.

314
315 Mr. Ward asked if there were any additional engineering questions. There were
316 none. He discussed the financial side of the plan. *The reason the CDD is getting*
317 *involved is because it's our job to provide a lot of the infrastructure that has been*
318 *built within this community, but more importantly, the agreement that we have*
319 *with what was Aqua Terra bound both the Heritage Harbour North CDD and the*
320 *South CDD to 30 year agreements with this company for purposes of providing*
321 *water service. That's all it really did. The rest of the legal side of the agreements*
322 *were done with the Master Association. All the CDD did was build certain*
323 *infrastructure which allowed this company to provide water to your community*
324 *through Pork Chop Lake but the infrastructure itself within the community*
325 *belongs to the CDD. That was done on purpose to ensure that at some point we*
326 *could terminate the agreement that we have with Aqua Terra. That agreement will*
327 *expire in 9 or 10 years at this point in time.*

328
329 *Ms. Naramore: The CDD North contract expires December 31, 2036. The one*
330 *with CDD South expires December 31, 2038. Do not ask me why.*

331
332 *Mr. Ward: All the agreement does is allow that company to utilize our system. The*
333 *agreement does not, in our opinion, at this point, and obviously we do think this*
334 *will be a legal matter that comes up, we do not think that precludes the CDD from*
335 *providing additional infrastructure to provide irrigation water to your system. This*

336 is a governmental agency. It has rights under state law to do what it wants to do
337 to provide infrastructure to your community irrespective of what that agreement
338 says or doesn't say. We believe that the right course of action is to put the
339 infrastructure in place, which we know is going to take us a year to do that, and
340 then provide the reuse water to you. We will then begin the process, in the next
341 year or two, of terminating the agreement under its terms and conditions. We are
342 required under that agreement to provide notice to them a minimum of one year
343 ahead of the termination date of the agreement. We are going to do that well
344 ahead of the one year termination date that's in the agreement in case there are
345 some issues that come up as it relates to that agreement. We do have included in
346 our budget funds that will allow us to ensure that we are able to deal with
347 whatever matters come up from a legal perspective. We think the CDD has
348 significant rights under the law to build a system it wants to provide for the long
349 term reuse requirements for this community. With respect to the rates, the County
350 rate for reuse water is 26 cents per 1,000 gallons. Anne was kind enough to
351 provide me with some of the data they were able to garner from the Master HOA
352 and from what I can gather the rate they are charging is in the 45 to 50 cents per
353 1,000 gallon range, although the numbers don't totally match up in the data
354 provided. But that looks to be the rate you are paying now for irrigation water. So,
355 the cost on an ongoing regular basis for providing water to your community
356 should decrease as we move the system forward. Matt referenced the cost of the
357 system itself. We are budgeting for the construction of the capital improvements
358 which is a little over \$2 million dollars. We are financing that over a five year
359 period, so you will pay roughly \$535 dollars a year for five years, which will then
360 drop off of your assessments for purposes of the capital construction. Then,
361 obviously whatever the use rates are we will work that out directly with the Master
362 Association of whether that's billed through the CDD or through the HOA and
363 operated and maintained by the HOA on an ongoing basis. The plan is a great
364 plan. We are trying to get this done and put on your tax bills this coming
365 November. The \$535 dollars is just for the reuse system. We add onto that your
366 regular operating costs and the legal costs associated with what we think may
367 occur with this Aqua Terra company on a going forward basis.

368
369 A speaker (male) noted: With that cancellation one year in advance, is there a
370 cancellation fee? Or are they just going to sue us?

371
372 Mr. Ward: There is no cancellation fee under the agreement. You can terminate it
373 one year early, if you don't do that then it automatically renews for an additional
374 30 years. So, we are going to provide notice of termination much earlier than the
375 one year date in the agreement.

376
377 A speaker (male) noted: Will they accelerate our cost for the remaining years?

378
379 Mr. Ward: Under the agreement they have no right to do that.

380
381 A speaker (male) noted: If you give notice before the indicated time you are
382 subjecting yourself to interference with contractual rights. They can sue you for

383 *lost profits for that period of time. We need to understand where we are going*
384 *with this before we go.*

385

386 *Mr. Ward: Yes, I think from a legal perspective we are fully aware. We have*
387 *general counsel who is available to us. We will also obtain litigation counsel as we*
388 *move forward. We will also obtain additional counsel on a going forward basis to*
389 *assist us in what our rights and obligations are in terms of the termination. They*
390 *will help guide us through the process.*

391

392 *A speaker (male) noted: Is the agreement online for us?*

393

394 *Mr. Ward: My assistant will put it on the CDD website.*

395

396 *Ms. Naramore: The CDD North agreement with Aqua Terra is on the River Strand*
397 *website. The agreement for CDD North and River Strand for maintenance is on*
398 *the website. The Heritage Harbour contract with Aqua Terra is also there under*
399 *the Heritage Harbour section.*

400

401 *A speaker (male) noted: (Indecipherable)?*

402

403 *Mr. Ward: It's more of a financial thing. A \$2 million dollar financing in this world*
404 *is rather small. If you go in a longer term your costs go up dramatically. We can't*
405 *finance it with a bank, we'd have to do municipal financing which costs a lot more*
406 *money; we chose the 5 year term to meet the requirements under the statute, so*
407 *we don't have to use the longer term more costly process. Usually those are done*
408 *for larger bond issues, larger infrastructure, \$7 million dollars or \$10 million*
409 *dollars. The \$3.8 million dollars is the total budget, which includes the cost of*
410 *construction and the cost of financing. We will do financing, but it's not \$3.8*
411 *million dollars for five years. The average cost per year is about \$500,000 dollars*
412 *in debt service for principal and interest on the loan to finance the \$2,2 million*
413 *dollars. You are paying \$535 dollars per unit per year for the next five years. After*
414 *it is paid off the \$535 dollars will go away. The only cost that will be left will be the*
415 *operating costs which will be handled by the CDD or the HOA.*

416

417 *A speaker (female) noted: Part of the contract is, you have got to deliver a*
418 *product. You have to deliver the product in a timely fashion in good shape. We*
419 *are getting a product a lot of us have had problems with and at this point you*
420 *could probably just go in and negate this contract within a certain amount of time*
421 *because of the type of product you are getting. So, quite frankly, I don't think*
422 *there is anything to be anxious about because on that alone you could cut this*
423 *contract right now.*

424

425 *A speaker (male) discussed the lack of control the community had over the*
426 *quality or quantity of water. He discussed the infrastructure that was damaged by*
427 *the lack of proper maintenance of equipment, the snails in the system degrading*
428 *the water quality and the system. He stated the community was incurring costs as*
429 *a result. He stated he worried if it continued, the system could become*
430 *irreparably damaged. He said this was not just a water issue; the community*

431 needed to have some control over where the water was taken from, how it was
432 delivered and the quality of water.

433
434 A speaker (male) stated he was in favor of gaining control over the irrigation
435 water; however, he asked the Board to first consider the contractual obligations.
436 He noted the Aqua Terra contract stated it could not guarantee water provision.
437 He noted Manatee County also did not guarantee water provision. He stated the
438 CDD should also consider coordination with the neighboring communities to
439 spread out the cost for the pipeline. He asked if there was verifiable data
440 regarding how much water the backup well would be able to produce. He
441 suggested speaking with CDD South about partnering with CDD North. He
442 suggested considering waiting until 2034 to begin this process to keep the CDD
443 within its contractual obligations.

444
445 A speaker (male) asked about the \$250,000 dollars budgeted for legal fees.

446
447 Mr. Ward explained the purpose of the legal fees: *We have to terminate the*
448 *agreement. We do expect there will be some issues with Aqua Terra during the*
449 *termination process. When you are going to terminate a long term agreement,*
450 *that they have for 30 years that's going to be renewable for another 30 years, I*
451 *fully expect we will need legal counsel to walk us through that process to ensure*
452 *we have the legal rights to do that, how to do that, and more importantly*
453 *sufficient funds to do that. That's what that is in there for.*

454
455 A speaker (female) asked if the settlement funds were built into the budget.

456
457 Mr. Ward: *We didn't build in settlement funds. We built in sufficient monies to*
458 *build the facility, and to ensure we can legally protect our rights with respect to*
459 *how to terminate the agreement.*

460
461 A speaker (female) recommended finding out what other communities in the
462 same situation have done and how much other communities might have had to
463 settle for.

464
465 Mr. Ward said there were not a lot of agreements between Aqua Terra and other
466 communities. *We thought there was litigation a year ago between Aqua Terra*
467 *and another community, but we were never able to find any of the lawsuits*
468 *related to it. We are not aware of any litigation currently with respect to this*
469 *company.*

470
471 A speaker (female) recommended searching for similar situations between
472 similar companies and similar communities.

473
474 Mr. Ward: *I am not aware of any other community that has one of these long term*
475 *agreements in the state.*

476
477 A speaker (male) asked if District Counsel could provide a legal opinion
478 regarding the potential legal ramifications of the situation.

479

480 *Mr. Greg Urbancic: I think it's important to note that we do have an existing*
481 *agreement and if we take action that's adverse to that, they may claim we have*
482 *breached that contract. I think it's going to be very important that we build a*
483 *record of every default that exists with regard to this company, whatever that is.*
484 *Just keep providing them with a notice of default, notice of default, so whoever*
485 *litigates this (I'm not the litigator) we can build a record and at least have an*
486 *arguable claim. They are going to say we have this contractual right, and you*
487 *breached it. I get where the community is going though, understanding that they*
488 *want to put in the infrastructure to be prepared because it sounds like this*
489 *company is falling down and I do appreciate that. I just think we have to build that*
490 *record to put this District and perhaps the other District in the best place possible*
491 *for either our ability to terminate because of their breach or to negotiate some*
492 *sort of settlement because they just can't deliver anymore. Those are the*
493 *important parts. As to when that would ripen as to any sort of claim against us,*
494 *that's hard to know. I think the point at which we turn on the water and we haven't*
495 *resolved something with them, then I think we have opened ourselves up to a*
496 *potential legal claim. I think those steps in advance while all this is going on is*
497 *going to be imperative.*

498

499 A speaker (male) asked if quarterly HOA fees would drop if this went forward.

500

501 Ms. Naramore noted she was no expert and had not looked at the numbers in
502 detail but there were 41 entities who received Heritage Harbour invoices for
503 irrigation water. She explained the bills were based on a per unit rate and the
504 rates were different for condos, single family homes and common areas; it was a
505 bit confusing when looking at the bills. She stated River Strand also received a
506 separate bill from Florida Water Utilities directly for the golf course which was at
507 a different rate which was metered, none of the other rates were metered. She
508 noted the golf course had different regulations for watering than the rest of River
509 Strand. She stated each year on July 1, Florida Water was supposed to notify
510 Heritage Harbour of the rate increase for the community; River Strand has never
511 received the notice, so it was impossible to incorporate the cost increase into the
512 upcoming fiscal year budget without simply guessing. She stated River Strand
513 typically guessed a 3 percent increase in irrigation water rates. She noted the
514 Florida Water (Aqua Terra) rate was currently 48 cents per 1,000 gallons, the
515 Manatee County rate was 26 cents per 1,000 gallons which was a 22 cents per
516 1,000 gallons difference in cost which was a savings of almost 50 percent.

517

518 A speaker (male) asked if CDD North had spoken with CDD South about the
519 possibility of partnering with CDD North in this endeavor.

520

521 Mr. Ward responded in the negative.

522

523 A speaker (female) stated she tried to speak with CDD South to no avail.

524

525 *Ms. Naramore: There were two conversations with Heritage Harbour, CDD North,*
526 *CDD South and River Strand about this subject because of the issues we were*

527 *having in 2024 with the snails in the water. We brought it up twice to both entities*
528 *that we were thinking of going down this path and there was no interest in*
529 *involvement or collaboration.*

530

531 *Ms. Nancy Lyons: Over two years ago we were bringing it up that Aqua Terra*
532 *does not exist any longer. It was supposedly purchased by some company, and I*
533 *know not which one. I have six or seven names. I talked to every one of their*
534 *attorneys and they will not say a word.*

535

536 Discussion ensued regarding CDD South not being interested in collaboration;
537 CDD South wanting to wait until the nonexistent litigation between Aqua Terra
538 and some other user was finished before thinking about participating; and the
539 Board choosing whether to move forward with this project at today's meeting.

540

541 A speaker (male) stated doing nothing was not an option.

542

543 Mr. Ward agreed.

544

545 A speaker (female) asked if a well could be dug to supplement the irrigation
546 water being supplied by Aqua Terra.

547

548 Mr. Ward responded in the negative. He explained the Florida Water company
549 was already pumping out of the aquafer for backup irrigation water and the
550 community would not be permitted to add to that.

551

552 A speaker (female) noted if the CDD South allowed other communities or CDDs
553 to participate and help build the pipeline then it would lose control. She stated
554 the whole idea was to gain control over the community's water.

555

556 Discussion ensued regarding there being no way to communicate with Aqua
557 Terra/Florida Water Utilities.

558

559 Mr. Ward asked if there were any additional questions regarding the budget;
560 there were none. He called for a motion to close the public hearing.

561

**On MOTION made by Michael Fisher, seconded by John
Wisz, and with all in favor, the Public Hearing was closed.**

562

563

564

565 **II. Board Comment**

566

567 Mr. Ward asked if there were any additional Board questions; there were none.

568

569 **III. Consideration of Resolution 2026-4, a resolution of the Board of Supervisors** 570 **adopting the Annual Appropriation and Budget for Fiscal Year 2027**

571

572 Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and
573 ending on September 30, 2027.

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On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public with questions.

A speaker (female) asked about the assessment rate.

Mr. Ward: Your total assessment including the \$535 dollars will be \$844.84 per unit per year; basically it's \$70 dollars per month. Of that, \$535.05 will be there for five years for the capital piece. He called for a motion to close the public hearing.

On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2026-5, a resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll

Mr. Ward called for a motion.

On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors establishing an operation and maintenance assessment cap for notice purposes only

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626

Mr. Ward stated Resolution 2026-6 set the cap rate at \$1,013.18 dollars. He explained mailed notice would be required if the assessment rate ever went above the cap rate. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-7

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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

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Mr. Ward noted the meeting dates would be the first Thursday of each month at 1:00 p.m. at the River Strand Golf and Country Club. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

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SIXTH ORDER OF BUSINESS

Staff Reports

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I. District Attorney

No report.

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II. District Engineer

No report.

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III. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2026

– Seats 1, 3, & 5 Candidate Qualifying Period: June 8, 2026 - June 12, 2026

b) Financial Statement for period ending January 31, 2026 (unaudited)

c) Financial Statement for period ending February 28, 2026 (unaudited)

666
667
668

No report.

669 **SEVENTH ORDER OF BUSINESS** **Supervisor’s Requests**

670
671 Mr. Ward asked if there were any Supervisor’s Requests; there were none.
672

673
674 **EIGHTH ORDER OF BUSINESS** **Public Comments**

675 Mr. Ward asked if there were any public questions or comments.
676
677

678 *A speaker (female) noted: This was a very important letter that went out to the community, and*
679 *it was a little disappointing. In there it talked about the assessment on the Collier County tax*
680 *bill. Obviously, that’s an error. Someone should have proofread this document. The other*
681 *thing is, where it says it’s a three year period of assessment, that is an error also. It should have*
682 *been five years. That’s a big deal to people. You are telling all the people in River Strand this*
683 *and the communication wasn’t even accurate. I hope, going forward someone proofs this from*
684 *your Board prior to it going out in the mail because those little errors should not have been on*
685 *this document.*

686
687 *A speaker (male) noted: The way I understood the information sent to us after reading it was*
688 *now our assessment was \$844 dollars a year which comes on our tax bill for CDD North.*
689 *Anything above that now has to go before the Board for a vote, and you’re asking the Board to*
690 *increase that amount to \$1,014 dollars?*

691
692 *Mr. Ward: No. Your total assessment for operations is \$835 dollars. That’s what will be on your*
693 *tax bill, plus, as you all know, you have a fixed capital assessment on your tax bill. The \$1,013*
694 *dollars simply means if the Board in future years increases the budget over that amount then*
695 *mailed notice will be sent out.*

696
697
698 **NINTH ORDER OF BUSINESS** **Adjournment**

699
700 Mr. Ward adjourned the meeting at approximately 2:20 p.m.
701

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

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706 Heritage Harbour North
707 Community Development District
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711 _____
712 James P. Ward, Secretary

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711 _____
712 Nancy Lyons, Chairperson

RESOLUTION 2026-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE AGREEMENTS WITH PFM MANAGEMENT SERVICES LLC, AND PFM FINANCIAL ADVISORS LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AGREEMENTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Heritage Harbour North Community Development District ("**District**") is a local unit of special-purpose government creating and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has previously entered into that certain District Management Services Agreement, effective as of October 1, 2024 ("Agreement") between the District and J P Ward and Associates LLC, attached hereto as **Exhibit A**, for District Management Services; and

WHEREAS, effective as of May 1, 2026, JP Ward and Associates LLC, has been acquired by PFM Management Services LLC; and

WHEREAS, the District desires to approve the District Management Agreement with PFM Management Services LLC, attached hereto as **Exhibit B**, and the Financial Advisory Contract with PFM Financial Advisors LLC, Attached hereto as **Exhibit C**; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize, and execute the District Management Agreement and the Financial Advisory Contract on the District's behalf.

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

SECTION 1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. EXECUTION OF AGREEMENT AND CONTRACT. The Chairperson is authorized to execute the District Management Agreement and the Financial Advisory Contract at a time to be determined by the Chairperson.

SECTION 3. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible,

and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

SECTION 4. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 4th day of June, 2026.

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

- Exhibit A:** J P Ward and Associates LLC District Management Services Agreement
- Exhibit B:** PFM Management Services LLC District Management Agreement
- Exhibit C:** PFM Financial Advisors LLC Financial Advisory Contract

Exhibit A:

J P Ward and Associates LLC District Management Services Agreement

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

THIS AGREEMENT, made and entered into on this 1st day of October 2024, by and between the Heritage Harbour North Community Development District, hereinafter referred to as "DISTRICT", and the firm of **JPWARD and Associates, LLC**, hereinafter referred to as "MANAGER", whose address is 2301 N.E. 37th Street, Fort Lauderdale, Florida 33308.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing management, financial and accounting services for the Heritage Harbour North Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters, on an as needed basis.

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby retains the MANAGER for the services and fees described in Exhibit "A", attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit "A", which amount shall be payable in equal monthly installments at the beginning of each month and may be amended from time to time as evidenced by the budget adopted by the Board or at the issuance of Bonds. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.
3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on October 1, 2024. The Agreement may be terminated as follows:
 - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
 - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
 - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.
8. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
9. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
10. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided,

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

11. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Manatee County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

12. All notices required in this Agreement shall be sent by U.S. Mail, Overnight Service, such as Federal Express or such other service as may be available for overnight delivery or by electronic mail (e-mail), and if sent to the DISTRICT shall be sent to:

Heritage Harbour North Community Development District

Attention: Nancy Lyons
Chairman, Board of Supervisors
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
(954) 658-4900

With a copy to:
District Counsel
Attention: Mr. Greg Urbancic
Coleman, Yovanovich & Koester
Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(941)435-3535

And if sent to the MANAGER:
JPWard and Associates LLC
Attention: Mr. James P. Ward
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308

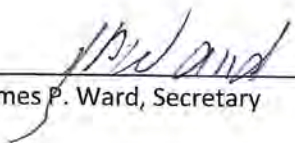
Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
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Either party may change the address for notice purposes pursuant to this Agreement by sending notice to the address noted herein, or such other address if the party's address has been changed subsequent to the date of this Agreement.

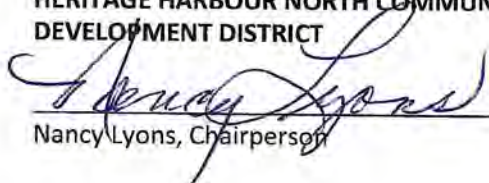
13. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
14. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Evidence of such price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

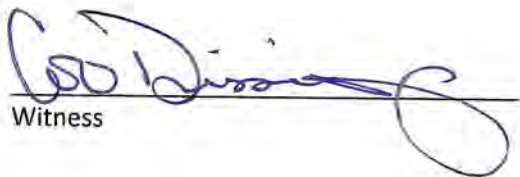
Signed and Sealed
In the presence of:



James P. Ward, Secretary

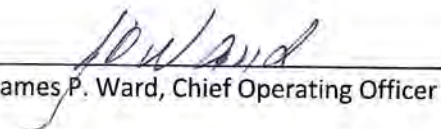
BOARD OF SUPERVISORS
HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT


Nancy Lyons, Chairperson



Witness

JPWARD and Associates, LLC



James P. Ward, Chief Operating Officer

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Exhibit A

Management and Administrative Services

JPWARD and Associates, LLC will perform all required Management and Administrative functions of the District, which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue of the issues before the Board for action.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Develop and train members of the Board of Supervisors in the requirements of Florida Law's, including, but not limited to, public officers and employees, and the conduct of District business.
- Implementation of Budget directives.
- Coordination for the following services:
 - ◆ Insurance, General Liability along with Director's and Officer's Liability
 - ◆ Independent Auditor Services
 - ◆ Such other services as may be identified from time to time
- Provide required annual disclosure information:
 - ◆ Designation of Registered Office and Registered Agent
 - ◆ Public Meeting Schedule
- Assist in the Preparation of the Audited Financial Statements
- Provide Oath of Office and notary public for all newly elected members of the Board of Supervisors.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Administrative Services

JPWARD and Associates, LLC will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Preparation of all Board Agendas and coordination of receipt of sufficient material for Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Record and transcribe all meetings of the Board of Supervisors including regular meetings, special meetings, workshops, and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by ***JPWARD and Associates, LLC*** in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida Law.
- Maintain all other District Public Records, including Agreements, Contracts, Resolutions in accordance with Florida Law for the District.
- Our firm utilizes a completely computerized system for Record Storage, Maintenance and Retrieval, and your records are available electronically once they have been scanned into our systems.
- Maintain District Seal.
- Satisfy Public Records Requests in a timely, professional, and efficient manner.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Financial Accounting Services

JPWARD and Associates, LLC will perform all required financial accounting functions of the District, which will include but not be limited to the following:

- Prepare a Proposed Budget that achieves maximum cost-to-benefit equity for approval.
- Submit a Proposed Budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.
- Modify Proposed Budget for consideration by the Board of Supervisors at the District's advertised Public Hearing.
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes.
- Establish Budget Public Hearing(s) and dates.
- Establish Board of Supervisors workshop dates (if required).
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent.
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing.
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board of Supervisors.
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings.
- Attend all workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public.
- If necessary, prepare and coordinate applications for:
 - ◆ Federal I.D. Number
 - ◆ Tax Exemption Certificate
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report
- Preparation of Public Depositor's Report
- Administer purchase order system, periodic payment of invoices.
- Coordination of tax collection and miscellaneous receivables.
- Preparation of all required schedules for yearend audit:
 - ◆ Prepare schedule of Bank Reconciliations
 - ◆ Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
 - ◆ Prepare analysis of Accounts Receivable
 - ◆ Prepare schedule of Interfund Accounts
 - ◆ Prepare schedule of Payables from the Governments
 - ◆ Prepare schedule of all Prepaid Expenses
 - ◆ Prepare debt Confirmation Schedules
 - ◆ Prepare schedule of Accounts Payable
 - ◆ Prepare schedule of Assessment Revenue compared to Budget
 - ◆ Prepare schedule of Investments and Accrued Interest
 - ◆ Prepare analysis of All Other Revenue
 - ◆ Prepare schedule of Operating Transfers
 - ◆ Prepare schedule of Cash Receipts and Cash Disbursements
 - ◆ Prepare analysis of Cost of Development and Construction in Progress
 - ◆ Prepare analysis of Reserves for Encumbrances
 - ◆ Prepare Amortization and Depreciation Schedules
 - ◆ Prepare General Fixed Asset and General Long-Term Debt Account Groups
 - ◆ General Fixed Asset Accounting
 - ◆ Assets constructed by or donated to the District for maintenance

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

- ◆ Inventories of District property in accordance with the Rules of the Auditor General

Special Assessment Services – On-going Yearly Maintenance of the District’s Assessment Roll and Lien Book.

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years’ rolls, to ensure that the District rolls are in compliance with the law and that *JPWard and Associates, LLC* has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Assessment Methodology Services

JPWard and Associates, LLC will prepare the Special Assessment Methodology necessary to assist the District in formulating its financial goals and strategies for the issuance of any proposed Debt Financings.

- Research, identify and evaluate outstanding funding issues that need to be addressed during the development of the capital improvement plan for the infrastructure for the project.
- Develop a fair and reasonable method of apportionment and accurate classification of parcels using the current ad valorem roll and development plan from the developer.
- Review the assessment methodology for legal sufficiency and compatibility with the uniform method of collection via the tax toll.
- Create a preliminary assessment roll database using the most current tax roll and apply the apportionment methodology to the database to test the validity and legal sufficiency.
- Calculate a proforma schedule of assessment rates, including par debt allocated to all properties, and estimated annual cost.
- Calculate a proforma schedule of rates based on the developed apportionment methodology and revenue requirements for the assessment program.

Dissemination Agent Services (IF APPLICABLE)

JPWard and Associates will provide the required services to comply with the Securities and Exchange Commission Rule 15c2-12 as set forth in the Dissemination Agreement and the Continuing Disclosure Agreement that were entered into for the District's Series 1999 and Series 2007 Bonds.

- Develop information collection systems to be used to comply with the requirements of the Continuing Disclosure Agreement.

Exhibit B
AGREEMENT FOR SERVICES
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Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

- Collect all information required for the Annual Report required by the Continuing Disclosure Agreement and electronically transmit to the National Repository Site.
- Work with the Trustee and report any significant events required pursuant to the Continuing Disclosure Agreement.

Exhibit B
AGREEMENT FOR SERVICES
Between
Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Exhibit A – Fee Schedule

District Management and Administrative Services

Management

\$46,344.00 Yearly

- Twelve (12) Meetings are included

- Additional meetings
 - i. \$175.00 per hour plus travel time.

 - ii. Travel is billed at actual cost for Air travel and at the approved IRS rate for automobile.

- Scanning of Documents before the Contract Period.
 - i. We have noted that some companies have maintained the District’s records in paper format and stored at various locations. We would recommend that we remove those records from storage and scan them into our computerized system for easy retrieval. Many of these documents are permanent records of the District and required to be maintained in perpetuity. Records that have met their records retention requirements of Florida Law can be disposed of accordingly. Paper records received from the prior management firm will be professionally scanned, and our fee is \$45.00 per hour.

- Fax Services
 - i. With the use of our electronic systems, we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

- Cassette Tape Conversion
 - i. We utilize a digital recorder for all Board Meetings, which are available on our Systems. We have noted that some Companies utilize cassette tapes, and these recordings are required to be maintained in perpetuity by the District. The technologies available today lend itself to the conversion of these tapes to a digital format which will protect the District and preserve the public record. As such, we will coordinate with a firm that will convert those tapes to a digital format and bill the District only the actual cost of conversion,

Exhibit B
AGREEMENT FOR SERVICES
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without any fee or markup. Once these tapes have been converted to a digital format, we will maintain these digital records on our Systems for the District.

Financial Accounting

General Fund, Debt Service and Capital Projects Funds. All Debt Service and Capital Projects Funds are included	\$5,000
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■ Computer Services	Included
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Dissemination Agent Services

For each Bond Issue (Billed monthly)	Not Applicable
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Special Assessment Services

■ On-going Yearly maintenance of District’s Assessment Roll and Lien Book for General Funds and Debt Service Funds	\$8,500
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i. Estoppel Letters for Assessment Liens	\$50
■ Billed to the Requesting Party	

■ Preparation of Special Assessment Methodology	\$15,000
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Issuance and Re-Financing of Bonds

■ Management Services for Issuance of Bonds	\$15,000
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Expense Reimbursement Policy

The following is **JPWard and Associates, LLC** standard expense reimbursement policy for Community Development District representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client.

All expenses are billed monthly.

Telephone: All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing: In-house photocopying and printing is included. Outside copying, printing and binding will be billed as a pass-through of the direct vendor’s charges.

Exhibit B
AGREEMENT FOR SERVICES
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Heritage Harbour North Community Development District
and JPWARD and Associates, LLC

Facsimile Services: With the use of our electronic systems, we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

Postage: Postage is billed at actual cost.

Overnight Deliver: Overnight delivery is billed at actual cost.

Travel: Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost not to exceed the charges permitted pursuant to Section 112.061 Florida Statutes, as amended. Board Meeting attendance is not charged for travel or travel costs.

Exhibit B:

PFM Management Services LLC District Management Agreement

DISTRICT MANAGEMENT

This District Management Agreement (this "Agreement"), made and entered into as of the 1st day of May 2026, (the "Effective Date") by and between **Heritage Harbour North Community Development District** ("DISTRICT") and **PFM Management Services LLC**, a Delaware limited liability company ("MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

WHEREAS, MANAGER is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

I. SCOPE OF SERVICES

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

II. WORK SCHEDULE

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request. Notwithstanding, Manager shall not be reimbursed for out-of-pocket expenses incurred, including but not limited to, travel, meals and lodging, arising out of Manager's attendance and participation in public meetings of the District (up to 12 public meetings per year). Further, the Manager shall use best efforts to conduct all site work for the District in connection

with the Manager's attendance at public meetings of the District to minimize costs and expenses incurred by the District associated with travel by the Manager.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERM AND TERMINATION

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be provided in accordance with Section VII hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other. The MANAGER may not delegate performance of any of its obligations under this Agreement or subcontract any material portion of the services to be performed hereunder, without the prior written consent of the DISTRICT. Any permitted assignee shall assume in writing all obligations of the assigning party under this Agreement. No assignment shall relieve the assigning party of its obligations hereunder unless the non-assigning party expressly releases the assigning party in a written instrument. Any attempted assignment or delegation in violation of this Section V shall be null and void and of no force or effect. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective permitted successors and assigns.

VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER. DISTRICT may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy or completeness of such Data.

VII. NOTICES

All notices given under this Agreement shall be in writing and shall be deemed given (i) if delivered by hand delivery, when delivered to the recipient; (ii) if sent by nationally recognized overnight courier, when delivered as shown by the courier's delivery confirmation; (iii) if sent by regular U.S. mail (postage prepaid), three (3) business days after deposit in the U.S. mail; or (iv) if sent by email, when transmitted to the email address set forth below (or such other email address as a party may designate by notice), provided that no "bounce back" or other error

message indicating non-delivery is received by the sending party. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:

Heritage Harbour North Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: District Manager
Email: wardj@pfm.com

AND (for any notice to the DISTRICT): Chair of the Board of Supervisors, at the Chair's address within the DISTRICT and/or the Chair's official email address (as designated by the DISTRICT from time to time)

With A Copy To:

Coleman, Yovanovich & Koester, P.A.
The Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.
Email: gurbancic@cyklawfirm.com

MANAGER:

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: Jennifer Walden
Email: waldenj@pfm.com

VIII. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon expiration or termination of this Agreement, MANAGER shall, at no additional cost and upon the DISTRICT's request, promptly deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement that are in MANAGER's possession or control, but in any event no later than thirty (30) days following the effective date of such expiration or termination, unless a longer period is agreed to in writing by the DISTRICT. MANAGER may retain an archival copy of such materials for recordkeeping and legal/compliance purposes; provided that any retention of public records shall comply with Section 119.0701, Florida Statutes and the Public Records Disclosure provision of this Agreement, and MANAGER shall not use or disclose such materials except as permitted under this Agreement or required by law.

IX. MANAGER'S REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of MANAGER or affiliates of MANAGER in its sole discretion. The MANAGER may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

X. INSURANCE

MANAGER shall maintain insurance coverage with coverages and policy limits not less than as stated in Exhibit C. Upon execution of this Agreement and thereafter upon each renewal, replacement, modification, or material change of such coverage, MANAGER shall deliver to the DISTRICT certificates of insurance evidencing the required coverages.

XI. GENERAL PROVISIONS

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability; Indemnification

MANAGER shall not be responsible for the acts or omissions of any contractor, subcontractor, supplier, or other individual or entity that is not engaged by or under the direct control or supervision of MANAGER in connection with this Agreement. For the avoidance of doubt, MANAGER shall remain fully responsible for the acts and omissions of MANAGER and its officers, directors, employees, agents, and any subcontractors or consultants directly engaged by MANAGER in connection with the performance of services under this Agreement.

DISTRICT INDEMNIFICATION. Subject in all respects to the limitations of liability set forth in Section 768.28, Florida Statutes, and only to the extent permitted by applicable law, the DISTRICT agrees to indemnify and hold harmless the MANAGER and its officers, directors, employees, and agents from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, liabilities, damages, costs, court costs, and expenses, including reasonable attorney's fees and costs, that arise solely and directly out of the negligent or intentionally wrongful acts or omissions of the DISTRICT. For the avoidance of doubt, the DISTRICT shall have no obligation to indemnify or hold harmless the MANAGER to the extent that any claim, loss, or liability arises out of or is contributed to by the negligence, recklessness, willful misconduct, breach of this Agreement, or violation of applicable law by the MANAGER or any person or entity for whose acts the MANAGER is responsible. The indemnification obligations of the DISTRICT set forth herein are expressly limited by and subject to Section 768.28, Florida Statutes, and nothing herein shall be construed as a waiver of the DISTRICT's sovereign immunity beyond the limits established therein.

MANAGER INDEMNIFICATION. To the fullest extent permitted by law, the MANAGER agrees to indemnify, defend and hold harmless the DISTRICT and its officers, supervisors, staff,

and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, liabilities, damages, costs, court costs, and expenses, including reasonable attorney's fees and costs (including fees and costs incurred in enforcing this indemnification obligation), arising out of or relating to: (i) the negligent, reckless, and/or intentionally wrongful acts or omissions of MANAGER, its officers, directors, employees, agents, subcontractors, or consultants; (ii) MANAGER's material breach of this Agreement; or (iii) MANAGER's violation of applicable law in connection with the performance of services under this Agreement. MANAGER's duty to defend the DISTRICT shall be subject to and consistent with applicable Florida law governing private entities. The indemnification provided for herein shall not be deemed exclusive of any other rights or remedies to which the DISTRICT may be entitled and shall survive the expiration or termination of this Agreement.

SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Any obligations of the DISTRICT under this Agreement are subject to and limited by Section 768.28, Florida Statutes, and other applicable law.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. Venue for any litigation arising out of or relating to this Agreement shall lie exclusively in Collier County, Florida, and the parties irrevocably submit to the jurisdiction of the state courts located in Collier County, Florida (or, if jurisdiction exists, the federal courts whose district includes Collier County, Florida). In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between

DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. MANAGER acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

9. E-Verify Requirements.

The Manager shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Manager shall register with and use the United States Department of Homeland Security's E-

Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, Florida Statutes. If the Manager anticipates entering into agreements with a subcontractor for the Services, Manager will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Manager.

The Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Manager or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

10. Anti-Human Trafficking Compliance.

In accordance with the requirements of Section 787.06(13), Florida Statutes, Manager shall be required to execute an Affidavit of Compliance at the time of execution of this Agreement and any renewal hereof.

11. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

{Remainder of page intentionally left blank. Signatures appear on following page.}

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

Heritage Harbour North Community Development District

Sign: _____
Print Name: Nancy Lyons
Title: Chairperson

Sign: _____
Print Name: James P. Ward
Title: Secretary

PFM Management Services LLC

Sign: _____
Jennifer Walden, Senior District Manager

EXHIBIT A

SCOPE OF SERVICES

I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will facilitate contracting with a third party website provider and assist the website provider with the maintenance of the DISTRICT's website in compliance with applicable law. The Manager will also coordinate with the website provider to ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Disclosure

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Other Services

Other applicable services requested or required by the DISTRICT, including but not limited to, testifying in litigation, as requested by the DISTRICT (subject to review and approval), may be provided at the option of the Manager. If provided, such services shall be billed on a time and materials basis in accordance with Exhibit B or other arrangement mutually agreed upon by the DISTRICT and the Manager.

EXHIBIT B

COMPENSATION FOR SERVICES

MANAGER shall be compensated for the provision of the services described in Exhibit A based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Section III.1. herein) related to regularly scheduled DISTRICT Board meetings. Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT's approved budget.

<i>District Management*</i>	<i>Annual Fee</i>
Management/Administrative Services	\$59,850
Accounting Services	\$21,000
General Fund Assessment Administration	\$6,562.50

<i>Debt Issue Services</i>	<i>Annual Fee</i>
Assessment Administration	\$6,562.50 per Series
Continuing Disclosure Services	\$2,500 per Series

<i>Additional Services**</i>	<i>Cost of Issuance (per series of bonds)</i>
District Management Services Cost of Issuance	\$5,000
Disclosure Services Cost of Issuance	\$1,500

* Maximum of 12 District public meetings per year. Fee billed monthly in advance.

**Additional Services – District Management Services Cost of Issuance. These fees are applicable for any bond or debt issued by the District and payable at closing as part of the Cost of Issuance. These fees are not related to the Operating & Maintenance Budget for the District.

The fees outlined above may be increased or otherwise amended annually as reflected in the adopted Budget for the District. New fees will become effective on October 1 of the applicable budget year.

Any services provided by the MANAGER that has not been outlined in “Exhibit B” above or via separate agreement, will be billed on a time and material basis pursuant to the MANAGER’s hourly fee schedule set forth below.

The MANAGER’s prevailing hourly rates are as follows:

Title	Hourly Rate
Managing Director	\$ 325
Director / Senior District Manager/ Senior District Accountant	\$ 275
Senior Analyst / District Manager/ District Accountant	\$ 150
Assistant District Manager	\$ 100
Administrative Assistant / Bookkeeper	\$ 50

EXHIBIT C

INSURANCE

The following insurance requirements apply to MANAGER and any permitted subcontractors engaged by the MANAGER to perform services under the Agreement. The MANAGER shall procure and maintain, at its sole cost and expense, the minimum coverages and limits set forth below with insurers licensed (or otherwise authorized) to do business in the State of Florida and having an A.M. Best rating of not less than A- VII, unless otherwise approved in writing by the DISTRICT.

Minimum Required Coverages and Limits (Schedule):

A. Commercial General Liability Insurance (occurrence form), including premises/operations, products/completed operations, contractual liability, broad form property damage, and personal and advertising injury, with limits of not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.

B. Automobile Liability Insurance (occurrence form) covering owned, hired, and non-owned vehicles used in connection with the services, with limits of not less than \$1,000,000 combined single limit per accident for bodily injury and property damage.

C. Workers' Compensation Insurance as required by Florida law and Employers' Liability Insurance with limits of not less than \$1,000,000 each accident, \$1,000,000 disease each employee, and \$1,000,000 disease policy limit.

D. Professional Liability / Errors and Omissions Insurance (claims-made) covering MANAGER's professional services under the Agreement, with limits of not less than \$2,000,000 each claim and \$2,000,000 aggregate. The retroactive date shall be no later than the Effective Date of the Agreement. Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement, either through renewal of the claims-made policy with the required retroactive date or by purchase of an extended reporting period ("tail") coverage. Any deductible or self-insured retention shall be the sole responsibility of MANAGER. Cyber Liability may be included in Professional Liability.

E. Cyber Liability / Network Security and Privacy Liability Insurance (claims-made) with limits of not less than \$2,000,000 each claim and \$2,000,000 aggregate, including coverage for (i) privacy liability, (ii) security liability, (iii) breach response costs (including notification, credit monitoring, forensic services, and crisis management), (iv) regulatory defense and penalties (to the extent insurable), and (v) cyber extortion and business interruption (if available). Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement (by renewal or tail coverage). Any deductible or self-insured retention shall be the sole responsibility of MANAGER.

F. Crime / Employee Dishonesty (Fidelity) Insurance with limits of not less than \$2,000,000 per occurrence, covering dishonest acts of MANAGER's employees and any third parties to whom

MANAGER delegates financial responsibilities in connection with the Agreement (if applicable). The DISTRICT shall be named as a loss payee under this policy with respect to any losses arising from MANAGER's services under this Agreement. Any deductible or self-insured retention shall be the sole responsibility of MANAGER.

G. Commercial Umbrella / Excess Liability Insurance on a follow-form basis over Commercial General Liability, Automobile Liability, and Employers' Liability, with limits of not less than \$5,000,000 each occurrence and aggregate.

MANAGER represents and warrants that the insurance required by this Exhibit C shall be in full force and effect prior to commencement of services and shall be maintained without interruption throughout the term of the Agreement and any required post-termination period.

Commercial General Liability and Automobile Liability shall be written on an occurrence basis. Professional Liability and Cyber Liability may be written on a claims-made basis only if maintained in accordance with this Exhibit C (including retroactive date and tail/continuity requirements).

Additional Insured; Primary and Noncontributory. The DISTRICT, its Board of Supervisors, officers, employees, agents, and consultants shall be named as Additional Insureds on the MANAGER's Commercial General Liability and Automobile Liability policies for ongoing and completed operations using endorsements at least as broad as ISO CG 20 10 and ISO CG 20 37 (or their equivalent) for General Liability and ISO CA 20 48 (or their equivalent) for Automobile Liability. Such insurance shall be primary and noncontributory with respect to any insurance or self-insurance maintained by the DISTRICT.

Waiver of Subrogation. To the extent permitted by law and available by endorsement, the MANAGER shall cause its Workers' Compensation and General Liability policies (and any other policy where waiver is customarily available) to be endorsed to waive subrogation against the DISTRICT, its Board of Supervisors, officers, employees, and agents. The waiver of subrogation would not apply to Professional/Cyber Liability.

Deductibles / Self-Insured Retentions. The MANAGER shall be solely responsible for payment of any deductibles and self-insured retentions. No policy shall include a deductible or self-insured retention that, in the DISTRICT's reasonable judgment, materially impairs coverage, unless approved in writing by the DISTRICT.

Evidence of Insurance; Endorsements. Prior to commencement of services, and upon each renewal, replacement, or material change, MANAGER shall provide the DISTRICT with (i) certificates of insurance and (ii) copies of the required Additional Insured and primary and noncontributory endorsements and waiver of subrogation endorsements (as applicable). Certificates of insurance shall not be accepted as a substitute for required endorsements.

Notice of Cancellation / Nonrenewal / Material Change. MANAGER shall provide the DISTRICT with written notice of cancellation, nonrenewal, or material change in coverage (including material reduction of limits) as soon as practicable, but in no event later than (i) thirty (30) days prior to the effective date of any cancellation (other than for non-payment of premium), nonrenewal, or material adverse change, and (ii) ten (10) days prior to the effective date of any cancellation for non-payment of premium. Any certificate provision purporting to confer notice shall not be construed to limit MANAGER's notice obligations under this Exhibit C.

Limits; Umbrella / Excess. The required limits may be satisfied through a combination of primary and umbrella/excess policies, provided the umbrella/excess policies are follow-form (or broader) for the coverages required herein. The carrying of insurance in the amounts set forth herein shall not be deemed to limit MANAGER's liability under the Agreement.

Subcontractors. MANAGER shall require any subcontractor performing any portion of the services to maintain insurance meeting the requirements of this Exhibit C, as applicable to the subcontractor's work, and shall provide evidence of such coverage to the DISTRICT upon request. MANAGER shall remain responsible for its subcontractors' compliance with this Exhibit C.

Insurer Acceptability. All insurers shall be acceptable to the DISTRICT. If, at any time, an insurer's A.M. Best rating falls below the minimum required rating, MANAGER shall promptly replace the insurer or otherwise cure the deficiency to the DISTRICT's satisfaction.

Exhibit C:

PFM Financial Advisors LLC Financial Advisory Contract

PFM FINANCIAL ADVISORS LLC
AGREEMENT FOR FINANCIAL ADVISORY SERVICES

This agreement ("Agreement"), made and entered into this 6th day of June, 2026, by and between **Heritage Harbour North Community Development District** ("DISTRICT") and **PFM Financial Advisors LLC**, a Delaware limited liability company (hereinafter called "PFM"), sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing DISTRICT's strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, PFM is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, DISTRICT and PFM agree as follows:

I. SCOPE OF SERVICES

PFM shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. In addition, upon the DISTRICT's request, PFM may, under separate writing, including separate scope and fees, provide services related to Structured Products transactions (e.g. services related to the investment of bond proceeds, including, but not limited to, the design and competitive procurement of structured investments and fixed-income portfolios), and Investor Relations Advisory services (e.g. services related to assisting the DISTRICT with optimizing their investor outreach efforts, including, but not limited to, support with investor communications, transaction information evaluation using proprietary analytics and maintaining investor database). The DISTRICT acknowledges and agrees that PFM does not provide legal, tax, or accounting advice in connection with the services. The DISTRICT is solely responsible for obtaining its own legal, tax, or accounting advice with respect to the Services and any related matter(s).

The DISTRICT acknowledges and agrees that most tasks requested by The DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement, or applicable separate agreement with the DISTRICT for Structured Products or Investor Relations Advisory services. Upon the request of The DISTRICT, an affiliate of PFM or a third party referred or otherwise introduced by PFM and/or designated by the DISTRICT may provide additional services to The DISTRICT under a separate writing, including separate scope and compensation, between the DISTRICT and such affiliate or third party. The DISTRICT acknowledges that, in certain circumstances, the same individual may provide services to the DISTRICT on behalf of both PFM and one or more of its affiliates. For example, The DISTRICT may elect to engage

PFM for municipal advisory services and separately engage an affiliate of PFM for consulting or other non-municipal advisory services, where the same individual will serve under both engagements. In such cases, the services shall be provided strictly in accordance with the terms of the respective agreements between The DISTRICT and PFM and/or the applicable Affiliate. The provision of services by an individual in such dual roles shall not alter or affect the separate legal responsibilities, obligations, or liabilities of PFM and its affiliates under their respective agreements with DISTRICT.

II. WORK SCHEDULE

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES

1. PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to The DISTRICT.

2. MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to The DISTRICT prior to or together with this Agreement.

IV. FINANCIAL ADVISORY COMPENSATION; REIMBURSEMENT OF EXPENSES

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and The DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

All fees shall be due to PFM within forty-five (45) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and out-of-pocket expenses incurred, including, but not limited to, travel, meals, lodging, telephone, mail, and other ordinary or extraordinary costs such as for graphics, printing, document production (including as required by a subpoena or other legal document or order), data processing and computer time which are incurred by PFM. PFM shall maintain adequate records of all reimbursable expenses and, upon request of the DISTRICT, documentation of such expenses will be provided. Notwithstanding, PFM shall not be reimbursed for out-of-pocket expenses incurred, including but not limited to, travel, meals and lodging, arising out

of PFM's attendance and participation in public meetings of the District (up to 12 public meetings per year).

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

V. TERMS AND TERMINATION

This Agreement shall be effective from May 1, 2026 until May 1, 2031 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term"). Notwithstanding, either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to PFM a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) PFM providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be provided in accordance with Section VIII hereof. Should the relationship be terminated, PFM will be paid for all services performed and costs and expenses incurred up to the termination date. Upon termination, PFM shall promptly deliver to the DISTRICT all work product, financial models, reports, analyses, and other materials prepared for the DISTRICT in connection with this Agreement, and shall provide reasonable cooperation in transitioning services to the DISTRICT or its successor financial advisor.

VI. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other. PFM may not delegate performance of any of its obligations under this Agreement or subcontract any material portion of the services to be performed hereunder, without the prior written consent of the DISTRICT. Any permitted assignee shall assume in writing all obligations of the assigning party under this Agreement. No assignment shall relieve the assigning party of its obligations hereunder unless the non-assigning party expressly releases the assigning party in a written instrument. Any attempted assignment or delegation in violation of this Section VI shall be null and void and of no force or effect. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective permitted successors and assigns.

VII. INFORMATION TO BE FURNISHED TO PFM

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data. DISTRICT acknowledges that from time-to-time PFM may utilize third-party data in the provision of services to DISTRICT, including, without limitation, CUSIPs, ratings information, pricing information and other market or reference data, for which data fees or charges may be payable by DISTRICT; provided, however, that PFM shall obtain the DISTRICT's prior written approval before incurring any such third-party data fees or charges on behalf of the DISTRICT.

VIII. NOTICES

All notices given under this Agreement shall be in writing and shall be deemed given (i) if delivered by hand delivery, when delivered to the recipient; (ii) if sent by nationally recognized overnight courier, when delivered as shown by the courier's delivery confirmation; (iii) if sent by regular U.S. mail (postage prepaid), three (3) business days after deposit in the U.S. mail; or (iv) if sent by email, when transmitted to the email address set forth below (or such other email address as a party may designate by notice), provided that no "bounce back" or other error message indicating non-delivery is received by the sending party. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:

Heritage Harbour North Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: District Manager
Email: wardj@pfm.com

AND (for any notice to the DISTRICT): Chair of the Board of Supervisors, at the Chair's address within the DISTRICT and/or the Chair's official email address (as designated by the DISTRICT from time to time)

With A Copy To:

Coleman, Yovanovich & Koester, P.A.
The Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.
Email: gurbancic@cyklawfirm.com

PFM FINANCIAL ADVISORS LLC

200 South Orange Avenue, Suite 760
Orlando, FL 32801
Attention: D. Brent Wilder, Managing Director
Email: wilderb@pfm.com

IX. PUBLIC RECORDS DISCLOSURE

PFM understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, PFM agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. PFM acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, PFM shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or

allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if PFM does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in PFM's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by PFM, PFM shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF PFM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PFM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

X. PFM'S REPRESENTATIVES

1. Advisory Team

The employees of PFM set forth below will provide the services set forth in this Agreement; provided that PFM may, from time to time, supplement or otherwise amend the advisory team members set forth below.

A. Professional Staff

- D. Brent Wilder, Managing Director
- Kevin Plenzler, Director
- Michael Dennis, Senior Managing Consultant

B. Administrative and Support Staff

- Cynthia Silva
- Dorrena Davis

2. Changes in Advisory Team Requested by the DISTRICT

The DISTRICT has the right to request, for any or no reason, that PFM replace any member of the advisory team. Should the DISTRICT make such a request, PFM shall promptly suggest a substitute for approval by the DISTRICT.

XI. INSURANCE

PFM shall maintain insurance coverage with coverages and policy limits not less than as stated in Exhibit C. Upon execution of this Agreement and thereafter upon each renewal, replacement, modification, or material change of such coverage, PFM shall deliver to the DISTRICT certificates of insurance evidencing the required coverages.

XII. INDEMNIFICATION

To the fullest extent permitted by law, PFM agrees to indemnify, defend and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, liabilities, damages, costs, court costs, and expenses, including reasonable attorney's fees and costs (including fees and costs incurred in enforcing this indemnification obligation), arising out of or relating to: (i) the negligent, reckless, and/or intentionally wrongful acts or omissions of PFM, its officers, directors, employees, agents, subcontractors, or consultants; (ii) PFM's material breach of this Agreement; or (iii) PFM's violation of applicable law in connection with the performance of services under this Agreement. PFM's duty to defend the DISTRICT shall be subject to and consistent with applicable Florida law governing private entities. The indemnification provided for herein shall not be deemed exclusive of any other rights or remedies to which the DISTRICT may be entitled and shall survive the expiration or termination of this Agreement.

XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services; provided, however, that PFM shall remain liable for the acts and omissions of its subcontractors, agents, and any third parties engaged by or on behalf of PFM in connection with the services.

XIV. APPLICABLE LAW

PFM and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. Venue for any litigation arising out of or relating to this Agreement shall lie exclusively in Collier County, Florida, and the parties irrevocably submit to the jurisdiction of the state courts located in Collier County, Florida (or, if jurisdiction exists, the federal courts whose district includes Collier County, Florida). In the event either party is required to take any action to enforce this

Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

XV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between DISTRICT and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of PFM or any third party referred or introduced by PFM and/or designated by DISTRICT shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XVI. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, and that the execution and delivery of this Agreement has been duly authorized by all necessary governance, corporate, or other entity actions including, where applicable, approval by its applicable governing board. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

XVII. E-VERIFY REQUIREMENTS

PFM shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, PFM shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that PFM has knowingly violated Section 448.091, Florida Statutes. If PFM anticipates entering into agreements with a subcontractor for the Services, PFM will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PFM shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but PFM has otherwise complied with its obligations hereunder, the District shall promptly notify PFM.

PFM agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, PFM or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, PFM represents that no public employer has terminated a contract with PFM under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

XVIII. ANTI-HUMAN TRAFFICKING COMPLIANCE

In accordance with the requirements of Section 787.06(13), Florida Statutes, PFM shall be required to execute an Affidavit of Compliance at the time of execution of this Agreement and any renewal hereof.

{Remainder of page intentionally left blank. Signatures appear on following page.}

IN WITNESS WHEREOF, DISTRICT and PFM have executed this Agreement as of the day and year herein above written.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: Nancy Lyons

Title: Chairperson

By: _____

Name: James P. Ward

Title: Secretary

PFM FINANCIAL ADVISORS LLC

By: _____

Name: D. Brent Wilder

Title: Managing Director

EXHIBIT A
SCOPE OF SERVICES

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.
- Conduct strategic modeling and planning and related consulting.

- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will be modified in advance in writing to reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.
- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.
- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing

documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.

- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
- Assist and advise the DISTRICT with investment of proceeds of debt offerings.

3. Special Services. Upon request of the DISTRICT:

PFM may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs
8. Investment of bond proceeds
9. Financial analysis of projects being developed by engineer/architect studies
10. Negotiate on behalf of the DISTRICT for proposed projects
11. Preparation of amortization schedules
12. Preparation of Statement of Estimated Regulatory Costs
13. Development of operation and maintenance assessment methodologies

EXHIBIT B
COMPENSATION FOR SERVICES (NEGOTIABLE)

Description	Unit Price
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TRANSACTIONAL FEE SCHEDULE

The flat fee for Financial Advisory Services (which includes Assessment Methodology services associated with debt issuance) shall be \$45,000 per transaction. This includes public bond issuances (competitive or negotiated) and bank loans.

1. Hourly Project Fees (Non-Transaction Related)

PFM will not charge for general advice between financings. In the event the DISTRICT requests that PFM perform significant special projects (capital planning, creation of new financing programs like the installment sale concept, etc.), fees will be negotiated in advance of the project generally based upon the following hourly rates for the indicated levels of experience or their equivalents will apply. Additionally, in the event a financing is started, but cancelled at the DISTRICT's request, accrued time will be billed as follows:

<u>Experience Level</u>	<u>Hourly Rate</u>
Managing Director	\$325.00
Director/ Senior Managing Consultant	\$275.00
Senior Analyst (Analyst)	\$150.00
Administrative Support	\$0.00

2. Expenses

Not Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

*PFM also offers a flat "overhead" fee of \$2,000 per financing. Note that the \$2,000 flat "overhead" fee of \$2,000 per financing excludes expenses for out of state travel. In addition to the out-of-pocket expenses listed above, PFM may charge data recovery expenses of \$0.05 per par amount of bonds issued. The data recovery expense will be capped at a maximum of \$5,000.00 per transaction. On bank loan transactions, the data recovery expense will be charged at 50%, capped at a maximum of \$2,500.00 per transaction.

NON-TRANSACTIONAL FEE SCHEDULE

A. Assessment Methodology Services

Assessment methodology services associated with debt issuances are included under the Financial Advisory Services fee and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of each transaction.

As requested, Assessment methodology services not associated with the issuance of District debt will have a minimum fee of \$25,000 and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of the methodology preparation.

The fee for the preparation of an O&M assessment methodology is \$7,500.

The fee for the preparation of a Statement of Estimated Regulatory Costs (SERC) is \$2,500.

B. Re-amortization Schedules

Reamortization schedules for debt issues are included under Exhibit A, Section 3. Special Services and are subject to the following fee schedule.

<u>Bond Size Call Amount</u>	<u>Fee per Amortization Schedule</u>
\$25,000 or less	\$250
\$25,001 - \$100,000	\$350
\$100,001 or greater	\$500

Other Services

In addition to advising on bond transactions, PFM is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, interest rate swap pricing and implementation, and other related services. These services may be provided through a PFM affiliate or third party referred by PFM via separate agreement between DISTRICT and such affiliate or third party.

EXHIBIT C **INSURANCE**

The following insurance requirements apply to PFM and any permitted subcontractors engaged by PFM to perform services under the Agreement. PFM shall procure and maintain, at its sole cost and expense, the minimum coverages and limits set forth below with insurers licensed (or otherwise authorized) to do business in the State of Florida and having an A.M. Best rating of not less than A- VII, unless otherwise approved in writing by the DISTRICT.

Minimum Required Coverages and Limits (Schedule):

A. Commercial General Liability Insurance (occurrence form), including premises/operations, products/completed operations, contractual liability, broad form property damage, and personal and advertising injury, with limits of not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.

B. Automobile Liability Insurance (occurrence form) covering owned, hired, and non-owned vehicles used in connection with the services, with limits of not less than \$1,000,000 combined single limit per accident for bodily injury and property damage.

C. Workers' Compensation Insurance as required by Florida law and Employers' Liability Insurance with limits of not less than \$1,000,000 each accident, \$1,000,000 disease each employee, and \$1,000,000 disease policy limit.

D. Professional Liability / Errors and Omissions Insurance (claims-made) covering PFM's professional services under the Agreement, with limits of not less than \$2,000,000 each claim and \$2,000,000 aggregate. The retroactive date shall be no later than the Effective Date of the Agreement. Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement, either through renewal of the claims-made policy with the required retroactive date or by purchase of an extended reporting period ("tail") coverage. Any deductible or self-insured retention shall be the sole responsibility of PFM. Cyber Liability may be included in Professional Liability.

E. Cyber Liability / Network Security and Privacy Liability Insurance (claims-made) with limits of not less than \$2,000,000 each claim and \$2,000,000 aggregate, including coverage for (i) privacy liability, (ii) security liability, (iii) breach response costs (including notification, credit monitoring, forensic services, and crisis management), (iv) regulatory defense and penalties (to the extent insurable), and (v) cyber extortion and business interruption (if available). Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement (by renewal or tail coverage). Any deductible or self-insured retention shall be the sole responsibility of PFM.

F. Crime / Employee Dishonesty (Fidelity) Insurance with limits of not less than \$2,000,000 per occurrence, covering dishonest acts of PFM's employees and any third parties to whom PFM delegates financial responsibilities in connection with the Agreement (if applicable). The

DISTRICT shall be named as a loss payee under this policy with respect to any losses arising from PFM's services under this Agreement. Any deductible or self-insured retention shall be the sole responsibility of PFM.

G. Commercial Umbrella / Excess Liability Insurance on a follow-form basis over Commercial General Liability, Automobile Liability, and Employers' Liability, with limits of not less than \$5,000,000 each occurrence and aggregate.

PFM represents and warrants that the insurance required by this Exhibit C shall be in full force and effect prior to commencement of services and shall be maintained without interruption throughout the term of the Agreement and any required post-termination period.

Commercial General Liability and Automobile Liability shall be written on an occurrence basis. Professional Liability and Cyber Liability may be written on a claims-made basis only if maintained in accordance with this Exhibit C (including retroactive date and tail/continuity requirements).

Additional Insured; Primary and Noncontributory. The DISTRICT, its Board of Supervisors, officers, employees, agents, and consultants shall be named as Additional Insureds on PFM's Commercial General Liability and Automobile Liability policies for ongoing and completed operations using endorsements at least as broad as ISO CG 20 10 and ISO CG 20 37 (or their equivalent) for General Liability and ISO CA 20 48 (or their equivalent) for Automobile Liability. Such insurance shall be primary and noncontributory with respect to any insurance or self-insurance maintained by the DISTRICT.

Waiver of Subrogation. To the extent permitted by law and available by endorsement, PFM shall cause its Workers' Compensation and General Liability policies (and any other policy where waiver is customarily available) to be endorsed to waive subrogation against the DISTRICT, its Board of Supervisors, officers, employees, and agents. The waiver of subrogation would not apply to Professional/Cyber Liability.

Deductibles / Self-Insured Retentions. PFM shall be solely responsible for payment of any deductibles and self-insured retentions. No policy shall include a deductible or self-insured retention that, in the DISTRICT's reasonable judgment, materially impairs coverage, unless approved in writing by the DISTRICT.

Evidence of Insurance; Endorsements. Prior to commencement of services, and upon each renewal, replacement, or material change, PFM shall provide the DISTRICT with (i) certificates of insurance and (ii) copies of the required Additional Insured and primary and noncontributory endorsements and waiver of subrogation endorsements (as applicable). Certificates of insurance shall not be accepted as a substitute for required endorsements.

Notice of Cancellation / Nonrenewal / Material Change. PFM shall provide the DISTRICT with written notice of cancellation, nonrenewal, or material change in coverage (including material reduction of limits) as soon as practicable, but in no event later than (i) thirty (30) days prior to

the effective date of any cancellation (other than for non-payment of premium), nonrenewal, or material adverse change, and (ii) ten (10) days prior to the effective date of any cancellation for non-payment of premium. Any certificate provision purporting to confer notice shall not be construed to limit PFM's notice obligations under this Exhibit C.

Limits; Umbrella / Excess. The required limits may be satisfied through a combination of primary and umbrella/excess policies, provided the umbrella/excess policies are follow-form (or broader) for the coverages required herein. The carrying of insurance in the amounts set forth herein shall not be deemed to limit PFM's liability under the Agreement.

Subcontractors. PFM shall require any subcontractor performing any portion of the services to maintain insurance meeting the requirements of this Exhibit C, as applicable to the subcontractor's work, and shall provide evidence of such coverage to the DISTRICT upon request. PFM shall remain responsible for its subcontractors' compliance with this Exhibit C.

Insurer Acceptability. All insurers shall be acceptable to the DISTRICT. If, at any time, an insurer's A.M. Best rating falls below the minimum required rating, PFM shall promptly replace the insurer or otherwise cure the deficiency to the DISTRICT's satisfaction.

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 17, 2026

Heritage Harbour North Community Development District
Attn: Katey Selchan
J.P. Ward & Associates, LLC
2301 NE 37th St
Fort Lauderdale FL 33308

Dear Ms. Selchan:

We are in receipt of your request for the number of registered voters in the Heritage Harbour North Community Development District of April 15, 2026. According to our records, there were 2012 persons registered in the Heritage Harbour North Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Scott Farrington". The signature is enclosed in a dashed rectangular border.

Scott Farrington
Supervisor of Elections

SF/sas

Heritage Harbour North

Community Development District

Financial Statements
March 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 March 31, 2026

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups		
	Operations	Series 2014	Series 2017	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund						
Truist Checking Account	\$ 300,762	\$ -	\$ -	\$ -	\$ -	\$ 300,762
Debt Service Funds						
Revenue Account	-	646,698	1,278,025	-	-	1,924,724
Reserve Account	-	259,275	7,232	-	-	266,507
Prepayment Account	-	1,741	3,878	-	-	5,619
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	64,062
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	9,181	24,123	-	-	33,304
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,294,217	-	2,294,217
Amount to be Provided by Debt Service Funds	-	-	-	17,750,783	-	17,750,783
General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Total Assets:	\$ 300,762	\$ 916,895	\$ 1,377,321	\$ 20,045,000	\$ 6,779,151	\$ 29,419,130

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups

as of March 31, 2026

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups		
	Operations	Series 2014	Series 2017	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	33,304	-	-	-	-	33,304
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:	\$ 33,304	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,078,304
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	-	340,035	1,044,526	-	-	1,384,561
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	9,517	-	-	-	-	9,517
Results from Current Operations	95,690	-	-	-	-	95,690
Total Fund Equity and Other Credits:	\$ 267,458	\$ 916,895	\$ 1,377,321	\$ -	\$ 6,779,151	\$ 9,340,825
Total Liabilities, Fund Equity and Other Credits:	\$ 300,762	\$ 916,895	\$ 1,377,321	\$ 20,045,000	\$ 6,779,151	\$ 29,419,130

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 March 31, 2026

Description	March	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	4,447	238,817	270,838	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 4,447	\$ 238,817	\$ 251,879	95%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	2,000	4,000	50%
Executive				
Professional Management	4,633	27,800	55,600	50%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	2,500	5,000	50%
Assessment Roll Preparation	750	4,500	9,000	50%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	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	82	1,550	400	387%
Computer Services	-	1,200	2,400	50%
Insurance				
	-	8,432	7,883	107%
Printing & Binding				
	-	1,553	250	621%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	395	1,106	4,500	25%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use Construction	38,918	73,918	125,000	0%
Reserves				
Extraordinary Capital/Operations	1,400	8,400	16,800	50%
Total Expenditures and Other Uses:	\$ 46,595	\$ 143,127	\$ 251,879	57%
Net Increase/ (Decrease) of Fund Balance				
	(42,147)	95,690	-	
Fund Balance - Beginning	345,065	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	8,400	16,800	
Fund Additions/(Expenditures)	-	1,117	-	
Fund Balance - Ending	\$ 304,317	\$ 267,458	\$ 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 March 31, 2026

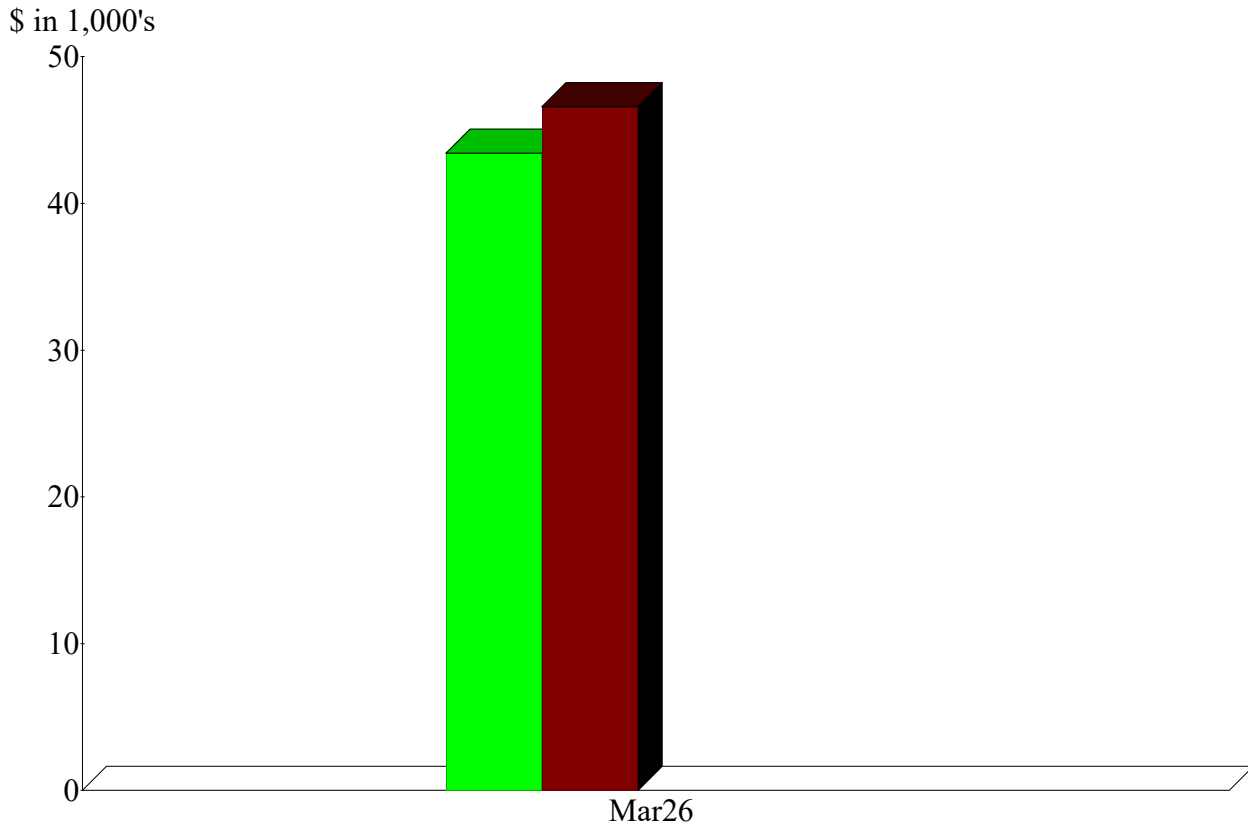
Description	March	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,675	6,494	21,989	30%
Reserve Account	696	4,805	-	0%
Prepayment Account	5	32	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	9,181	493,042	551,308	89%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Total Revenue and Other Sources:	\$ 11,556	\$ 504,372	\$ 542,091	93%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	-	164,338	328,675	50%
Total Expenditures and Other Uses:	\$ -	\$ 164,338	\$ 518,675	32%
Net Increase/ (Decrease) of Fund Balance	11,556	340,035	23,416	
Fund Balance - Beginning	884,014	576,860	576,860	
Fund Balance - Ending	\$ 895,570	\$ 916,895	\$ 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 March 31, 2026

Description	March	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	3,280	8,744	11,315	77%
Reserve Account	19	141	-	0%
Excess Revenue	0	0	-	0%
Excess Reserve	10	66	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	24,123	1,295,450	1,461,847	89%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Total Revenue and Other Sources:	\$ 27,433	\$ 1,304,401	\$ 1,377,527	95%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	815,000	0%
Interest Expense	-	259,875	527,800	49%
Total Expenditures and Other Uses:	\$ -	\$ 259,875	\$ 1,342,800	19%
Net Increase/ (Decrease) of Fund Balance	27,433	1,044,526	34,727	
Fund Balance - Beginning	1,349,888	332,795	332,795	
Fund Balance - Ending	\$ 1,377,321	\$ 1,377,321	\$ 367,522	

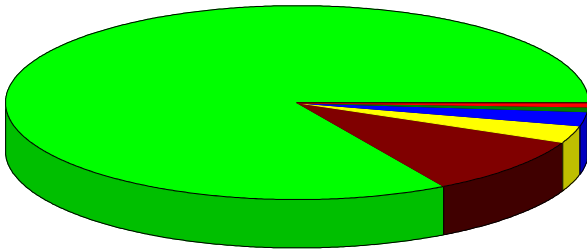
Heritage Harbour North Community Development District

Income and Expense by Month
March 2026



Expense Summary
March 2026

5190000 · Other General Govt. Services	83.52%
5120000 · Executive	9.94
9099000 · Reserve Allocations	3.00
5130000 · Financial and Administrative	2.50
5140000 · Legal	0.85
5134100 · Communications & Freight Serv.	0.18
Total	\$46,594.50



By Account

Heritage Harbour North

Community Development District

Financial Statements
April 30, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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Heritage Harbour North Community Development District
Balance Sheet
Through April 30, 2026

	Governmental Funds					Account Groups		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								
Truist Checking Account	\$ 329,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,585
Debt Service Funds								
Revenue Account	-	658,566	1,305,967	-	-	-	-	1,964,532
Reserve Account	-	259,275	7,232	-	-	-	-	266,507
Prepayment Account	-	1,746	3,878	-	-	-	-	5,624
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	-	-	64,062
Accounts Receivable	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	18,778	49,339	-	-	-	-	68,117
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,368,843	-	-	-	2,368,843
Amount to be Provided by Debt Service Funds	-	-	-	17,676,157	-	-	-	17,676,157
General Fixed Assets	-	-	-	-	6,779,151	-	-	6,779,151
Total Assets:	<u>\$ 329,585</u>	<u>\$ 938,365</u>	<u>\$ 1,430,478</u>	<u>\$ 20,045,000</u>	<u>\$ 6,779,151</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,522,578</u>

Heritage Harbour North Community Development District
Balance Sheet
Through April 30, 2026

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups		
	Operations	Series 2014	Series 2017	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	68,117	-	-	-	-	68,117
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:	\$ 68,117	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,113,117
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	-	361,504	1,097,683	-	-	1,459,187
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	10,917	-	-	-	-	10,917
Results from Current Operations	88,301	-	-	-	-	88,301
Total Fund Equity and Other Credits:	\$ 261,468	\$ 938,365	\$ 1,430,478	\$ -	\$ 6,779,151	\$ 9,409,462
Total Liabilities, Fund Equity and Other Credits:	\$ 329,585	\$ 938,365	\$ 1,430,478	\$ 20,045,000	\$ 6,779,151	\$ 29,522,578

Prepared by:

PFM Management Services LLC

Heritage Harbour North Community Development District
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	9,096	247,913	270,838	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 9,096	\$ 247,913	\$ 251,879	98%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	3,000	4,000	75%
Executive				
Professional Management	4,633	32,433	55,600	58%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	2,917	5,000	58%
Assessment Roll Preparation	750	5,250	9,000	58%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	1,941	2,076	1,000	208%
Trustee Services	6,262	11,021	11,021	100%
Dissemination Agent Services	-	500	2,350	21%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	82	1,632	400	408%
Computer Services	-	1,200	2,400	50%
Insurance				
	-	8,432	7,883	107%
Printing & Binding				
	-	1,553	250	621%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	1,106	4,500	25%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use Construction	-	73,918	125,000	0%
Reserves				
Extraordinary Capital/Operations	1,400	9,800	16,800	58%
Total Expenditures and Other Uses:	\$ 16,485	\$ 159,612	\$ 251,879	63%

Heritage Harbour North Community Development District
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Budget	% of Budget
Net Increase/ (Decrease) of Fund Balance	(7,390)	88,301	-	
Fund Balance - Beginning	304,317	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	9,800	16,800	
Fund Additions/(Expenditures)	-	1,117	-	
Fund Balance - Ending	\$ 298,328	\$ 261,468	\$ 179,050	

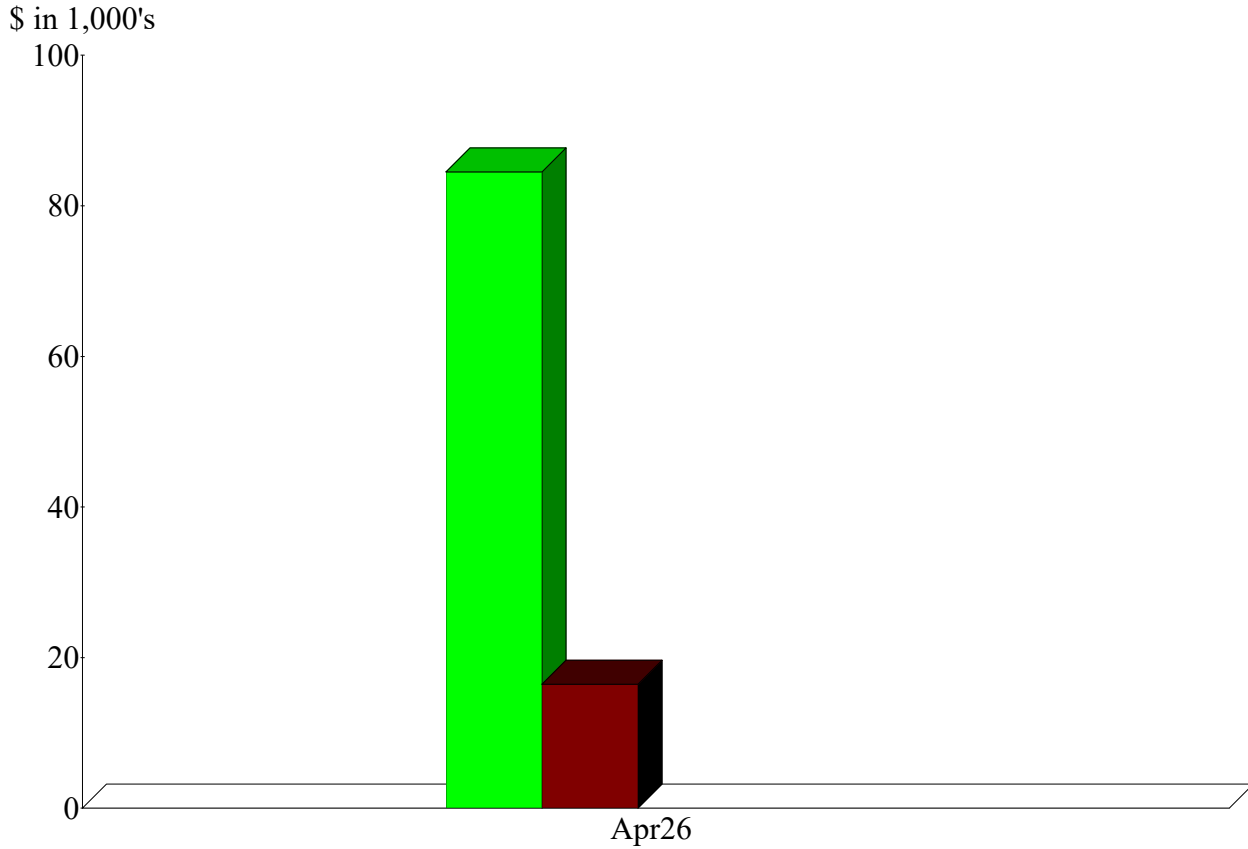
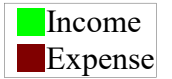
Heritage Harbour North Community Development District
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,916	8,410	21,989	38%
Reserve Account	770	5,575	-	0%
Prepayment Account	5	37	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	18,778	511,820	551,308	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Total Revenue and Other Sources:	\$ 21,469	\$ 525,842	\$ 542,091	97%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	-	164,338	328,675	50%
Total Expenditures and Other Uses:	\$ -	\$ 164,338	\$ 518,675	32%
Net Increase/ (Decrease) of Fund Balance	21,469	361,504	23,416	
Fund Balance - Beginning	895,570	576,860	576,860	
Fund Balance - Ending	\$ 917,039	\$ 938,365	\$ 600,276	

Heritage Harbour North Community Development District
Debt Service Fund - Series 2017
Statement of Revenue, Expenditures and Changes in Fund Balance
Through April 30, 2026

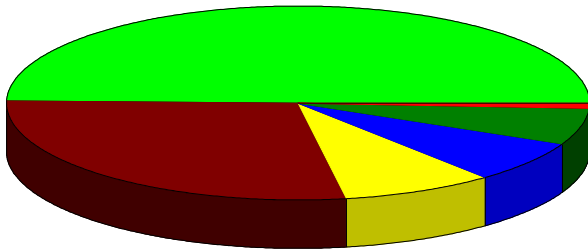
Description	April	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	3,785	12,529	11,315	111%
Reserve Account	-	141	-	0%
Excess Revenue	0	1	-	0%
Excess Reserve	33	98	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	49,339	1,344,789	1,461,847	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Total Revenue and Other Sources:	\$ 53,157	\$ 1,357,558	\$ 1,377,527	99%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	815,000	0%
Interest Expense	-	259,875	527,800	49%
Total Expenditures and Other Uses:	\$ -	\$ 259,875	\$ 1,342,800	19%
Net Increase/ (Decrease) of Fund Balance	53,157	1,097,683	34,727	
Fund Balance - Beginning	1,377,321	332,795	332,795	
Fund Balance - Ending	\$ 1,430,478	\$ 1,430,478	\$ 367,522	

Income and Expense by Month April 2026



Expense Summary April 2026

5133400 · Other Contractual Services	49.76%
5120000 · Executive	28.11
9099000 · Reserve Allocations	8.49
5130000 · Financial and Administrative	7.08
5110000 · Legislative	6.07
5134100 · Communications & Freight Serv.	0.50
Total	\$16,485.20



By Account