



Heritage Harbour North

Community Development District

*Meeting Agenda
November 6, 2025*

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

HERITAGE HARBOUR NORTH
Community Development District

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

DATE: November 6, 2025

TIME: 1:00 PM

MEETING AGENDA

Board of Supervisors

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

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

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mb4d08abd83705494437f3e674c62c156>

✓ Phone: (408) 444-9388 Code: 2339 912 8525 Event Password Jpward

NOVEMBER, 2025

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AGENDA

1. Call to Order & Roll Call

2. Minutes:

I. May 1, 2025 – Public Hearing and Regular Meeting.

Pages 5-17

3. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Redesignating the Registered Agent; designating the Office and Location of the Registered Office and Providing for Conflicts and Invalid Provisions and Providing for an Effective Date.

Pages 18-19

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

Pages 20-24

5. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Asset Manager
- IV. District Manager

- a) Annual Ethics Training Reminder – due before December 31, 2025.
- b) Financial Report for the period ending July 31, 2025 (unaudited).
- c) Financial Report for the period ending August 31, 2025 (unaudited).
- d) Financial Report for the period ending September 30, 2025 (unaudited).

Pages 25-50

6. Supervisors Requests.

7. Public Comments

8. Adjournment

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

AGENDA

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

Item 2: Minutes - May 1, 2025 - Public Hearing and Regular Meeting.

Item 3: Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Redesignating the Registered Agent; designating the Office and Location of the Registered Office and Providing for Conflicts and Invalid Provisions and Providing for an Effective Date.

Item 4: Discussion on the Irrigation Infrastructure Report prepared by Morris Engineering & Consulting.

Item 5: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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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:

Greg Copenhaver
Sue Brady
Ron Mazzie
Darryl Levine
Anne Naramore
Brigid McCarthy Madar
Richard Madar
Donald Campbell
Darryl Bulkowski

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.

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 1:02 p.m. He called roll and all Members of the Board were present, constituting a quorum. He welcomed the members of the public who were in attendance. He reviewed meeting format and when members of the public would be given the opportunity to speak.

SECOND ORDER OF BUSINESS**Notice of Advertisement****Notice of Advertisement of Public Hearings****THIRD ORDER OF BUSINESS****Consideration of Minutes****March 21, 2025 - Regular Meeting Minutes**

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

On MOTION made by Louise Buckley, seconded by Pauline Tasler, and with all in favor, the March 21, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2026 BUDGET**I. Public Comment and Testimony****a) Resident Email Responses**

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

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

Mr. Ward explained the District's budget began on October 1, 2025 and ran through September 30, 2026. He explained it covered just the operations and maintenance, or the administrative portion of the District's budget. He noted in addition to this budget was the debt service budget related to capital assessments. He indicated this public hearing was related only to the operations and maintenance portion of the budget. He noted this process began three months ago and the CDD had a number of discussions with the River Strand HOA related to the way in which irrigation water was provided to the community. *When this community was originally developed, Lennar created a separate company called Aquaterra Utilities. That company provided irrigation water to the entire community, both the Stonybrook and River Strand side of the community. At that time there were agreements entered into between this District, the Heritage Harbour North CDD and Aquaterra and I know there are similar agreements between the Heritage Harbour South CDD and Aquaterra to provide water to the community in an agreement that lasted 30 years. We are now about 18-19 years into that agreement, both of those two CDDs. Within the context of the agreement, the agreement terminates in 30 years, and each CDD*

has the opportunity to terminate that agreement one year ahead of the termination date of the agreement, after which it automatically extends for another 30 years and keeps on going down that road. Aquaterra, or Lennar I should say, sold that company some time ago, I don't recall when. Clearly, I did not know about it, our attorney did not know about it, until the last year or two we realized primarily through discussions with the River Strand Board that services were lacking within the community in terms of providing water services, the maintenance of the facilities that are owned by Aquaterra, the maintenance of the line distribution system to some extent and other facilities within the community for which Aquaterra should have been providing services. That manifested itself in discussions most recently, in looking at the terms of the agreement, and deciding how this community should proceed on a long term basis to provide irrigation and water to the community. Do we want to stay with Aquaterra, or whatever this new company is called, or do we want to find alternative ways in which to provide long term irrigation water to the community, specifically as it relates to this public hearing? I am sure the Heritage Harbour South CDD is going through similar discussions with their attorney, none of which we are privy to at this point in time. Within the context of Manatee County, Manatee County has sufficiently increased their water reuse capacity to provide irrigation very inexpensively to communities throughout the County, including this community if we choose to move forward through that process. As a part of that process, what we are doing today is hopefully starting the process of putting some funds into place to be able to look at the engineering side and the cost side of being able to use the Manatee County reuse system both in terms of cost and construction costs needed to make improvements to the irrigation system here to be able to provide irrigation water to the community. I think we know the line irrigation system in this community is 10 years old and did not meet the standards of providing irrigation water through a reuse system, so we do know there is going to be capital costs required to do this, along with the specifics of how to move forward, and what kind of agreements do we need to have with Manatee County. There are hundreds of detailed questions regarding how to go through this process. The purpose today is to put funds in place in order to do that. We are doing this in concert with the River Strand Board in order to try to manage this in a way that helps the community and in terms of cost. They have agreed to fund some of the costs of doing this, along with the monies that we will put together. We hope that will get us through the next year or two and the engineering analysis of what we need to do, then both the CDD Board and HOA Board will be in a position to make decisions on how to proceed. The reason the CDD has taken the front side of this is the agreement with the Aquaterra company is with the Heritage Harbour North CDD. We are the entity that has to lead the charge to terminate the agreement. We do know that it will be a long contentious process, and we expect there will be issues with them with respect to terminating the agreement. As a part of the process, we are also going to need to evaluate all of the legal implications for terminating the agreement and doing it in a timely manner and to be able to provide you with irrigation on a cost effective basis. Generally speaking, to end this, the budget itself really hasn't changed at all except the increase this year is to fund the necessary engineering and legal work

we will need for the next year or two in order to move forward through that process. He asked if there were any public comments or questions.

Ms. Anne Naramore: As the River Strand Board President, I will just make a few comments. The River Strand HOA Board, along with our management team, did a risk assessment for our operations for River Strand last year and we identified this as being one of our key risks to our community because the services from Southwest Nexus Water (Aquaterra), I think it's called, whatever it is, is providing maybe not the best of services over the years. Some of you may remember last summer, May/June, we had significant water issues for irrigation, not only to homes, but also to the golf course, and it was related to the maintenance of the system. We are concerned, particularly Joe's staff and himself, that the pond and the pump system is not properly maintained for the capacity that we need as a community. That's why we've raised this, jointly as a team with CDD North, to see how we could address this problem collaboratively. This is about the CDD North budget. The River Strand Board has not officially approved sharing the cost yet. We have to do that, and we will have that discussion as a part of the budget process for 2026, but I think I can say in general terms that we are all committed to doing that analysis and then figuring out how we proceed. One of the things that Jim mentioned to us in the last session about this subject is this is not an overnight project. This will take numerous years. The contract with Southwest Water terminates in 2036, but this process of figuring out another water source will take numerous years. Between the engineering and cost estimating, the negotiations with Southwest Water, the improvements with the County, we all agreed that it was time to start this process so we will be ready when we need to be.

Ms. Lynnette Barkowski (ph): The current company that's supposed to be maintaining this, we're unhappy with them, but they are doing it, and somebody is currently working with them to get even that resolved because this isn't going to happen for a few years. And then I wonder is the infrastructure for us to potentially tie into the Manatee County system for water, is that just outside the gates or is that back at State Road 64. Have we had a conversation with Manatee County? Is that an open thing that we would be able to tie into? And where is the infrastructure?

Ms. Anne Naramore: Regarding the service of the existing situation, our property deals with this daily and is in constant contact with the engineer of the company to make sure the services are being improved, but this has been an ongoing issue.

Mr. ____ 16:04: Joe and I, Artistree, and the maintenance team had a meeting with Suncoast Water Management on April 17, and we went over several topics including whose was serviced off that line. That was an eye opener for us. We did press them to give to us in writing the maintenance program for the filters located down at the lake, and we also asked them for the condition of the lake in writing and the treatment system to eliminate the algae in the lines. We asked for that a week from April 17th. He said he couldn't do it. We asked for the letter to

190 *be given to us by the May 5th Board Meeting, again they said they couldn't do it,*
191 *and I requested it again today.*

192
193 *Mr. Ward: We do know that the Manatee County reuse system is next to the entire*
194 *Heritage Harbour community. I don't think it's directly next to River Strand, it's*
195 *closer to Stoney Brook, but that's clearly a question that needs to be answered.*
196 *We do know that the existing line distribution system runs throughout this*
197 *community and into the Heritage Harbour South area; it does need*
198 *improvements in order to meet the requirements of Manatee County to connect*
199 *to their reuse system. How much that is and how that is done, are things that*
200 *need to be evaluated as part of the next year or two. There will be capital costs*
201 *that need to be identified. We will determine that in the next year or two.*

202
203 *Ms. ____: Is Manatee County open to us tying into their system?*

204
205 *Mr. Ward: Yes, we do know that the County is more than happy to supply reuse*
206 *water to us.*

207
208 *Ms. Sue Brady agreed something needed to be done. She stated there have*
209 *been problems at Terrace Forge because of the irrigation difficulties for the*
210 *lawns. She noted as a resident she was paying the fee increase from her Terrace*
211 *Forge HOA and will have to pay the increase for the CDD. She asked if all of*
212 *those who would be affected by these changes should be involved with the*
213 *discussion and decisions.*

214
215 *Mr. Ward: I don't know that they need to be at the table now. I have reached out*
216 *to the Heritage Harbour South attorney and indicated to him that I think it would*
217 *be a good idea at some point to work together towards a solution to this*
218 *problem. I have not heard back from him regarding whether or not they would*
219 *be in a position to do that. At the end of the day, I do think it would be a good*
220 *idea for us to explore this. They will come along as a part of that process if they*
221 *choose to do so, but I think we, the River Strand Community, need to be in a*
222 *position to stand on our own two feet if it comes to that.*

223
224 *Mr. Ron Mazzie: If Heritage Harbour South wants no part of it and refuses to help*
225 *pay for it, will they be able to gain access to that water with no relief to us?*

226
227 *Mr. Ward: I don't know if Heritage Harbour South doesn't want any part of this. I*
228 *do know they've had discussions internally about hooking up to the Manatee*
229 *County system. I really have no clue how far along that is, or what they've done or*
230 *not done. Part of the process is we are going to have to evaluate where the lines*
231 *are from Manatee County, how close they are to us, what kind of improvements*
232 *they need to be, what the costs are going to be, and will that affect the Heritage*
233 *Harbour South area in a good way, bad way, or no way at all. It's a good*
234 *question. I don't know the answer to it, but that has to be evaluated.*

235
236 *Mr. Darryl Bulkowski asked a question which was (indecipherable). I have no*
237 *problem with trying to go with a new water system, but as I look at River Strand,*

we are now paying more for our security, we have a new project that we are getting ready to kick off, and with all kinds of new tariffs, I don't know what's going to happen with our material costs and those kinds of things. So, we've got a lot of things going on in River Strand, and a lot of unknowns in terms of what the cost is going to be. I'm not saying kick the can down the road, but if there is a big cost to changing over the irrigation and we have some time left on it, we should figure out what's going on in the lake and get the pumps and valves open so we aren't having problems with that for the next few years until we get through our building process and get caught up with where we need to be.

Mr. ____24:01: Two things, the contract does run out in 2036, but there are still opportunities to potentially end it early. Two, we have a six million dollar golf course we just spent money on. If we don't get the irrigation right, we could lose that six million dollars. This is not a lot of money we are talking about. We're talking about another \$40 dollars per household.

Mr. Ward: This is \$72 dollars a year for each household.

Discussion ensued regarding moving forward with the evaluation, not postponing; and where the Heritage Harbour South boundaries were located.

Mr. Ward: One of the benefits of having a CDD is that even if there are capital costs necessary to do this further down the road, CDDs can finance this kind of infrastructure over a long period of time, the same way you have your existing capital infrastructure program. So, we have an opportunity to mitigate, or minimize that cost, to spread it out over a long period of time also. That's years down the road though.

Mr. ____26:25: In other words, it's going to take 3 or 4 years to figure out what needs to be done and then another couple of years to get it done. If we don't start now, we won't be ready in time.

Mr. Ward: Correct.

Ms. ____27:05 asked what would happen with the existing relationship with Southwest Water.

Mr. ____27:41: The Board at River Strand has no control over the cost that you are going to incur for the water that we get. Nexus, which is the parent company of Southwest Water, has 15 or 20 subsidiaries along the Florida Coast. Southwest Water bills HHMA, who turns around and bills everybody else. They control the rates at which we pay for every gallon of water, and their price increases have gone from 3% to 8% every year. This study is nothing to see if we can't break away. That's just part of it. To give you the real complex things, you have what's called an open loop system throughout Heritage Harbour. You have 41 associations tapped into the open loop system. You know that little break they had at Marketplace? I don't know how many gallons spewed out of there, but the minute the pressure went down the pumps went on, and guess who got the

readings? All of you. So, we went through 22 million gallons last month. That cost goes to you. I know the golf course got doubled up. I know the HOA got doubled up. Single family homes got tacked onto. This is a worthwhile investigation, and if you can mitigate it and get off of it, it would be good because they are a privately owned entity, and that is their asset. We are not even supposed to be on the property. We can't control anything with Porkchop Lake. We can't do anything with the pumps. We just happen to know the company who maintains it, so we have inside information.

Discussion ensued regarding the difficulties with the irrigation system; how the HOA was dealing with these difficulties; how the CDD was dealing with these difficulties; there being no way to compel Southwest Water to properly maintain the irrigation system; how the irrigation system worked; the problem with an open loop irrigation system and the possibility of putting meters on the 40 taps in the system to ensure fair division of cost.

Mr. Ward asked if there were any additional questions with respect to the budget. There were none. He indicated the public hearing would remain open until the Board was done with its discussion.

II. Board Comments

Mr. Ward asked if there were any questions or comments from the Board.

Mr. ____34:37: I think this is an important issue. It should have been done a few years ago. Years ago, we had some issues with Aquaterra, and it's been an ongoing thing. And again, we have a crown jewel of a golf course, and we need to take care of it.

Ms. Nancy Lyons: We've been working on this in the background a lot to try to get it to this point. Because of that we've found out, Lennar actually sold this company four years ago. We didn't know anything about it. Nobody responds. I scheduled meetings over a four month time period with lawyers to try to find out where they are registered, what corporation is registered where, what's happening here, and who are the officers of the company. Do they have a capital base? So, if you screw up and hurt us in some way we have a fall back position. No financial statements, no officers, no information or any kind, and you have to keep calling, and they don't return phone calls. So, this is ludicrous. We are digging a big hole for ourselves if we don't get it straightened out. The possibility of getting out of the contract before the ten years I think is a legal issue. Of course, I'm not a lawyer, but that's a possibility. We can't speak to any of that yet. We need to do the research and find out exactly what we can do.

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Pauline Tasler, seconded by John Wisz, and with all in favor, the Public Hearing was closed.

333 **III. Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors**
334 **relating to the annual appropriations and adopting the budget for Fiscal Year**
335 **2026**

336
337 Mr. Ward called for a motion to adopt Resolution 2025-4 which adopts the budget for
338 Fiscal year 2026 beginning October 1, 2025 and ending on September 30, 2026.
339

340 **On MOTION made by Michael Fisher, seconded by Louise**
341 **Buckley, and with all in favor, Resolution 2025-4 was**
342 **adopted, and the Chair was authorized to sign.**

343
344 **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND ADOPTING AN**
345 **ASSESSMENT ROLL AND ESTABLISHING AN MAINTENANCE ASSESSMENT CAP FOR**
346 **NOTICE PURPOSES ONLY**
347

348 Mr. Ward indicated this public hearing set into place the assessment rates and certified an
349 assessment roll. *This is nothing more than an outshoot of the public hearing. It just allows*
350 *the Board to put into place the actual assessments for the general fund operations for*
351 *fiscal year 2026. That amount is going to be \$144.12; that will be on your tax bill. That's in*
352 *addition to what you already have on there for your capital assessment. It's \$72 dollars*
353 *more than it was on your tax bill this past November. So, when you see your tax bill, it's*
354 *basically going to go up roughly \$72 dollars.*
355

356 **I. Public Comment and Testimony**
357

358 Mr. Ward called for a motion to open the Public Hearing.
359

360 **On MOTION made by Nancy Lyons, seconded by John Wisz,**
361 **and with all in favor, the Public Hearing was opened.**

362
363 Mr. Ward asked if there were any members of the public with questions about
364 the assessment rate or the adoption of the assessment roll.
365

366 *Ms. Sue Brady: I'm still a little foggy about how this works. On an annual basis we*
367 *are getting a CDD charge on our taxes; you're saying the CDD charge is going to*
368 *be \$72 dollars more. Is that for one year?*
369

370 *Mr. Ward: It's for one year and then next year the Board reevaluates the number*
371 *to see if that's enough or too much. Every year we will go through this process.*
372

373 *Ms. Brady: What happens with the individuals who have paid off their CDD fees?*
374

375 *Mr. Ward: It doesn't affect them. They still have the \$144 dollar assessment. For*
376 *those of you who have paid off your assessment of \$72 dollars that was on your*
377 *tax bill in 2024, that number is going up to \$144 dollars, and you will see \$144*
378 *dollars on your tax bill in November 2025.*
379

Mr. ____: *This is not part of the capital assessment. If you've paid your capital assessment you will still be charged the \$144 dollars because it is the operation and maintenance budget.*

Ms. Brady: *Okay, so it's not a part of the capital assessment. Thank you.*

Mr. Ward asked if there were any questions; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward noted Resolution 2025-5 set the assessment rate for the general fund, certified an assessment roll and provided for severability, conflicts and effective date. He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-5, a resolution of the Board of Supervisors imposing special assessments and certifying an assessment roll

Mr. Ward called for a motion.

On MOTION made by Michael Fisher, seconded by John Wisz and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2025-6, A Resolution of the Board of Supervisors of the Heritage Harbour North Community Development District Establishing An Operation And Maintenance Assessment Cap For Notice Purposes Only

Mr. Ward stated Resolution 2025-6 set an operations and maintenance cap for notice purposes; a cap rate was put into place so the CDD would not have to send out mailed notice annually. He explained mailed notice would be sent if the assessment rate ever went above the cap rate. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wisz, seconded by Michael Fisher and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-7****Consideration of Resolution 2025-7, a resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District**

Mr. Ward noted the meeting dates would be the first Thursday of each month at 1:00 p.m. at the Sanctuary Clubhouse Community Room in October, November, and December 2025, 6835 Willowshire Way, Bradenton, Florida 34212 and then beginning in February 2026 the meetings would be held in the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212, at 1:00 p.m. the first Thursday of each month. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Nancy Lyons, seconded by Michael Fisher, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Ranking of Engineering Firms****Ranking of engineering Qualifications to serve as District Engineer for the evaluation of the re-use water system within District maintained lands**

Mr. Ward explained in Florida, CDDs had to use a process set into place by the Consultants Competitive Negotiations Act to hire engineers and auditors. He indicated the statute required CDDs to send out RFQs which were non price based requirements, receive proposals from interested companies, and then rank the companies based upon the proposals. He stated the CDD would enter into an agreement for services with the number one ranked firm. He indicated the CDD received two proposals, one from Morris Engineering and one from Alliant Engineering. He noted the CDD also had an Engineer already on staff who handled general engineering, Atwell Engineering, who has indicated they were not interested in doing the analysis with respect to the reuse system. He noted he was familiar with the Morris Engineering firm and had known Matt Morris for many years. He asked the Board to discuss the Engineers and choose a ranking, but he recommended Morris as the number one ranked firm.

Ms. Lyons: I understood from the verbiage that an assessment team would be doing the actual review of the applicants.

Mr. Ward: You are the assessment team.

Ms. Lyons: Have we checked their references or anything like that?

Mr. Ward: No, statute does not permit that. You have to look at the criteria you have before you and these documents. You can ask them all the questions that you want, but that has to be done in a public setting at a public meeting by the Board, or if you decide to set up a different committee for that, it's fine, but I did not set up the RFQ to do that.

Ms. Anne Naramore: So, I did read these, and they are both qualified. Without knowing Jim's input, I personally preferred Morris for two reasons: one, the samples they gave were much more in line with what our project is about with water and irrigation and stormwater and all of that, and two, they are local and have done work around here, so they are familiar with the Manatee County requirements which I think is extremely important.

Mr. John ____: I would second what you just stated.

The Board continued to discuss the engineers, and the Board chose to rank Morris as number one and Alliant as number two.

On MOTION made by Michael Fisher, seconded by John Wisz and with all in favor, Morris Engineering was ranked number one, Alliant Engineering was ranked number two, and staff was authorized to enter into an agreement with the number ranked firm.

SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic: We are still monitoring the legislation, and the legislative session is still going. You have probably seen all the bickering that's been going on. There are still several bills pending that could affect what we do on an ongoing basis, but I don't have any clarity yet regarding which bills are going to pass. I'll update you at the next meeting. Otherwise, just a continuing reminder to complete your ethics training this year. I do have an updated memo on this. There is an additional free course which has popped up from the Florida League of Cities, so I can circulate that to Corey and Katie, and they can distribute that if desired.

Mr. Ward: Just so the community knows, Greg was talking about the Florida Legislature, which is in session right now, considering more than 1,000 bills, some of which affect CDDs. I think this year has the least amount of bills that I've seen being considered with respect to Community Development Districts. Most of them die. There are very few which get passed during the legislative session, both as a general matter and as it relates to Community Development Districts. Greg, our District Attorney, monitors that on an ongoing basis, and once the session is over, to the extent that any legislation is enacted which affects us, he brings it back to the Board and advises us of the implications.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2025**
- c) Important Board Meeting Dates for Fiscal Year 2025**
 - 1. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)**
- d) Financial Statement for period ending January 31, 2025 (unaudited)**
- e) Financial Statement for period ending February 28, 2025 (unaudited)**
- f) Financial Statement for period ending March 31, 2025 (unaudited)**

Mr. Ward: The Supervisor of Elections is required to disclose the number of qualified electors as of April 15th every year. You have 2,032 qualified electors. It is not significant to you because you have already transitioned from landowners to a qualified elector board. There is nothing required of the Board at this time, it's just noted for the record. Also, included in your Agenda are your performance measures and standards for reporting as required in the last legislative session. I haven't made any changes to it. Unless you have any questions, I will ask you to adopt them.

On MOTION made by Michael Fisher, seconded by Nancy Lyons, and with all in favor, the Performance Measures/Standards and Annual Reporting Form was approved.

Mr. Ward: Just a reminder your Form 1 is due this summer. You file it on the website just like you did last year. Just remember to check the box this year that you did your ethics training last year. You will also be required to do the ethics training again this year for next year's Form 1. We will send you out the links again as a reminder this summer to make sure you get them done.

EIGHTH ORDER OF BUSINESS**Public Comments**

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

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

Mr. ____ 54:55 indicated he was glad the Board, HOA, and community were communicating; communication was very important.

Mr. Ward agreed.

Ms. ____ asked when the CDD meetings would be held.

Mr. Ward responded CDD meetings were held the first Thursday of every month at 1:00 p.m. in this building in 2025, and then in the main clubhouse starting in February 2026.

Ms. _____ asked if there would be updates regarding this project at the CDD meetings or through the River Strand HOA.

Ms. _____ 57:35: On our Agenda we have, under old business, an Agenda item every month about the land use project that the Board approved, and updates about the collaboration with the CDD North would be a part of that, if there is an update. When I report on it, on Monday, I will tell the River Strand community, which will also be put in the meeting minutes, that this discussion happened, the CDD approved their budget to begin this work. That's what I will update on a monthly basis if there is something to report. If it gets into more detail then we will always write an eblast like we do on most subjects, but right now there is not a whole lot to say other than you guys have approved to start the process.

Mr. _____: Have we had any communication with our contractors or designer that are locking in (indecipherable)?

Mr. _____: We are talking with them three times a week and we are closing in on it.

Ms. _____: Just so everyone understands, we have now moved on to the Master Plan. We have three Board Members that are on the Master Plan Committee. We have had a meeting with Joe and the various vendors three times a week for the last two weeks.

Discussion ensued regarding when CDD meetings were held, and meeting dates being posted on the CDD website.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:02 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 2026-1

A RESOLUTION REDESIGNATING THE REGISTERED AGENT; DESIGNATING THE OFFICE AND LOCATION OF THE REGISTERED OFFICE; AND PROVIDING FOR CONFLICTS AND INVALID PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the Heritage Harbour North Community Development District desire to redesignate James P. Ward as the Registered Agent and designate the offices of JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, as the Registered Office.

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

SECTION 1. REDESIGNATION OF REGISTERED AGENT: James P. Ward is hereby appointed as the Registered Agent.

SECTION 2. REDESIGNATION OF REGISTERED OFFICE. The offices of JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida, 33308, is hereby designated as the Registered Office.

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

SECTION 4. 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 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 6th day of November 2025.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P Ward, Secretary

Nancy Lyons, Chairperson

Heritage Harbour North CDD Irrigation Report

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

Options for this are listed as follows:

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

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

- **Option 1**

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

Total CDD area from Manatee County CDD GIS = 1024 acres

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

Watering Restrictions

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

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

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

Flowrate Calculations

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

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

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

Estimated Construction Costs

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

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

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

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

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

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

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

Approximate total = 1,063,912\$

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

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

Potential Drawbacks

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

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

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

- **Option 2**

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

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

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

Stormwater Treatment Requirements

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

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

Potential Drawbacks

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

Cost Considerations

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

- **Option 3**

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

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

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

Drawbacks

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

Estimated Construction Costs

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

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

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

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

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

Various valves and special fittings = 20,000\$

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

Approximate total = 148,805\$

To: Board of Supervisors
From: James P. Ward
Date: October 15, 2025
Re: Commission on Ethics required Annual 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 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 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, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

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 the 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.**

1. General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics)

2. Free Training Programs:

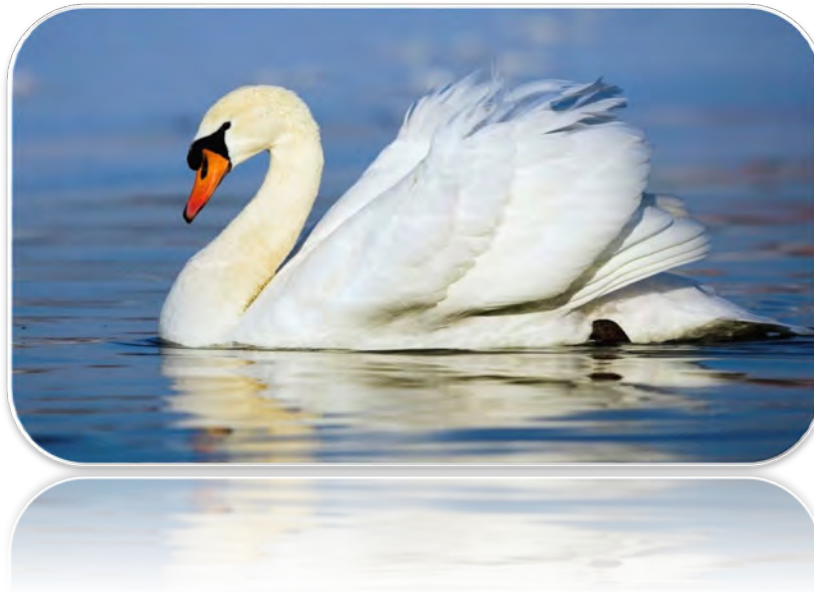
Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours” in the category of ethics law are required annually. Pursuant to CEO 13-15, “hours” may be measured in fifty (50) minute increments so you should ensure 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. Ethics law, Sunshine law, and Public Records law – 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.
[FLC Mandated Ethics Workshop](#)

3. 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 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.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JULY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour North Community Development District

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

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 179,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,867
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	311,639	319,001	-	-	-	-	630,640
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	11,110	-	-	-	-	270,385
Prepayment Account	-	1,697	-	-	-	-	-	1,697
Interest Accounts	-	-	-	-	-	-	-	-
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	114	299	-	-	-	-	413
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	903,135	-	903,135
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,141,865	-	19,141,865
General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Total Assets	\$ 179,867	\$ 572,725	\$ 330,410	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,618,515

Heritage Harbour North Community Development District

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

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	114	-	-	-	-	-	-	114
Debt Service Fund - Series 2017	299	-	-	-	-	-	-	299
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	190,000	-	190,000
Series 2017	-	-	-	-	-	815,000	-	815,000
Long Term								
Series 2014	-	-	-	-	-	6,275,000	-	6,275,000
Series 2017	-	-	-	-	-	12,765,000	-	12,765,000
Total Liabilities	\$ 413	\$ -	\$ -	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,045,413
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	550,816	372,237	-	-	-	-	923,053
Results from Current Operations	-	21,909	(41,826)	-	-	-	-	(19,918)
Unassigned								
Beginning: October 1, 2023	169,599	-	-	-	-	-	-	169,599
Results from Current Operations	9,855	-	-	-	-	-	-	9,855
Total Fund Equity and Other Credits	\$ 179,454	\$ 572,725	\$ 330,410	\$ -	\$ -	\$ -	\$ 7,490,513	\$ 8,573,102
Total Liabilities, Fund Equity and Other Credits	\$ 179,867	\$ 572,725	\$ 330,410	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,618,515

Heritage Harbour North Community Development District

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

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
Miscellaneous Revenue											-	-	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	10	0%
Special Assessment Revenue													
Special Assessments - Uniform Method	299	1,929	35,208	55,996	3,969	1,635	3,454	1,775	1,471	23	105,758	105,433	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 299	\$ 1,929	\$ 35,208	\$ 55,996	\$ 3,969	\$ 1,635	\$ 3,454	\$ 1,775	\$ 1,471	\$ 23	105,758	\$ 105,443	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	-	800	-	-	1,000	1,000	-	-	1,000	-	3,800	3,000	127%
Board of Supervisor's - FICA	-	61	-	-	-	-	-	-	-	-	61	230	27%
Executive													
Professional Management	-	7,724	3,862	3,862	3,862	3,862	3,862	3,862	3,862	3,862	38,619	42,446	91%
Executive Salaries - FICA	-	-	-	-	-	-	-	-	-	-	-	3,897	0%
Financial and Administrative													
Audit Services	-	-	-	4,500	-	-	-	-	-	-	4,500	4,500	100%
Accounting Services	-	833	417	417	417	417	417	417	417	417	4,167	5,000	83%
Assessment Roll Preparation	-	1,417	708	708	708	708	708	708	708	708	7,083	8,500	83%
Arbitrage Rebate Services	-	-	-	500	-	-	-	-	-	500	1,000	1,000	100%
Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Professional Services													
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	250	0%
Legal Advertising	-	-	-	-	-	-	327	1,941	-	-	2,268	1,500	151%
Trustee Services	-	-	4,760	-	-	-	-	6,262	-	-	11,021	11,900	93%
Bond Amortization Schedules	-	100	-	-	-	-	350	-	-	-	450	-	0%
Dissemination Agent Services	-	-	-	-	-	-	2,000	-	-	-	2,000	2,250	89%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	650	0%

Heritage Harbour North Community Development District

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

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	61	-	12	91	1,394	112	12	-	1,681	400	420%
Rentals & Leases													
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	0%
Computer Services	-	-	-	300	-	-	-	-	-	-	300	7,900	4%
Insurance	7,483	-	-	-	-	-	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	562	-	2,022	-	-	-	2,585	200	1292%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	1,588	943	-	237	494	1,067	-	1,699	6,027	3,000	201%
Other General Government Services													
Engineering Services - General Fund	-	-	-	400	-	-	-	-	-	-	400	750	53%
Engineering Services - Re-Use	-	-	-	-	-	-	-	-	-	1,125	1,125	-	0%
Contingencies	-	-	-	-	226	-	-	-	-	-	226	-	0%
Other Current Charges-Manatee Cty Taxes	-	-	-	-	-	-	932	-	-	-	932	-	0%
Payroll Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay													
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves													
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,483	\$ 11,110	\$ 11,395	\$ 11,630	\$ 6,787	\$ 6,315	\$ 12,506	\$ 14,369	\$ 5,999	\$ 8,310	95,903	\$ 105,443	91%
 Net Increase/ (Decrease) of Fund Balance	(7,184)	(9,181)	23,814	44,366	(2,819)	(4,680)	(9,052)	(12,594)	(4,528)	(8,287)	9,855	-	
Fund Balance - Beginning	160,634	153,450	144,269	168,083	212,449	209,630	204,950	195,898	183,304	178,776	160,634	160,634	
Fund Balance - Ending	\$ 153,450	\$ 144,269	\$ 168,083	\$ 212,449	\$ 209,630	\$ 204,950	\$ 195,898	\$ 183,304	\$ 178,776	\$ 170,489	170,489	\$ 160,634	

Heritage Harbour North Community Development District

**Debt Service Fund - Series 2014 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending July 31, 2025**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,198	1,174	473	796	1,226	1,934	2,215	2,174	1,023	1,055	13,268	9,000	147%
Reserve Account	1,073	1,043	968	965	935	845	935	905	935	905	9,510	-	0%
Interest Account											-	-	0%
Sinking Fund											-	-	0%
Prepayment Account	7	7	6	6	6	5	6	6	6	6	61	-	0%
Special Assessment Revenue													
Special Assessments - Uniform Method	1,476	9,519	173,779	276,380	19,588	8,072	17,046	8,760	7,260	114	521,994	520,103	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Financing Sources													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,754	\$ 11,743	\$ 175,227	\$ 278,147	\$ 21,755	\$ 10,856	\$ 20,202	\$ 11,846	\$ 9,225	\$ 2,080	\$ 544,834	\$ 529,103	103%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	-	-	-	-	-	-	-	185,000	-	-	185,000	185,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense	-	168,963	-	-	-	-	-	168,963	-	-	337,925	337,925	100%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,963	\$ -	\$ -	\$ 522,925	\$ 522,925	100%
 Net Increase/ (Decrease) of Fund Balance	 3,754	 (157,220)	 175,227	 278,147	 21,755	 10,856	 20,202	 (342,117)	 9,225	 2,080	 21,909	 6,178	
Fund Balance - Beginning	550,816	554,570	397,350	572,577	850,724	872,479	883,335	903,537	561,420	570,645	550,816	550,816	
Fund Balance - Ending	\$ 554,570	\$ 397,350	\$ 572,577	\$ 850,724	\$ 872,479	\$ 883,335	\$ 903,537	\$ 561,420	\$ 570,645	\$ 572,725	\$ 572,725	\$ 556,994	

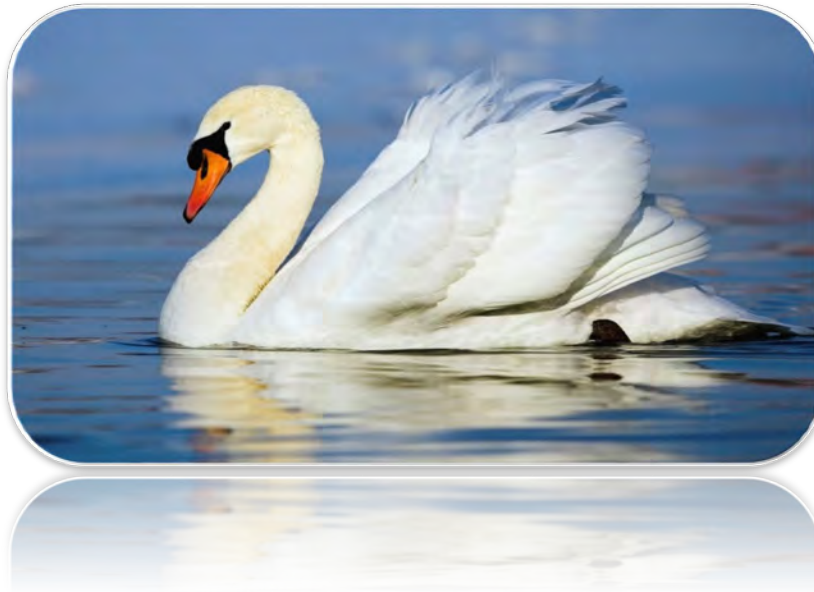
Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

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

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Revenue Account	1,438	1,404	42	853	2,008	3,974	4,580	4,501	918	1,043	20,759	-	0%
Reserve Account	55	45	41	41	40	36	40	52	40	39	430	10,000	4%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	-	0%
Excess Reserve	7	16	14	14	14	13	14	-	-	-	93	-	0%
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue													
Special Assessments - Uniform Method	3,878	25,011	456,577	726,147	51,463	21,208	44,786	23,016	19,074	299	1,371,460	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepaid	-	-	-	9,013	-	-	-	-	-	-	9,013	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,378	\$ 26,475	\$ 456,675	\$ 736,068	\$ 53,525	\$ 25,231	\$ 49,420	\$ 27,570	\$ 20,032	\$ 1,381	\$ 1,401,755	\$ 1,376,212	102%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	-	-	-	-	-	-	-	860,000	-	-	860,000	790,000	109%
Principal - Early Redemptions	-	10,000	-	-	-	-	-	10,000	-	-	20,000	-	0%
Interest Expense	-	281,881	-	-	-	-	-	281,700	-	-	563,581	567,700	99%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 291,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,151,700	\$ -	\$ -	\$ 1,443,581	\$ 1,357,700	106%
Net Increase/ (Decrease) of Fund Balance	5,377.96	(265,406)	456,675	736,068	53,525	25,231	49,420	(1,124,130)	20,032	1,381	(41,826)	18,512	
Fund Balance - Beginning	372,237	377,615	112,209	568,883	1,304,952	1,358,477	1,383,708	1,433,128	308,997	329,029	372,237	372,237	
Fund Balance - Ending	\$ 377,615	\$ 112,209	\$ 568,883	\$ 1,304,952	\$ 1,358,477	\$ 1,383,708	\$ 1,433,128	\$ 308,997	\$ 329,029	\$ 330,411	\$ 330,411	\$ 390,749	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour North Community Development District

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

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 173,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,167
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	313,812	320,491	-	-	-	-	634,303
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	11,110	-	-	-	-	270,385
Prepayment Account	-	1,703	-	-	-	-	-	1,703
Interest Accounts	-	-	-	-	-	-	-	-
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	906,391	-	906,391
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,138,609	-	19,138,609
General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Total Assets	\$ 173,167	\$ 574,790	\$ 331,601	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,615,071

Heritage Harbour North Community Development District

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

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	190,000	-	190,000
Series 2017	-	-	-	-	-	815,000	-	815,000
Long Term								
Series 2014	-	-	-	-	-	6,275,000	-	6,275,000
Series 2017	-	-	-	-	-	12,765,000	-	12,765,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,045,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	550,816	372,237	-	-	-	-	923,053
Results from Current Operations	-	23,973	(40,636)	-	-	-	-	(16,662)
Unassigned								
Beginning: October 1, 2023	169,599	-	-	-	-	-	-	169,599
Results from Current Operations	3,568	-	-	-	-	-	-	3,568
Total Fund Equity and Other Credits	\$ 173,167	\$ 574,790	\$ 331,601	\$ -	\$ -	\$ -	\$ 7,490,513	\$ 8,570,071
Total Liabilities, Fund Equity and Other Credits	\$ 173,167	\$ 574,790	\$ 331,601	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,615,071

Heritage Harbour North Community Development District

General Fund

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

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
Miscellaneous Revenue												-	-	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	10	0%
Special Assessment Revenue														
Special Assessments - Uniform Method	299	1,929	35,208	55,996	3,969	1,635	3,454	1,775	1,471	23	-	105,758	105,433	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 299	\$ 1,929	\$ 35,208	\$ 55,996	\$ 3,969	\$ 1,635	\$ 3,454	\$ 1,775	\$ 1,471	\$ 23	\$ -	105,758	\$ 105,443	100%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's Fees	-	800	-	-	1,000	1,000	-	-	1,000	-	-	3,800	3,000	127%
Board of Supervisor's - FICA	-	61	-	-	-	-	-	-	-	-	-	61	230	27%
Executive														
Professional Management	-	7,724	3,862	3,862	3,862	3,862	3,862	3,862	3,862	3,862	3,862	42,481	42,446	100%
Executive Salaries - FICA	-	-	-	-	-	-	-	-	-	-	-	-	3,897	0%
Financial and Administrative														
Audit Services	-	-	-	4,500	-	-	-	-	-	-	-	4,500	4,500	100%
Accounting Services	-	833	417	417	417	417	417	417	417	417	417	4,583	5,000	92%
Assessment Roll Preparation	-	1,417	708	708	708	708	708	708	708	708	708	7,792	8,500	92%
Arbitrage Rebate Services	-	-	-	500	-	-	-	-	-	500	-	1,000	1,000	100%
Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Professional Services														
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	250	0%
Legal Advertising	-	-	-	-	-	-	327	1,941	-	-	-	2,268	1,500	151%
Trustee Services	-	-	4,760	-	-	-	-	6,262	-	-	-	11,021	11,900	93%
Bond Amortization Schedules	-	100	-	-	-	-	350	-	-	-	-	450	-	0%
Dissemination Agent Services	-	-	-	-	-	-	2,000	-	-	-	-	2,000	2,250	89%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	-	650	0%

Heritage Harbour North Community Development District

General Fund

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

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	61	-	12	91	1,394	112	12	-	-	1,681	400	420%
Rentals & Leases														
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Computer Services	-	-	-	300	-	-	-	-	-	-	-	300	7,900	4%
Insurance	7,483	-	-	-	-	-	-	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	562	-	2,022	-	-	-	-	2,585	200	1292%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	1,588	943	-	237	494	1,067	-	1,699	-	6,027	3,000	201%
Other General Government Services														
Engineering Services - General Fund	-	-	-	400	-	-	-	-	-	-	-	400	750	53%
Engineering Services - Re-Use	-	-	-	-	-	-	-	-	-	1,125	1,300	2,425	-	0%
Contingencies	-	-	-	-	226	-	-	-	-	-	-	226	-	0%
Other Current Charges-Manatee Cty Taxes	-	-	-	-	-	-	932	-	-	-	-	932	-	0%
Payroll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves														
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,483	\$ 11,110	\$ 11,395	\$ 11,630	\$ 6,787	\$ 6,315	\$ 12,506	\$ 14,369	\$ 5,999	\$ 8,310	\$ 6,287	102,190	\$ 105,443	97%
Net Increase/ (Decrease) of Fund Balance	(7,184)	(9,181)	23,814	44,366	(2,819)	(4,680)	(9,052)	(12,594)	(4,528)	(8,287)	(6,287)	3,568	-	
Fund Balance - Beginning	160,634	153,450	144,269	168,083	212,449	209,630	204,950	195,898	183,304	178,776	170,489	160,634	160,634	
Fund Balance - Ending	\$ 153,450	\$ 144,269	\$ 168,083	\$ 212,449	\$ 209,630	\$ 204,950	\$ 195,898	\$ 183,304	\$ 178,776	\$ 170,489	\$ 164,202	164,202	\$ 160,634	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

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

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,198	1,174	473	796	1,226	1,934	2,215	2,174	1,023	1,055	1,123	14,391	9,000	160%
Reserve Account	1,073	1,043	968	965	935	845	935	905	935	905	936	10,446	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	7	7	6	6	6	5	6	6	6	6	6	67	-	0%
Special Assessment Revenue														
Special Assessments - Uniform Method	1,476	9,519	173,779	276,380	19,588	8,072	17,046	8,760	7,260	114	-	521,994	520,103	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Financing Sources														
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In														
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,754	\$ 11,743	\$ 175,227	\$ 278,147	\$ 21,755	\$ 10,856	\$ 20,202	\$ 11,846	\$ 9,225	\$ 2,080	\$ 2,065	\$ 546,898	\$ 529,103	103%
Expenditures and Other Uses														
Debt Service														
Principal - Mandatory	-	-	-	-	-	-	-	185,000	-	-	-	185,000	185,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense	-	168,963	-	-	-	-	-	168,963	-	-	-	337,925	337,925	100%
Inter-Fund Group Transfers Out														
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,963	\$ -	\$ -	\$ -	\$ 522,925	\$ 522,925	100%
Net Increase/ (Decrease) of Fund Balance	3,754	(157,220)	175,227	278,147	21,755	10,856	20,202	(342,117)	9,225	2,080	2,065	23,973	6,178	
Fund Balance - Beginning	550,816	554,570	397,350	572,577	850,724	872,479	883,335	903,537	561,420	570,645	572,725	550,816	550,816	
Fund Balance - Ending	\$ 554,570	\$ 397,350	\$ 572,577	\$ 850,724	\$ 872,479	\$ 883,335	\$ 903,537	\$ 561,420	\$ 570,645	\$ 572,725	\$ 574,790	\$ 574,790	\$ 556,994	

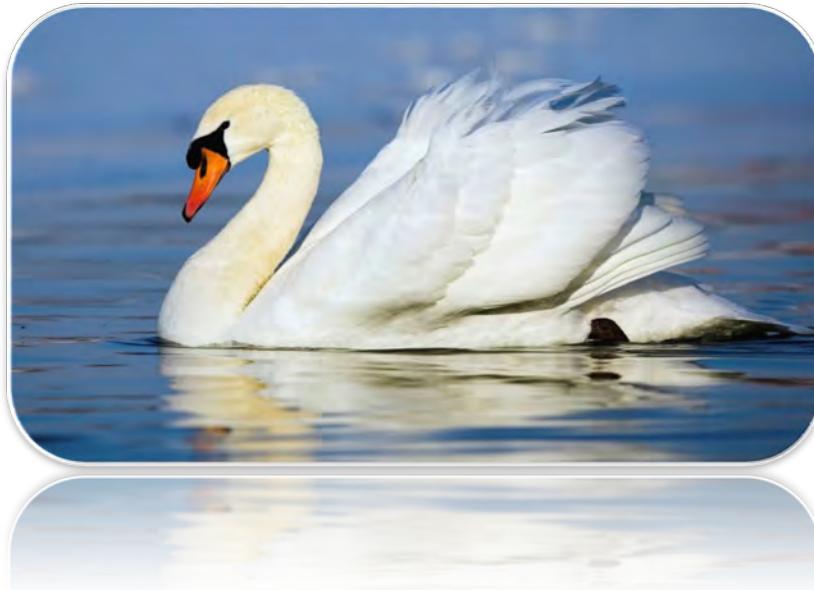
Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

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

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Revenue Account	1,438	1,404	42	853	2,008	3,974	4,580	4,501	918	1,043	1,150	21,910	-	0%
Reserve Account	55	45	41	41	40	36	40	52	40	39	40	470	10,000	5%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Excess Reserve	7	16	14	14	14	13	14	-	-	-	-	93	-	0%
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue														
Special Assessments - Uniform Method	3,878	25,011	456,577	726,147	51,463	21,208	44,786	23,016	19,074	299	-	1,371,460	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepaid	-	-	-	9,013	-	-	-	-	-	-	-	9,013	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,378	\$ 26,475	\$ 456,675	\$ 736,068	\$ 53,525	\$ 25,231	\$ 49,420	\$ 27,570	\$ 20,032	\$ 1,381	\$ 1,190	\$ 1,402,945	\$ 1,376,212	102%
Expenditures and Other Uses														
Debt Service														
Principal - Mandatory	-	-	-	-	-	-	-	860,000	-	-	-	860,000	790,000	109%
Principal - Early Redemptions	-	10,000	-	-	-	-	-	10,000	-	-	-	20,000	-	0%
Interest Expense	-	281,881	-	-	-	-	-	281,700	-	-	-	563,581	567,700	99%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 291,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,151,700	\$ -	\$ -	\$ -	\$ 1,443,581	\$ 1,357,700	106%
Net Increase/ (Decrease) of Fund Balance	5,377.96	(265,406)	456,675	736,068	53,525	25,231	49,420	(1,124,130)	20,032	1,381	1,190	(40,636)	18,512	
Fund Balance - Beginning	372,237	377,615	112,209	568,883	1,304,952	1,358,477	1,383,708	1,433,128	308,997	329,029	330,411	372,237	372,237	
Fund Balance - Ending	\$ 377,615	\$ 112,209	\$ 568,883	\$ 1,304,952	\$ 1,358,477	\$ 1,383,708	\$ 1,433,128	\$ 308,997	\$ 329,029	\$ 330,411	\$ 331,601	\$ 331,601	\$ 390,749	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour North Community Development District

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

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 165,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,655
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	315,877	321,685	-	-	-	-	637,561
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	7,232	-	-	-	-	266,507
Prepayment Account	-	1,709	3,878	-	-	-	-	5,587
Interest Accounts	-	-	-	-	-	-	-	-
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	909,656	-	909,656
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,135,344	-	19,135,344
General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Total Assets	\$ 165,655	\$ 576,860	\$ 332,795	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,610,823

Heritage Harbour North Community Development District

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

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	190,000	-	190,000
Series 2017	-	-	-	-	-	815,000	-	815,000
Long Term								
Series 2014	-	-	-	-	-	6,275,000	-	6,275,000
Series 2017	-	-	-	-	-	12,765,000	-	12,765,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,045,000	\$ -	\$ 20,045,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	550,816	372,237	-	-	-	-	923,053
Results from Current Operations	-	26,044	(39,441)	-	-	-	-	(13,398)
Unassigned								
Beginning: October 1, 2023	169,599	-	-	-	-	-	-	169,599
Results from Current Operations	(3,944)	-	-	-	-	-	-	(3,944)
Total Fund Equity and Other Credits	\$ 165,655	\$ 576,860	\$ 332,795	\$ -	\$ -	\$ -	\$ 7,490,513	\$ 8,565,823
Total Liabilities, Fund Equity and Other Credits	\$ 165,655	\$ 576,860	\$ 332,795	\$ -	\$ -	\$ 20,045,000	\$ 7,490,513	\$ 28,610,823

Heritage Harbour North Community Development District

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

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
Miscellaneous Revenue													-	-	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	10	0%
Special Assessment Revenue															
Special Assessments - Uniform Method	299	1,929	35,208	55,996	3,969	1,635	3,454	1,775	1,471	23	-	-	105,758	105,433	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 299	\$ 1,929	\$ 35,208	\$ 55,996	\$ 3,969	\$ 1,635	\$ 3,454	\$ 1,775	\$ 1,471	\$ 23	\$ -	\$ -	105,758	\$ 105,443	100%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	-	800	-	-	1,000	1,000	-	-	1,000	-	-	-	3,800	3,000	127%
Board of Supervisor's - FICA	-	61	-	-	-	-	-	-	-	-	-	-	61	230	27%
Executive															
Professional Management	-	7,724	3,862	3,862	3,862	3,862	3,862	3,862	3,862	3,862	3,862	3,862	46,343	42,446	109%
Executive Salaries - FICA	-	-	-	-	-	-	-	-	-	-	-	-	-	3,897	0%
Financial and Administrative															
Audit Services	-	-	-	4,500	-	-	-	-	-	-	-	-	4,500	4,500	100%
Accounting Services	-	833	417	417	417	417	417	417	417	417	417	417	5,000	5,000	100%
Assessment Roll Preparation	-	1,417	708	708	708	708	708	708	708	708	708	708	8,500	8,500	100%
Arbitrage Rebate Services	-	-	-	500	-	-	-	-	-	500	-	-	1,000	1,000	100%
Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Professional Services															
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	250	0%
Legal Advertising	-	-	-	-	-	-	327	1,941	-	-	-	-	2,268	1,500	151%
Trustee Services	-	-	4,760	-	-	-	-	6,262	-	-	-	-	11,021	11,900	93%
Bond Amortization Schedules	-	100	-	-	-	-	350	-	-	-	-	-	450	-	0%
Dissemination Agent Services	-	-	-	-	-	-	2,000	-	-	-	-	-	2,000	2,250	89%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	-	-	650	0%

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	61	-	12	91	1,394	112	12	-	-	-	1,681	400	420%
Rentals & Leases															
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Computer Services	-	-	-	300	-	-	-	-	-	-	-	900	1,200	7,900	15%
Insurance	7,483	-	-	-	-	-	-	-	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	562	-	2,022	-	-	-	-	-	2,585	200	1292%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	1,588	943	-	237	494	1,067	-	1,699	-	-	6,027	3,000	201%
Other General Government Services															
Engineering Services - General Fund	-	-	-	400	-	-	-	-	-	-	-	-	400	750	53%
Engineering Services - Re-Use	-	-	-	-	-	-	-	-	-	1,125	1,300	1,625	4,050	-	0%
Contingencies	-	-	-	-	110	-	-	-	-	-	-	-	110	-	0%
Other Current Charges-Manatee Cty Taxes	-	-	-	-	116	-	932	-	-	-	-	-	1,048	-	0%
Payroll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves															
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,483	\$ 11,110	\$ 11,395	\$ 11,630	\$ 6,787	\$ 6,315	\$ 12,506	\$ 14,369	\$ 5,999	\$ 8,310	\$ 6,287	\$ 7,512	109,702	\$ 105,443	104%
 Net Increase/ (Decrease) of Fund Balance	(7,184)	(9,181)	23,814	44,366	(2,819)	(4,680)	(9,052)	(12,594)	(4,528)	(8,287)	(6,287)	(7,512)	(3,944)	-	
Fund Balance - Beginning	160,634	153,450	144,269	168,083	212,449	209,630	204,950	195,898	183,304	178,776	170,489	164,202	160,634	160,634	
Fund Balance - Ending	\$ 153,450	\$ 144,269	\$ 168,083	\$ 212,449	\$ 209,630	\$ 204,950	\$ 195,898	\$ 183,304	\$ 178,776	\$ 170,489	\$ 164,202	\$ 156,690	156,690	\$ 160,634	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,198	1,174	473	796	1,226	1,934	2,215	2,174	1,023	1,055	1,123	1,130	15,521	9,000	172%
Reserve Account	1,073	1,043	968	965	935	845	935	905	935	905	936	934	11,380	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	7	7	6	6	6	5	6	6	6	6	6	6	73	-	0%
Special Assessment Revenue															
Special Assessments - Uniform Method	1,476	9,519	173,779	276,380	19,588	8,072	17,046	8,760	7,260	114	-	-	521,994	520,103	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Financing Sources															
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In															
Total Revenue and Other Sources:	\$ 3,754	\$ 11,743	\$ 175,227	\$ 278,147	\$ 21,755	\$ 10,856	\$ 20,202	\$ 11,846	\$ 9,225	\$ 2,080	\$ 2,065	\$ 2,070	\$ 548,969	\$ 529,103	104%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	-	-	-	-	-	-	-	185,000	-	-	-	-	185,000	185,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense	-	168,963	-	-	-	-	-	168,963	-	-	-	-	337,925	337,925	100%
Inter-Fund Group Transfers Out															
Total Expenditures and Other Uses:	\$ -	\$ 168,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,963	\$ -	\$ -	\$ -	\$ -	\$ 522,925	\$ 522,925	100%
Net Increase/ (Decrease) of Fund Balance	3,754	(157,220)	175,227	278,147	21,755	10,856	20,202	(342,117)	9,225	2,080	2,065	2,070	26,044	6,178	
Fund Balance - Beginning	550,816	554,570	397,350	572,577	850,724	872,479	883,335	903,537	561,420	570,645	572,725	574,790	550,816	550,816	
Fund Balance - Ending	\$ 554,570	\$ 397,350	\$ 572,577	\$ 850,724	\$ 872,479	\$ 883,335	\$ 903,537	\$ 561,420	\$ 570,645	\$ 572,725	\$ 574,790	\$ 576,860	\$ 576,860	\$ 556,994	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending September 30, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Revenue Account	1,438	1,404	42	853	2,008	3,974	4,580	4,501	918	1,043	1,150	1,154	23,064	-	0%
Reserve Account	55	45	41	41	40	36	40	52	40	39	40	40	510	10,000	5%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Excess Reserve	7	16	14	14	14	13	14	-	-	-	-	-	93	-	0%
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - Uniform Method	3,878	25,011	456,577	726,147	51,463	21,208	44,786	23,016	19,074	299	-	-	1,371,460	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepaid	-	-	-	9,013	-	-	-	-	-	-	-	-	9,013	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,378	\$ 26,475	\$ 456,675	\$ 736,068	\$ 53,525	\$ 25,231	\$ 49,420	\$ 27,570	\$ 20,032	\$ 1,381	\$ 1,190	\$ 1,194	\$ 1,404,140	\$ 1,376,212	102%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	-	-	-	-	-	-	-	860,000	-	-	-	-	860,000	790,000	109%
Principal - Early Redemptions	-	10,000	-	-	-	-	-	10,000	-	-	-	-	20,000	-	0%
Interest Expense	-	281,881	-	-	-	-	-	281,700	-	-	-	-	563,581	567,700	99%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 291,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,151,700	\$ -	\$ -	\$ -	\$ -	\$ 1,443,581	\$ 1,357,700	106%
Net Increase/ (Decrease) of Fund Balance	5,377.96	(265,406)	456,675	736,068	53,525	25,231	49,420	(1,124,130)	20,032	1,381	1,190	1,194	(39,441)	18,512	
Fund Balance - Beginning	372,237	377,615	112,209	568,883	1,304,952	1,358,477	1,383,708	1,433,128	308,997	329,029	330,411	331,601	372,237	372,237	
Fund Balance - Ending	\$ 377,615	\$ 112,209	\$ 568,883	\$ 1,304,952	\$ 1,358,477	\$ 1,383,708	\$ 1,433,128	\$ 308,997	\$ 329,029	\$ 330,411	\$ 331,601	\$ 332,796	\$ 332,796	\$ 390,749	