Heritage Harbour North

Community Development District

Meeting Agenda
September 3, 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: *River Strand Golf and Country Club (Clubhouse)*
7155 Grand Estuary Trail
Bradenton, Florida 34212

DATE: *September 3, 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://pfmcdd.webex.com/pfmcdd/j.php?MTID=mfedd92fdd20819a013281fb93dc8248f
- ✓ Phone: (844) 621-3956 Code: 2534 778 9925; Event Password: Jpward

SEPTEMBER, 2026

M	T	W	T	F	S	S
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

AGENDA

1. Call to Order & Roll Call.

2. Notice of Advertisement of Meeting.

   Pages 5-6

3. Minutes:
   I. June 4, 2026 – Regular Meeting.

   Pages 7-11

4. Update by the firm Pape-Dawson related to the design, permitting, and construction of the Reuse of the Irrigation System.

5. Consideration of **Resolution 2026-10,** a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Amending the Fiscal Year 2027 Budget which Began on October 1, 2026, and Ends on September 30, 2027; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date.

   Pages 12-17

6. Consideration of Termination of the HOA/CDD Maintenance Agreement.

7. Consideration of an Agreement between the Heritage Harbour North Community Development District and Calvin, Giordano, and Associates for Asset Management Services.

   Pages 18-33

8. Staff Reports.
   I. District Attorney
   II. District Engineer
   III. District Manager
      a) Goals and Objectives Requirements for CDDs for 2026.
      b) ***Important Board Meeting Dates for Fiscal Year 2027.***
         1. Next Meeting: **Thursday, October 1, 2026** – Regular Meeting.
      c) Commission on Ethics Required Annual Ethics Training Memorandum
      d) Financial Statements for the period ending June 30, 2026 (unaudited).
      e) Financial Statements for the period ending July 31, 2026 (unaudited).

   Pages 34-57

9. Supervisors' Requests.

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

11. Adjournment.

AGENDA

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

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: Notice of Advertisement of Meeting.

Item 3: Minutes – June 4, 2026 – Regular Meeting.

Item 4: Update by the firm Pape-Dawson related to the design, permitting, and construction of the Reuse of the Irrigation System.

Item 5: **Resolution 2026-10,** a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Amending the Fiscal Year 2027 Budget which Began on October 1, 2026, and Ends on September 30, 2027; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date.

Item 6: Consideration of Termination of the HOA/CDD Maintenance Agreement.

Item 7: Consideration of an Agreement between the Heritage Harbour North Community Development District and Calvin, Giordano, and Associates for Asset Management Services.

Item 8: 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
53278	IPL0347427	Legal Ad - IPL0347427		2.0	92.0L

ATTENTION: HERITAGE HARBOUR NORTH CDD IP
2301 NE 37th Street
Fort Lauderdale, FL 33308
selchank@pfm.com;dissingerc@pfm.com

NOTICE OF MEETING LOCATION
FY 2026 REMAINING BOARD MEETINGS
HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

The remaining Fiscal Year 2026 Regular Meetings of the Board of Supervisors of the Heritage Harbour North Community Development District, which covers the period October 1, 2025 through September 30, 2026, are scheduled to be held on the first Thursday of each month at **1:00 P.M.**, at the meeting location and dates listed below:

River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

- August 6, 2026
- September 3, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the office of James P. Ward, District Manager, PFM Management LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, at least seven (7) days in advance of the meeting, or by phoning (954) 658-4900. The agendas for these meetings are also posted on the District's website at www.HeritageHarbourNorthcdd.org.

These meetings may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900, at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Heritage Harbour North Community Development District
James P. Ward, District Manager
IPL0347427
Jun 14 2026

THE STATE OF FLORIDA
COUNTY OF MANATEE

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

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

1.0 insertion(s) published on:
06/14/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

Sworn to and subscribed before me on Jun 15, 2026, 10:42 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF MEETING LOCATION
FY 2026 REMAINING BOARD MEETINGS
HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

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Heritage Harbour North Community Development District
James P. Ward, District Manager
IPL0347427
Jun 14 2026

MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District was held on Thursday, June 4, 2026 at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 1:00 p.m. and was presided over by Ms. Nancy Lyons, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel

Audience:

Daryl & Lynette Falkowski
Courtney ___________

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. 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 **Consideration of Minutes**

April 2, 2026 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

One correction was made.

On MOTION made by Michael Fisher, seconded by Louise Buckley, and with all in favor, the April 2, 2026 Regular Meeting Minutes were approved as corrected.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-8

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

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-8 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors. He stated he noticed the rate structure was incorrect in the agreements, so he would update the rate structure. He explained the scope of services and fee structures would remain the same as they were with JPWard. He indicated the agreement forms had been reviewed by Mr. Greg Urbancic. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

Ms. Lyons indicated she researched PFM and gathered information if any other Board Members were interested. She stated PFM managed 55 out of the 900 districts in the State of Florida.

Mr. Ward: I'm going to add to the Agenda an Item to amend the dates, time, and location for the balance of the fiscal year, so we can go back to the main clubhouse. We have a meeting scheduled for July 2, two days before the holidays, so that's off. The other two meetings we have scheduled are August 6 and September 3, at 1 o'clock at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, FL 34212. We will re-advertise those dates for you. If we need a meeting between now and the August meeting, my office will call you and we will schedule a July meeting in between if needed.

Ms. Buckley stated she would be out of town for the summer, in her home in North Carolina, and she worried about receiving the Agenda which was shipped to her home.

Mr. Ward indicated he would get her North Carolina address after the meeting and ship the Agenda there; she was welcome to attend the meeting remotely in August.

Discussion ensued regarding who would be present in person for the August and September meetings.

On MOTION made by John Wisz, seconded by Louise Buckley, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training requirement.

Ms. Lyons asked if Mr. Urbancic made a note of his legal review of the new contract with PFM.

Mr. Urbancic: Yes. I have looked at those contracts. I have the pleasure of working with Jim in a number of districts and I had a chance to look at those contracts. We negotiated some of those provisions with PFM to come up with something satisfactory. There were a couple of changes we had to make, and I just wanted some clarifications on insurance. I think the contracts are in good form. You have a 30 day termination period to the extent that something doesn't work out. I'm comfortable with the form. It does the job intended.

Ms. Lyons asked Mr. Urbancic to write a letter of opinion, or even just a little note for the file indicating he reviewed, and approved, the agreements.

Mr. Urbancic agreed.

II. District Engineer

No report.

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**
   – Seats 1, 3, & 5 Candidate Qualifying Period: June 8, 2026 – June 12, 2026
c) **Financial Statement for period ending March 31, 2026 (unaudited)**
d) **Financial Statement for period ending April 30, 2026 (unaudited)**

Mr. Ward: Remember your Form 1 is due before July 1, 2026. It's electronic. Log onto the ethics website and file your Form 1. It will say 2025 on it, but you are filing it this year. They are always a year behind schedule. Also, the Supervisor of Elections provides the number of qualified electors by April 15 of each year. You have 2,032. Since you have already transitioned to a qualified elector board it has no impact, but it is still reported to you annually. Remember the qualifying period is June 8 through June 12.

FIFTH ORDER OF BUSINESS Supervisor's Requests

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

SIXTH ORDER OF BUSINESS Public Comments

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

Mr. Daryl Falkowski asked about the status of the possible litigation with the current water supplier. *I know we are currently contracted with them until 2036, and we would like to know if we are pursuing getting out of that contract and where we are with that.*

Mr. Ward: We obviously have not instituted any litigation against Florida Water Utilities and don't intend on doing that in the near future. We are aggressively moving forward with construction of the new reuse main. I think we are about 80 percent completed with the design plans at this point and will go into permitting with the County shortly. We realized during this process that we will have to work with the Heritage Harbour South CDD. They apparently own a roadway in this community, so we will go through the permitting process with that District also. I am working with Truist bank on a loan for you which at this point is moving along fairly well and then obviously Greg and I are working on any matters which may foreseeably come before you with respect to any litigation matters. So far we are not in litigation.

Ms. Lynnette Falkowski: I was wondering if the increase to our tax bills included a potential settlement we would have to pay to get out of our contract with the water supplier?

Mr. Ward: We did include litigation fees in the contract. We did not include any settlement with the company because we don't expect there will be a settlement with the company at this point. If you look at that agreement, there are pitfalls in that agreement. And there is liability and risk for the processes we are going through, but if you read the agreement other than the termination date, we are not affecting the rights under that agreement to provide water to this community. They can do that. We are not moving the existing line. We are building a new reuse line to the County system. They can still provide water all they want. The agreement doesn't stop, and it can't stop the CDD from providing water, although we know they will litigate the issue, we know that. But that hasn't been fully flushed out at this point.

Ms. Falkowski: There is nothing stopping them from billing the River Strand community for water whether we use it or not. We get a weekly water notification saying because of the drought the water is shut off, but we still are getting bills that we are obligated to pay. That's my concern. We are going to get this infrastructure in. We may not get another drop of water from them, but what's going to stop us from getting those bills that we have to pay?

Mr. Ward: The agreements for the billing is not with the CDD directly. The agreements are between Florida Water and the Master Association. I don't know what those agreements look like. I've never seen one. We are not a party to those agreements, so how the billing works will never come to the CDD. If you look at the long term prognosis for this community, building infrastructure where you control the destiny of this community and the assets to provide water to millions of dollars' worth of landscaping is a good thing to do on a long-term basis for you. I know we are going to have to fight with everybody about this issue, but we have to set *ourselves up correctly to be able to provide water to the community and if we have to wait this out until 2036, so be it. But we've got to move the process forward at this point to get to that end goal in ten years.*

Discussion ensued regarding how the surrounding communities irrigated their landscaping; how the new irrigation plan might affect neighboring communities; a potential partnership with Heritage Harbour South CDD; the County reclaim water system being excellent and able to provide enough water for Heritage Harbour North, Heritage Harbour South, as well as Stonybrook; whether or not Heritage Harbour South would be interested in partnering with Heritage Harbour North; Heritage Harbour South never expressing any interest in a partnership with Heritage Harbour North; how the CDD notified the community about meetings; and how the CDD might better inform the community about meetings.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 1:29 p.m.

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

Heritage Harbour North
Community Development District

____________________________ ____________________________
James P. Ward, Secretary Nancy Lyons, Chairperson

RESOLUTION 2026-10

THE RESOLUTION OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2027 BUDGET WHICH BEGAN ON OCTOBER 1, 2026, AND ENDS ON SEPTEMBER 30, 2027; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2027 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2027 Budget in accordance with "Exhibit A" attached hereto;

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2027 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with "Exhibit A" attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2027.

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

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 3rd day of September, 2026.

ATTEST:	**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
James P. Ward, Secretary	Nancy Lyons, Chairperson

Heritage Harbour North

Community Development District

Adopted Budget – Amendment 1
Fiscal Year 2027

Prepared By:
PFM Management Services, LLC
3501 Quadrangle Blvd.
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900
Email: WardJ@pfm.com

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

	Fiscal Year 2027				Amended Fiscal Year 2027 Budget				
Description	**Administration**	**Re-Use System Construction**	**Total FYE 9/30/2027 Budget**	**Amendment #1**	**Administration**	**Operations & Maintenance**	**Re-Use System Construction**	**Total FYE 9/30/2027 Budget**	**Notes**
Revenues and Other Sources									
Carryforward	$ -	$ -	$ -		$ -	$ -	$ -	$ -	
Loan Proceeds - ReUse System with	$ -	$ 2,255,000	$ 2,255,000		$ -	$ -	$ 2,255,000	$ 2,255,000	Financing of Re-Use Water Interconnect
Special Assessment Revenue									
Special Assessment - On-Roll	$ 576,470	$ 1,000,538	$ 1,577,008	$ -	$ 576,470	$ -	$ 1,000,538	$ 1,577,008	Assessments from Property Owner's
Special Assessment - Off-Roll	$ -	$ -	$ -		$ -		$ -	$ -	
Total Revenue & Other Sources	**$ 576,470**	**$ 3,255,538**	**$ 3,832,008**	**$ -**	**$ 576,470**	**$ -**	**$ 3,255,538**	**$ 3,832,008**	
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	$ 12,000	$ -	$ 12,000		$ 12,000	$ -	$ -	$ 12,000	Statutory Required Feed
Executive									
Professional Management	$ 72,500	$ -	$ 72,500		$ 72,500	$ -	$ -	$ 72,500	District Manager
Financial and Administrative									
Audit Services	$ 4,700	$ -	$ 4,700		$ 4,700	$ -	$ -	$ 4,700	Statutory required audit yearly
Accounting Services	$ 10,000	$ -	$ 10,000		$ 10,000	$ -	$ -	$ 10,000	All funds
Assessment Roll Preparation	$ 10,000	$ -	$ 10,000		$ 10,000	$ -	$ -	$ 10,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	$ 1,000	$ -	$ 1,000		$ 1,000	$ -	$ -	$ 1,000	IRS Required Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services									
Legal Advertising	$ 1,000	$ -	$ 1,000		$ 1,000	$ -	$ -	$ 1,000	Statutory Required Legal Advertising
Trustee Services	$ 11,100	$ -	$ 11,100		$ 11,100	$ -	$ -	$ 11,100	Trust Fees for Bond Issues
Dissemination Agent Services	$ 2,000	$ -	$ 2,000		$ 2,000	$ -	$ -	$ 2,000	Required Reporting for Bond Issues
Bond Amortization Schedules	$ 500	$ -	$ 500		$ 500	$ -	$ -	$ 500	Required Reporting for Bond Issues
Bank Service Fees									
General Fund	$ 250	$ -	$ 250		$ 250	$ -	$ -	$ 250	Bank Fees - Governmental Accounts
Loan Fees	$ 7,500	$ -	$ 7,500		$ 7,500	$ -	$ -	$ 7,500	Bank Fees - Loan Fees for Issuance of Financing (Re-Use)
Communications and Freight Services									
Postage, Freight & Messenger	$ 1,800	$ -	$ 1,800		$ 1,800	$ -	$ -	$ 1,800	Agenda Mailings and other misc. mail
Computer/Web Site Services	$ 2,400	$ -	$ 2,400		$ 2,400	$ -	$ -	$ 2,400	Statutory Web Site hosting/maintenance
Insurance	$ 9,132	$ -	$ 9,132		$ 9,132	$ -	$ -	$ 9,132	General Liability and D&O Liability Insurance
Printing and Binding	$ 2,700	$ -	$ 2,700		$ 2,700	$ -	$ -	$ 2,700	Agenda Books and copies
Subscriptions and Memberships	$ 175	$ -	$ 175		$ 175	$ -	$ -	$ 175	Department of Economic Opportunity Fee
Legal Services			$ -						
General Counsel	$ 250,000	$ -	$ 250,000		$ 250,000	$ -	$ -	$ 250,000	District Attorney
General Counsel - Truist Loan Closing	$ 15,000	$ -	$ 15,000		$ 15,000	$ -	$ -	$ 15,000	
Other General Government Services									
Engineering Services	$ 5,000	$ -	$ 5,000		$ 5,000	$ -	$ -	$ 5,000	District Engineer
Engineering Services - Capital	$ -				$ -			$ -	Capital Plan
Engineering Services - Re-Use Water Other	$ 20,000	$ -	$ 20,000		$ 20,000	$ -	$ -	$ 20,000	Re-Use Water Plan General Services
Sub-Total	**$ 438,757**	**$ -**	**$ 438,757**	**$ -**	**$ 438,757**	**$ -**	**$ -**	**$ 438,757**	

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

	Fiscal Year 2027				Amended Fiscal Year 2027 Budget				
Description	**Administration**	**Re-Use System Construction**	**Total FYE 9/30/2027 Budget**	**Amendment #1**	**Administration**	**Operations & Maintenance**	**Re-Use System Construction**	**Total FYE 9/30/2027 Budget**	**Notes**
Re-Use Water Utility Services (Use of Funds - Financing)									
Financing Uses									
Issuance Costs									
Costs of Issuance	$ -	$ 15,000	$ 15,000		$ -	$ -	$ 15,000	$ 15,000	Fees Associated with Issuance of Loan
Rounding Proceeds	$ -	$ 1,908	$ 1,908		$ -	$ -	$ 1,908	$ 1,908	Rounding Loan to $5,000 Increment
Debt Service									
Interest (Amount is Capitalized in the Proceeds for	$ -	$ 98,093	$ 98,093		$ -	$ -	$ 98,093	$ 98,093	
Engineering Services									
Design - Re-Use Water Interconnect to Manatee Cty.	$ -	$ 50,000	$ 50,000		$ -	$ -	$ 50,000	$ 50,000	Engineering Design and Permitting with Manatee County
Design - Backup Well		$ 15,000	$ 15,000				$ 15,000	$ 15,000	Engineering Design and Permitting with SFWMD
Construction Inspection - Backup Well	$ -	$ 50,000	$ 50,000		$ -	$ -	$ 50,000	$ 50,000	Engineering Inspection During Construction
Construction Inspection - Re-Use Water Interconnect to Manatee Cty.		$ 15,000	$ 15,000				$ 15,000	$ 15,000	Engineering Inspection During Construction
Infrastructure Construction in Progress									
Pipe Connection to Manatee County	$ -	$ 1,475,000	$ 1,475,000		$ -	$ -	$ 1,475,000	$ 1,475,000	Construction Cost of Interconnect
Backup Well for Re-Use System		$ 200,000	$ 200,000				$ 200,000	$ 200,000	Construction Cost of Backup Well - SFWMD Permitting Req.
Contingencies	$ -	$ 335,000	$ 335,000		$ -	$ -	$ 335,000	$ 335,000	20% Contingency assigned for Construction
Sub-Total		**$ 2,255,000**	**$ 2,255,000**	**$ -**	**$ -**	**$ -**	**$ 2,255,000**	**$ 2,255,000**	
Debt Service (Annual)									
Principal Repayment - Mandatory	$ -	$ 400,000	$ 400,000		$ -	$ -	$ 400,000	$ 400,000	Principal Paid Yearly on May 1st of each year
Interest Expense - Mandatory	$ -	$ 130,500	$ 130,500		$ -	$ -	$ 130,500	$ 130,500	Interest Paid Semi-Annually on Nov. 1st and May 1st.
Sub-Total:	**$ -**	**$ 530,500**	**$ 530,500**	**$ -**	**$ -**		**$ 530,500**	**$ 530,500**	
Stormwater Management Services									
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Operations Management	$ -	$ -	$ -	$ 45,000	$ -	$ 45,000	$ -	$ 45,000	Asset management aquatic maintenance oversight and coordination
Repairs & Maintenance									
Aquatic Weed Control	$ -	$ -	$ -	$ 62,300	$ -	$ 62,300	$ -	$ 62,300	Periodic Maintenance of Water Management System of 65 Lakes consisting of approximately 86,897 linear feet and 192.2 acres
Lake Bank Maintenance	$ -	$ -	$ -	$ 40,000	$ -	$ 40,000	$ -	$ 40,000	Lake bank maintenance repairs to erosion areas as needed
Drainage Ditches	$ -	$ -	$ -	$ 4,000	$ -	$ 4,000	$ -	$ 4,000	4x quarterly maintenance events of the drainage ditches
Water Quality Testing	$ -	$ -	$ -	$ 15,000	$ -	$ 15,000	$ -	$ 15,000	
Littoral Shelf Plantings	$ -	$ -	$ -	$ 32,000	$ -	$ 32,000	$ -	$ 32,000	Literal plantings adding and replacement of littoral plantings around the lakes
Mitigation Maintenance	$ -	$ -	$ -	$ 15,500	$ -	$ 15,500	$ -	$ 15,500	3 mitigation areas or 12 acers maintenance performed four times per year
Midge Fly Treatments	$ -	$ -	$ -	$ 8,000	$ -	$ 8,000	$ -	$ 8,000	Midge fly treatments treatments of midge flies on an as needed basis
Control Structures, Catch basins & Outfalls	$ -	$ -	$ -	$ 21,000	$ -	$ 21,000	$ -	$ 21,000	Storm drainage inspections of storm drainage throughout the community
Contingencies	$ -	$ -	$ -	$ 19,780	$ -	$ 19,780	$ -	$ 19,780	10% of Repairs and Maintenance
Sub-Total	**$ -**	**$ -**	**$ -**	**$ 262,580**	**$ -**	**$ 262,580**	**$ -**	**$ 262,580**	

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

Description	Fiscal Year 2027 Administration	Fiscal Year 2027 Re-Use System Construction	Fiscal Year 2027 Total FYE 9/30/2027 Budget	Amendment #1	Amended Fiscal Year 2027 Budget Administration	Amended Fiscal Year 2027 Budget Operations & Maintenance	Amended Fiscal Year 2027 Budget Re-Use System Construction	Amended Fiscal Year 2027 Budget Total FYE 9/30/2027 Budget	Notes
Reserves & Overall Contingencies									
Operation Reserve (Addition)	$ 100,000	$ 400,000	$ 500,000	$ (262,580)	$ 100,000	$ (262,580)	$ 400,000	$ 237,420	Reserve for future operating requirements (RE-USE Water)
Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Unforeseen Operations Additions
Sub-Total:	**$ 100,000**	**$ 400,000**	**$ 500,000**	**$ (262,580)**	**$ 100,000**	**$ (262,580)**	**$ 400,000**	**$ 237,420**	
Other Fees and Charges									
Discounts, Tax Collector Fee and Property Appraiser	$ 37,713	$ 70,038	$ 107,751	$ -	$ 37,713	$ -	$ 70,038	$ 107,751	Discounts/Fees to place assessments on Tax Rolls
Sub-Total	**$ 37,713**	**$ 70,038**	**$ 107,751**	**$ -**	**$ 37,713**	**$ -**	**$ 70,038**	**$ 107,751**	
Total Expentitures and Other Uses	**$ 576,470**	**$ 3,255,538**	**$ 3,832,008**	**$ -**	**$ 576,470**	**$ -**	**$ 3,255,538**	**$ 3,832,008**	
Fund Balances:									
Net Increase/(Decrease) in Fund Balance			$ -	$ -	$ -	$ -	$ -	$ -	
Fund Balance - Beginning			$ 170,947					$ 170,947	
Current Year Reserve Allocation			$ 500,000					$ 237,420	Additions to Fund
Fund Balance - Ending (Projected)			**$ 670,947**					**$ 408,367**	
Use of Funds:									
Reserved for Operations			$ 638,668					$ 262,835	To Insure sufficient cash for October & November Expenses
Extraordinary Capital/Operations			$ 32,279					$ 145,532	To fund operational or capital needs
Fund Balance - Ending (Projected)			**$ 670,947**					**$ 408,367**	
Cap Rate			**$ 1,013.81**					**$ 1,013.81**	

Assessment Comparison	Units	Fiscal Year 2027 Administration	Fiscal Year 2027 Re-Use System Construction	Total	Amendment #1	Fiscal Year 2027 Administration	Fiscal Year 2027 Operations & Maintenance	Fiscal Year 2027 Re-Use System Construction	Total
Single Family 55'	331	$ 308.27	$ 535.05	$ 843.32		$ 308.27	$ -	$ 535.05	$ 843.32
Single Family 65'	176	$ 308.27	$ 535.05	$ 843.32		$ 308.27	$ -	$ 535.05	$ 843.32
Single Family 75	147	$ 308.27	$ 535.05	$ 843.32		$ 308.27	$ -	$ 535.05	$ 843.32
Single Family 85'	102	$ 308.27	$ 535.05	$ 843.32		$ 308.27	$ -	$ 535.05	$ 843.32
TH/Coach/SF Attached	478	$ 308.27	$ 535.05	$ 843.32		$ 308.27	$ -	$ 535.05	$ 843.32
Condominium	636	$ 308.27	$ 535.05	$ 843.32		$ 308.27	$ -	$ 535.05	$ 843.32
Total:	**1870**								

AGREEMENT FOR ASSET MANAGEMENT SERVICES

THIS AGREEMENT FOR ASSET MANAGEMENT SERVICES ("**Agreement**") is made and entered into to be effective the 3rd day of September 2026 ("**Effective Date**") and is by and between **HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Manatee County, Florida ("**District**"), and **CALVIN, GIORDANO & ASSOCIATES, INC.**, a Florida corporation ("**Contractor**"). District and Contractor are sometimes referred to herein collectively as the "**Parties**" and individually as a "**Party**".

WITNESSETH:

WHEREAS, District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "**CDD Facilities**"); and

WHEREAS, District from time to time engages certain independent contractors to perform maintenance work on the CDD Facilities ("**CDD Maintenance Contractors**"); and

WHEREAS, District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the "**Services**" described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, PFM Management Services, LLC ("**District Manager**"), as set forth more fully herein; and

WHEREAS, Contractor has represented that it can provide such Services as required by District.

NOW THEREFORE, for good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt and sufficiency of which are acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

1. RECITALS. The above recitals are true and correct and are incorporated by reference.

2. DISTRICT MANAGER. Contractor shall provide all Services in close coordination with the District Manager and shall be subject to the reporting requirements and other oversight by the District Manager as set forth in this Agreement. Contractor shall have no authority to contract on behalf of the District or have access to District funds.

3. SERVICES. The Contractor agrees to provide the Services outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the CDD Facilities are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement. In addition to and as part of the Services set forth on **Exhibit A,** the Contractor shall provide the following Services:

a. ***Asset Manager & Asset Manager Staff -*** Contractor shall identify a primary field operations manager ("**Asset Manager**") to provide the Services and may also hire one or more individuals and/or subcontractors (together, "**Asset Manager Staff**") to work under the direction of the Asset Manager.

   The District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for Asset Manager, and to have the Asset Manager and/or any Asset Manager Staff members removed upon five days prior written notice to the Contractor. Because of the close working relationship between the Asset Manager and the District Manager and the critical nature of the role, the District reserves the right to review and approve the Asset Manager as described herein. Unless otherwise waived by the District, Contractor shall provide no less than three (3) candidates for the District Manager to review for the Asset Manager position. In the event District Manager disapproves of any Asset Manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the Asset Manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Asset Manager, Contractor may employ an interim person in said manager position.

b. ***Management of Vendors –*** Contractor shall manage, direct, coordinate, oversee and monitor all of the vendors that are performing services on any CDD Facilities as directed by District Manager from time to time.

c. ***Investigation of Claims/Damage –*** Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair.

d. ***Monthly Report -*** Contractor shall prepare for the District a monthly report relating to the CDD Facilities and the Services, which content shall be the responsibility of the Contractor; provided, however, that any and all requests by the District Manager shall be included in the monthly report after which the final report shall be provided to the District Manager at the beginning of each month for the preceding month. The report shall advise District on business matters between District and CDD Maintenance Contractors maintaining CDD Facilities and provide recommended solutions and/or options to the District. Contractor shall maintain files for all such correspondence as well as correspondence received.

e. ***NPDES Reporting –*** Contractor shall be responsible for preparing and submitting any and all regulatory reports (e.g., any reporting requirements under National Pollution Discharge Elimination System (NPDES) permits, conservation/mitigation reporting, etc.) required for the District's operation of the community stormwater system and conservation areas. Among other things, Contractor shall complete the annual NPDES submittal form with CDD specific data, obtain the required signature(s), and submit the completed form / package to Manatee County. Contractor shall attend annual audit and periodic local County meetings with Manatee County for NPDES compliance, and information dissemination. Draft copies of all such reports shall be provided to the District Manager for review prior to submittal.

f. ***Additional Work -*** The District Manager may engage Contractor to perform work which is outside the scope of the Services as set forth on **Exhibit A** ("**Additional Work**"). The fees paid to Contractor for such Additional Work authorized by the District Manager shall be pursuant to the fee schedule set forth on **Exhibit B**. Except as expressly provided herein, the Additional Work shall be subject to all other terms and conditions of this Agreement. Any Additional Work must be pre-approved in writing by the District Manager prior to the Contractor undertaking any such Additional Work.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, District agrees and covenants to pay Contractor certain professional fees ("**Professional Fees**") for its full and faithful performance of the Services herein. The initial schedule for Professional Fees is set forth on **Exhibit B** attached hereto and made a part hereof. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees may be amended annually as evidenced by the budget adopted by District. In no event shall the total and cumulative amount of fees paid to Contractor under this Agreement exceed the amount of funds annually budgeted for the Services. For the first year of Services, the fees paid will be in accordance to the Districts adopted Budget. Notwithstanding the fixed monthly fee arrangement, Contractor shall maintain accurate and detailed records of the hours it has actually spent performing the Services with descriptions and categories of the related work performed. Contractor shall provide written documentation of such hours to District upon request, which documentation shall be in a form reasonably acceptable to District.

The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

Costs and Expenses - District shall pay or reimburse Contractor for all reasonable costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District, provided such costs are approved in writing and in advance by the District's Manager or District's Board of Supervisors. District shall not be required to reimburse Contractor for salaries of officers (or employees) of Contractor and general overhead of Contractor, as said mentioned items and services are included within the Professional Fees provided. Contractor will give District all discounts, rebates or commissions provided by any supplier or service contractor where applicable. If Contractor advances for and on behalf of District any costs approved by District, then Contractor shall submit a statement of such costs on or about the first of each month for the costs incurred during the prior month. District shall reimburse Contractor for approved costs consistent with the payment time frames set forth in the preceding paragraph.

5. TERM. District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on **October 1, 2026**. This Agreement shall be continuing in nature unless and until terminated in accordance with the terms of this Agreement.

6. TERMINATION. District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. District may terminate this Agreement with or without cause. District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide sixty (60) days written notice of termination without cause. Upon any termination of this Agreement, Contractor's sole remedy shall be payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.

7. **INDEPENDENT CONTRACTOR**. This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for

all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, or enter into any contract on behalf of District, either written or oral, or in any other way attempt to obligate or bind District. Instead, all contracts shall be submitted to the District Manager for approval and execution.

8. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

9. COMPLIANCE WITH LAW. In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.

10. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

11. INSURANCE. Contractor shall maintain throughout the term of this Agreement the insurance listed below:

a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than $100,000 per employee per accident, $500,000 disease aggregate, and $100,000 per employee per disease.

b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, ($2,000,000.00) aggregate covering all work performed under this Agreement.

c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.

d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than ($1, 000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

12. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentages of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.

13. DEFAULT; THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

14. ATTORNEY'S FEES. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, at the addresses listed below. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

IF TO DISTRICT:

Heritage Harbour North Community Development District
c/o PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Email: wardj@pfm.com & carvalhov@pfm.com

IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc.
Attn: Christopher Giordano
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Email: rfreeman@cgasolutions.com

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.

21. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor 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 contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor'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 Contractor, Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O PFM MANAGEMENT SERVICES LLC, 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817, EMAIL: WARDJ@PFM.COM & CARVALHOV@PFM.COM, PHONE: (954) 658-4900.

22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

23. HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

24. NEGOTIATIONS AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

25. LIMITATIONS ON LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

27. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor 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 and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

28. CONFLICTS. In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

29. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

30. E-SIGNATURE; COUNTERPARTS. This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.

31. REPLACEMENT OF PRIOR AGREEMENT. Upon full execution of this Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of the Effective Date.

[CONTINUED ON NEXT PAGE]

AGREEMENT FOR ASSET MANAGEMENT SERVICES

The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

Heritage Harbour North
Community Development District

______________________________ ______________________________
James P. Ward, Secretary Nancy Lyons, Chairperson

Calvin, Giordano & Associates, Inc.

____
Name: David Stambaugh
Its: Vice-President

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
FIELD ASSET MANAGEMENT - SCOPE OF SERVICES
EXHIBIT "A"

This general scope of services includes but not limited to oversight, consultation, and contract management services and for the CDD's Maintenance Contractors tasked with maintaining these areas. Specific services include:

1. Procurement and Bidding Scope of Services

   A. General Outline:

   The scope of services under this section includes establishing procurement guidelines and bidding services. The procurement guidelines will establish rules and regulations for purchasing requirements based on total purchase cost. The goal is to develop a procurement procedure that does not hinder day-to-day activities but ensures cost effective purchasing and bidding for all services.

      I. Establish Procurement Procedures & Guidelines.
      II. Establish limits of authority for services.

   B. Prepare Base Contract for all Services

      I. Establish base contract tailored for Heritage Harbour North CDD which can be utilized for all services purchased.

   C. Prepare Specifications and Exhibits for Specific Services

      I. Create specifications utilizing industry standards (ASTM, ASCE, etc.) for each specific service being procured.
      II. Produce Complete Bid Package (Contract, Specifications, Reports, Plans, Exhibits)

   D. Bidding Services

      I. Distribute complete bid packages to all interested, qualified service providers.
      II. Coordinate Pre-Bid Meeting to allow for site visits and any last Inquiries from service providers.
      III. Respond to all service providers in writing and issue bid document addenda as necessary.
      IV. Review submitted bid packages to establish the lowest responsive service provider.
      V. Matrix of value, experience, references and insurance requirements.
      VI. Provide recommendation for award to the provider which poses the best value to the CDD.

   E. Negotiation and Contract Execution

      I. Provide final negotiations to establish unit rates and Not To Exceed contractual amounts.

II. Obtain required Certificates of Insurance listing CDD as additional insured.
III. Obtain fully executed contract documents.
IV. Retain files of all bid packages submitted, contracts executed, insurance certificates, etc., both hard copy and electronically.

2. Operations and Maintenance Services.

A. Programs subject to the operations and maintenance Field Asset Management.

I. Stormwater Management System.

1. Lakes and Ponds, including aerators.
2. Littoral Shelves Monitoring and Plantings
3. Master Drainage System

II. Landscaping
III. Irrigation System
IV. Street Lighting (if applicable)
V. District Roadways (if applicable)

B. Reading and becoming familiar with the CDD's permits and any governing documents for the purposes of delivery of the services described herein.

C. Coordinate, oversee and monitor the programs to include:

I. Participate in bi-weekly walk-throughs and on-site inspections of the systems with the CDD Maintenance Contractor(s).
II. Review Weekly/Monthly Reports provided by the CDD Maintenance Contractor(s)
III. Coordination with outside vendors for regular maintenance and emergency repairs to damaged components on an as-need basis, with 2-hour emergency response team, and 24-hour emergency response via coordination with outside Vendors to repair damaged facilities.
IV. Review Maintenance contractor pay applications against purchase order/contract quantities and requirements and provide recommended payment due.
V. Properly coded and submitted pay applications to District Accounting for timely payment.
VI. Respond and coordinate CDD Maintenance Contractor(s) responses to emergency situations.

3. Asset Monitoring:

A. Observe and document necessary repairs to the District's Stormwater Management System Components via regular inspections, including lake aerators.

B. Obtain quotes from Qualified Contractors and Vendors to perform additional maintenance and repairs to the District's Stormwater Management System, as necessary based on the observations and inspections, above.

C. Oversee and monitor the additional maintenance and repairs above, and report to the District Manager providing recommendations for issuance of purchase orders and other coordination as necessary with the District Manager.

D. Coordinate with District's Aquatic Maintenance Vendor for yearly "Fixed Structures Inspection", which shall include review of the Vendor's report, field confirmation of any items needing repair and coordination of quotes and overseeing of work, pursuant to items band c, above.

4. NPDES Compliance / Reporting

A. Prepare quarterly Stormwater Pollution Prevention Plan reports (if applicable) of the CDD property in conjunction with annual NPDES requirements. Coordinate with District Manager and other necessary parties to compile the documents and data needed for the submittal of annual NPDES reporting to Manatee County.

B. Complete the NPDES annual submittal form with CDD specific data and obtain the required signature(s). Upon completion, submit the completed form / package to Manatee County.

C. Attend annual audit and periodic local County meetings with Manatee County for NPDES compliance, and information dissemination.

5. Administrative Services:

A. Maintain electronic files for all correspondence, reports, contracts, purchase orders and documents relating to these services and upload all documents to the District's electronic filing system and have a representative attend meetings of the CDD's Board of Supervisors as deemed reasonably necessary by the District Manager in his sale and absolute discretion to present reports to the District's Board of Supervisors.

B. Prepare and advise the District Manager on business matters between the CDD and the Maintenance Contractor(s) maintaining the systems and services provided by the District.

EXHIBIT "B"

EXHIBIT B

Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY

PROFESSIONAL FEE SCHEDULE - 2026 RATES

Principal	$277
Contract Administrator	$257
Project Coordinator	$129
Executive Assistant / Clerical	$95

ENGINEERING

Director, Engineering	$248
Sr. Project Manager	$216
Project Manager	$197
Sr. Engineer	$199
Project Engineer	$173
Engineer	$148
Jr. Engineer	$129
Senior CADD Tech	$150
CADD Technician	$127
Permit Administrator	$121
Engineering Plan Review	$197
Certified Floodplain Manager	$173

LANDSCAPE ARCHITECT

Director, Landscape Architect	$248
Senior LA/Urbanist	$199
Environmental Administrator	$165
Environmental Specialist	$137
Environmental Assistant	$127
Landscape Architect/Urbanist	$183
Senior CADD Tech	$150
CADD Technician	$127
Landscape Inspector/Arborist	$137
Landscape Plan Reviewer	$188
Jr. Landscape Architect/Urbanist	$165
Landscape Designer	$137
Jr. Landscape Designer	$122
Landscape Analyst	$89

SURVEYING

Director, Surveying	$248
Senior Registered Surveyor	$196
Survey Crew	$182
Registered Surveyor	$175
Survey Coordinator	$141
CADD Technician	$127
3D Laser Scanner	$497
G.P.S. Survey Crew	$219

EXPERT WITNESS

Principal	$438
Registered Engineer/Surveyor	$371
Project Engineer	$304

INDOOR AIR QUALITY SERVICES

Sr. Environmental Scientist	$165
Environmental Scientist	$137

CONSTRUCTION

Director, Construction	$248
Sr. Project Engineer (CEI)	$223
Project Administrator (CEI)	$167
Construction Management Director	$185
Construction Manager	$167
Senior Inspector	$137
ITS Inspector	$137
Inspector	$125
Inspector Aide	$120
Construction Coordinator	$129
Resident Compliance Specialist	$125

GOVERNMENT SERVICES

Director, Governmental Services	$248
Director, Code Enforcement	$194
Director, Building Code	$194
Project Manager	$197
Code Enforcement Field Supervisor	$148
Code Enforcement Field Inspector	$125
Special Magistrate Clerk	$95
Building Official	$153
Building Plans Reviewer	$131
Building Inspector	$125
Permit Processor	$95
Engineering Plan Review	$197
Certified Floodplain Manager	$173

PLANNING

Director, Planning	$248
Planning Administrator	$202
Principal Planner	$196
Planning Manager	$196
Senior Planner	$167
Planner	$141
Assistant Planner	$123
Planning Technician	$95
Grants Administrator	$202
Grants Coordinator	$141

DATA TECH DEVELOPMENT

Director, Data Tech Dev.	$248
GIS Coordinator	$196
GIS Specialist	$167
Multi-Media 3D Developer	$150
GIS Technician	$129
Sr. Applications Developer	$248
Applications Developer	$185
Network Administrator	$206
System Support Specialist	$150
IT Support Specialist	$113

In addition to the hourly rates listed above, charges will include direct out-of-pocket expenses such as reproduction, overnight mail, and other reimbursables billed at a multiplier of 1.25.

Building Code Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Services
Data Technologies & Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management & Writing
Geographic Information Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

Effective January 1, 2026

HERITAGE HARBOUR NORTH
Community Development District

District Manager: James P. Ward
2301 NE 37th Street
Fort Lauderdale, Florida 33308
954.658.4900

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management had identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes, and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

James P. Ward, District Manager	________________________, Chairman
Date	Date

Community Development District
MEMO

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

To: Board of Supervisors
From: James P. Ward
Date: August 5, 2026
Re: Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

   Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

   a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
   Note: Google Chrome web browser will not open – use another web browser.
   Video Tutorial

   b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
   23-page presentation – no audio

   c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
   Audio presentation – no video

   d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
   Florida League of Cities Website
   FLC Future Ethics Workshop Dates:
   10/14/2026: 10 am – 3:30 pm
   12/16/2026: 10 am – 3:30 pm

2. **Other Training Programs**

   a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

      - 4-Hour Ethics Course

   b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00.

      - Home - Florida Ethics Institute

Heritage Harbour North

Community Development District

Financial Statements
June 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 June 30, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				
	Operations	Series 2014	Series 2017	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund						
Truist Checking Account	$ 229,931	$ -	$ -	$ -	$ -	$ 229,931
Debt Service Funds						
Reserve Account	-	259,275	7,232	-	-	266,507
Revenue Account	-	337,638	312,033	-	-	649,672
Prepayment Account	-	1,756	-	-	-	1,756
Excess Revenue - Subordinated Bonds	-	-	2,941	-	-	2,941
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	920,876	-	920,876
Amount to be Provided by Debt Service Funds	-	-	-	18,054,124	-	18,054,124
General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Total Assets:	**$ 229,931**	**$ 598,670**	**$ 322,206**	**$ 18,975,000**	**$ 6,779,151**	**$ 26,904,957**

Heritage Harbour North Community Development District
Balance Sheet
Through June 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			
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2014	-	-	-	200,000	-	200,000
Series 2017	-	-	-	855,000	-	855,000
Long Term						
Series 2014	-	-	-	6,075,000	-	6,075,000
Series 2017	-	-	-	11,845,000	-	11,845,000
Total Liabilities:	**$ -**	**$ -**	**$ -**	**$ 18,975,000**	**$ -**	**$ 18,975,000**
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	-	21,809	(10,589)	-	-	11,220
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	13,717	-	-	-	-	13,717
Results from Current Operations	53,963	-	-	-	-	53,963
Total Fund Equity and Other Credits:	**$ 229,931**	**$ 598,670**	**$ 322,206**	**$ -**	**$ 6,779,151**	**$ 7,929,957**
Total Liabilities, Fund Equity and Other Credits:	**$ 229,931**	**$ 598,670**	**$ 322,206**	**$ 18,975,000**	**$ 6,779,151**	**$ 26,904,957**

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

Description	June	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	-	$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	2,901	252,908	270,838	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	**$ 2,901**	**$ 252,908**	**$ 251,879**	**100%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	4,000	4,000	100%
Executive				
Professional Management	4,633	41,700	55,600	75%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	3,750	5,000	75%
Assessment Roll Preparation	750	6,750	9,000	75%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	103	2,179	1,000	218%
Trustee Services	-	11,021	11,021	100%
Dissemination Agent Services	500	3,000	2,350	128%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	83	1,714	400	429%
Computer Services	-	2,400	2,400	100%
Insurance	-	8,432	7,883	107%
Printing & Binding	109	1,661	250	665%
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	6,958	93,856	125,000	0%

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

Description	June	Year to Date	Budget	% of Budget
Reserves				
Extraordinary Capital/Operations	1,400	12,600	16,800	75%
Total Expenditures and Other Uses:	**$ 15,952**	**$ 198,945**	**$ 251,879**	**79%**
Net Increase/ (Decrease) of Fund Balance	**(13,051)**	**53,963**	**-**	
Fund Balance - Beginning	241,582	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	12,600	16,800	
Fund Additions/(Expenditures)	-	1,117	-	
Fund Balance - Ending	**$ 229,931**	**$ 229,931**	**$ 179,050**	

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

Description	June	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	770	7,090	-	0%
Revenue Account	916	11,213	21,989	51%
Prepayment Account	5	47	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	5,989	522,133	551,308	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Total Revenue and Other Sources:	**$ 7,680**	**$ 540,484**	**$ 542,091**	**100%**
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	190,000	190,000	100%
Interest Expense	-	328,675	328,675	100%
Total Expenditures and Other Uses:	**$ -**	**$ 518,675**	**$ 518,675**	**100%**
Net Increase/ (Decrease) of Fund Balance	**7,680**	**21,809**	**23,416**	
Fund Balance - Beginning	590,989	576,860	576,860	
Fund Balance - Ending	**$ 598,670**	**$ 598,670**	**$ 600,276**	

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

Description	June	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	21	216	-	0%
Revenue Account	712	16,979	11,315	150%
Excess Revenue	0	2	-	0%
Excess Reserve	-	76	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	15,735	1,371,888	1,461,847	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Total Revenue and Other Sources:	**$ 16,468**	**$ 1,389,161**	**$ 1,377,527**	**101%**
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	815,000	815,000	100%
Principal - Early Redemptions	-	65,000	-	0%
Interest Expense	-	519,750	527,800	98%
Total Expenditures and Other Uses:	**$ -**	**$ 1,399,750**	**$ 1,342,800**	**104%**
Net Increase/ (Decrease) of Fund Balance	**16,468**	**(10,589)**	**34,727**	
Fund Balance - Beginning	305,738	332,795	332,795	
Fund Balance - Ending	**$ 322,206**	**$ 322,206**	**$ 367,522**	

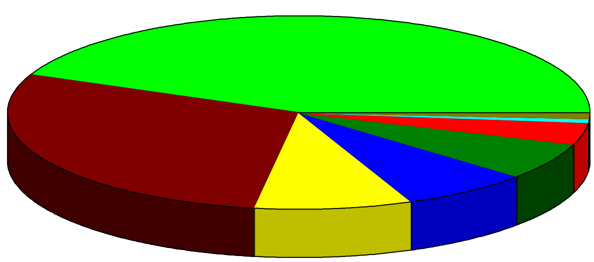
Heritage Harbour North Community Development District

Income and Expense by Month

June 2026

Expense Summary

June 2026



5190000 · Other General Govt	43.62%
5120000 · Executive	29.05
9099000 · Reserve Allocations	8.78
5130000 · Financial and Administ	7.31
5110000 · Legislative	6.27
5133400 · Other Contractual Serv	3.78
5134700 · Printing & Binding	0.68
5134100 · Communications & Fre	0.52
Total	$15,951.94

By Account

Heritage Harbour North

Community Development District

Financial Statements
July 31, 2026

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

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Heritage Harbor North Community Development District

Monthly Financial Statements

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Heritage Harbour North Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				
	Operations	Series 2014	Series 2017	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund						
Truist Checking Account	$ 224,543	$ -	$ -	$ -	$ -	$ 224,543
Debt Service Funds						
Reserve Account	-	259,275	7,232	-	-	266,507
Revenue Account	-	339,332	312,894	-	-	652,225
Prepayment Account	-	1,761	-	-	-	1,761
Excess Revenue - Subordinated Bonds	-	-	2,941	-	-	2,941
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	136	357	-	-	493
Debt Service Fund(s)	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	923,927	-	923,927
Amount to be Provided by Debt Service Funds	-	-	-	18,051,073	-	18,051,073
General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Total Assets:	**$ 224,543**	**$ 600,504**	**$ 323,423**	**$ 18,975,000**	**$ 6,779,151**	**$ 26,902,622**

Heritage Harbour North Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds			Account Groups		Totals
	General Fund	Debt Service Funds		General Long	General Fixed	(Memorandum
	Operations	Series 2014	Series 2017	Term Debt	Assets	Only)
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	493	-	-	-	-	493
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2014	-	-	-	200,000	-	200,000
Series 2017	-	-	-	855,000	-	855,000
Long Term						
Series 2014	-	-	-	6,075,000	-	6,075,000
Series 2017	-	-	-	11,845,000	-	11,845,000
Total Liabilities:	**$ 493**	**$ -**	**$ -**	**$ 18,975,000**	**$ -**	**$ 18,975,493**
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	-	23,644	(9,372)	-	-	14,272
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	15,117	-	-	-	-	15,117
Results from Current Operations	46,683	-	-	-	-	46,683
Total Fund Equity and Other Credits:	**$ 224,051**	**$ 600,504**	**$ 323,423**	**$ -**	**$ 6,779,151**	**$ 7,927,129**
Total Liabilities, Fund Equity and Other Credits:	**$ 224,543**	**$ 600,504**	**$ 323,423**	**$ 18,975,000**	**$ 6,779,151**	**$ 26,902,622**

Heritage Harbour North Community Development District
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	-	$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	66	252,974	270,838	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	**$ 66**	**$ 252,974**	**$ 251,879**	**100%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	4,000	4,000	100%
Executive				
Professional Management	4,633	46,333	55,600	83%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	4,167	5,000	83%
Assessment Roll Preparation	750	7,500	9,000	83%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	146	2,325	1,000	232%
Trustee Services	-	11,021	11,021	100%
Dissemination Agent Services	-	3,000	2,350	128%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	1,714	400	429%
Computer Services	-	2,400	2,400	100%
Insurance	-	8,432	7,883	107%
Printing & Binding	-	1,661	250	665%
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	-	93,856	125,000	0%

Heritage Harbour North Community Development District
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Budget	% of Budget
Reserves				
Extraordinary Capital/Operations	1,400	14,000	16,800	83%
Total Expenditures and Other Uses:	**$ 7,346**	**$ 206,291**	**$ 251,879**	**82%**
Net Increase/ (Decrease) of Fund Balance	**(7,280)**	**46,683**	**-**	
Fund Balance - Beginning	229,931	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	14,000	16,800	
Fund Additions/(Expenditures)	-	1,117	-	
Fund Balance - Ending	**$ 224,051**	**$ 224,051**	**$ 179,050**	

Heritage Harbour North Community Development District
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	745	7,836	-	0%
Revenue Account	948	12,161	21,989	55%
Prepayment Account	5	52	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	136	522,269	551,308	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(31,206)	0%
Total Revenue and Other Sources:	**$ 1,834**	**$ 542,319**	**$ 542,091**	**100%**
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	190,000	190,000	100%
Interest Expense	-	328,675	328,675	100%
Total Expenditures and Other Uses:	**$ -**	**$ 518,675**	**$ 518,675**	**100%**
Net Increase/ (Decrease) of Fund Balance	**1,834**	**23,644**	**23,416**	
Fund Balance - Beginning	598,670	576,860	576,860	
Fund Balance - Ending	**$ 600,504**	**$ 600,504**	**$ 600,276**	

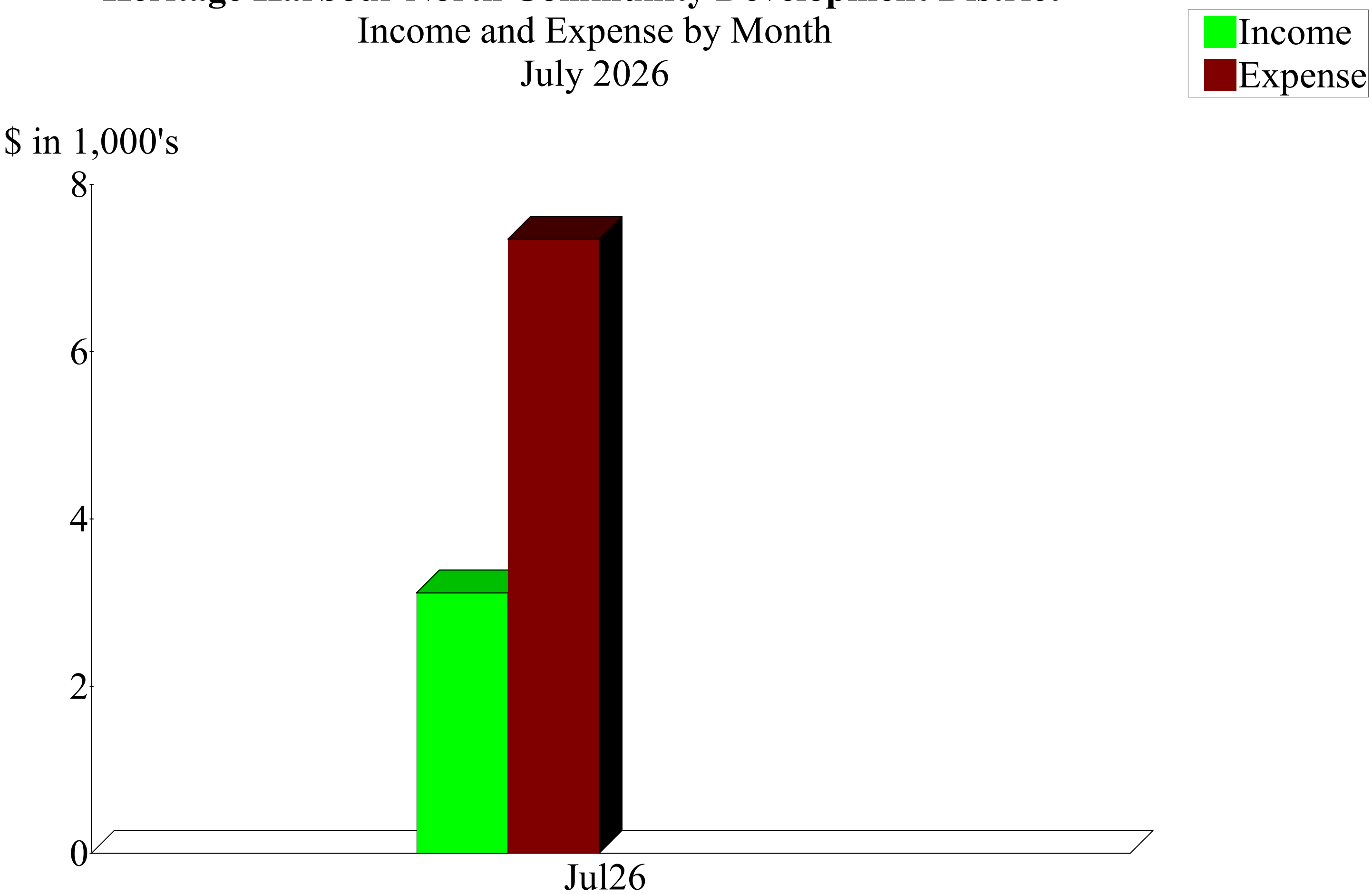
Heritage Harbour North Community Development District
Debt Service Fund - Series 2017
Statement of Revenue, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	21	237	-	0%
Revenue Account	840	17,818	11,315	157%
Excess Revenue	0	2	-	0%
Excess Reserve	-	76	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	357	1,372,245	1,461,847	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(95,635)	0%
Total Revenue and Other Sources:	**$ 1,217**	**$ 1,390,378**	**$ 1,377,527**	**101%**
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	815,000	815,000	100%
Principal - Early Redemptions	-	65,000	-	0%
Interest Expense	-	519,750	527,800	98%
Total Expenditures and Other Uses:	**$ -**	**$ 1,399,750**	**$ 1,342,800**	**104%**
Net Increase/ (Decrease) of Fund Balance	**1,217**	**(9,372)**	**34,727**	
Fund Balance - Beginning	322,206	332,795	332,795	
Fund Balance - Ending	**$ 323,423**	**$ 323,423**	**$ 367,522**	

Heritage Harbour North Community Development District

Income and Expense by Month

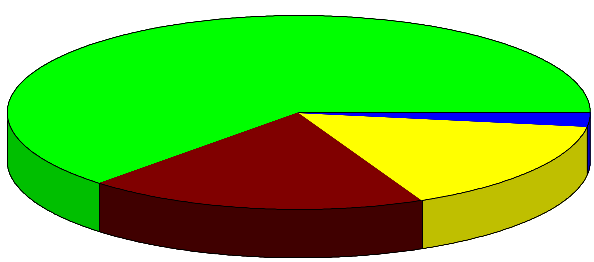
July 2026



Expense Summary

July 2026

5120000 · Executive	63.07%
9099000 · Reserve Allocations	19.06
5130000 · Financial and Adminis	15.88
5133400 · Other Contractual Serv	1.99
Total	$7,345.86



By Account