

Heritage Harbour North

Community Development District

Financial Statements
May 31, 2026

PFM Management Services, LLC
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Heritage Harbor North Community Development District

Monthly Financial Statements

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

| | Governmental Funds | | | | | Totals (Memorandum Only) |
|----------------------------------------------------|--------------------|--------------------|-------------------|---------------------------|-------------------------|--------------------------------|
| | General Fund | Debt Service Funds | | Account Groups | | |
| | Operations | Series 2014 | Series 2017 | General Long Term Debt | General Fixed Assets | |
| Assets | | | | | | |
| Cash and Investments | | | | | | |
| General Fund | | | | | | |
| Truist Checking Account | \$ 257,270 | \$ - | \$ - | \$ - | \$ - | \$ 257,270 |
| Debt Service Funds | | | | | | |
| Reserve Account | - | 259,275 | 7,232 | - | - | 266,507 |
| Revenue Account | - | 325,638 | 284,201 | - | - | 609,839 |
| Prepayment Account | - | 1,751 | - | - | - | 1,751 |
| Excess Revenue - Subordinated Bonds | - | - | 2,941 | - | - | 2,941 |
| Accounts Receivable | - | - | - | - | - | - |
| Due from Other Funds | | | | | | |
| General Fund | - | 4,325 | 11,364 | - | - | 15,689 |
| Debt Service Fund(s) | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | 896,727 | - | 896,727 |
| Amount to be Provided by Debt Service Funds | - | - | - | 18,078,273 | - | 18,078,273 |
| General Fixed Assets | - | - | - | - | 6,779,151 | 6,779,151 |
| Total Assets: | \$ 257,270 | \$ 590,989 | \$ 305,738 | \$ 18,975,000 | \$ 6,779,151 | \$ 26,908,148 |

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

| | Governmental Funds | | | | | Totals (Memorandum Only) |
|----------------------------------------------------------|--------------------|--------------------|-------------------|---------------------------|-------------------------|--------------------------------|
| | General Fund | Debt Service Funds | | Account Groups | | |
| | Operations | Series 2014 | Series 2017 | General Long Term Debt | General Fixed Assets | |
| Liabilities | | | | | | |
| Accounts Payable | - | - | - | - | - | - |
| Due to Other Funds | | | | | | |
| General Fund | - | - | - | - | - | - |
| Debt Service Fund(s) | 15,689 | - | - | - | - | 15,689 |
| Bonds Payable | | | | | | |
| Current Portion (Due within 12 months) | | | | | | |
| Series 2014 | - | - | - | 200,000 | - | 200,000 |
| Series 2017 | - | - | - | 855,000 | - | 855,000 |
| Long Term | | | | | | |
| Series 2014 | - | - | - | 6,075,000 | - | 6,075,000 |
| Series 2017 | - | - | - | 11,845,000 | - | 11,845,000 |
| Total Liabilities: | <u>\$ 15,689</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 18,975,000</u> | <u>\$ -</u> | <u>\$ 18,990,689</u> |
| Fund Equity and Other Credits | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | 6,779,151 | 6,779,151 |
| Fund Balance | | | | | | |
| Restricted | | | | | | |
| Beginning: October 1, 2025 | - | 576,860 | 332,795 | - | - | 909,656 |
| Results from Current Operations | - | 14,129 | (27,058) | - | - | (12,929) |
| Unassigned | | | | | | |
| Beginning: October 1, 2025 | 162,250 | - | - | - | - | 162,250 |
| Extraordinary Capital/Operations Reserve | 12,317 | - | - | - | - | 12,317 |
| Results from Current Operations | 67,014 | - | - | - | - | 67,014 |
| Total Fund Equity and Other Credits: | <u>\$ 241,582</u> | <u>\$ 590,989</u> | <u>\$ 305,738</u> | <u>\$ -</u> | <u>\$ 6,779,151</u> | <u>\$ 7,917,460</u> |
| Total Liabilities, Fund Equity and Other Credits: | <u>\$ 257,270</u> | <u>\$ 590,989</u> | <u>\$ 305,738</u> | <u>\$ 18,975,000</u> | <u>\$ 6,779,151</u> | <u>\$ 26,908,148</u> |

Prepared by:

PFM Management Services LLC

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

| Description | May | Year to Date | Budget | % of Budget |
|----------------------------------------------|-----------------|-------------------|-------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | - | \$ - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - Uniform Method | 2,095 | 250,008 | 270,838 | 92% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (18,959) | 0% |
| Total Revenue and Other Sources: | \$ 2,095 | \$ 250,008 | \$ 251,879 | 99% |
| Expenditures and Other Uses | | | | |
| Legislative | | | | |
| Board of Supervisor's Fees | - | 3,000 | 4,000 | 75% |
| Executive | | | | |
| Professional Management | 4,633 | 37,067 | 55,600 | 67% |
| Financial and Administrative | | | | |
| Audit Services | - | 4,600 | 4,500 | 102% |
| Accounting Services | 417 | 3,333 | 5,000 | 67% |
| Assessment Roll Preparation | 750 | 6,000 | 9,000 | 67% |
| Arbitrage Rebate Services | - | - | 1,000 | 0% |
| Other Contractual Services | | | | |
| Legal Advertising | - | 2,076 | 1,000 | 208% |
| Trustee Services | - | 11,021 | 11,021 | 100% |
| Dissemination Agent Services | 2,000 | 2,500 | 2,350 | 106% |
| Bank Services | - | - | 250 | 0% |
| Communications & Freight Services | | | | |
| Postage, Freight & Messenger | - | 1,632 | 400 | 408% |
| Computer Services | 1,200 | 2,400 | 2,400 | 100% |
| Insurance | | | | |
| | - | 8,432 | 7,883 | 107% |
| Printing & Binding | | | | |
| | - | 1,553 | 250 | 621% |
| Subscription & Memberships | | | | |
| | - | 175 | 175 | 100% |
| Legal Services | | | | |
| Legal - General Counsel | - | 1,106 | 4,500 | 25% |
| Other General Government Services | | | | |
| Engineering Services - General Fund | - | - | 750 | 0% |
| Engineering Services - Re-Use Construction | 12,981 | 86,899 | 125,000 | 0% |

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

| Description | May | Year to Date | Budget | % of Budget |
|-------------------------------------------------|-------------------|-------------------|-------------------|-------------|
| Reserves | | | | |
| Extraordinary Capital/Operations | 1,400 | 11,200 | 16,800 | 67% |
| Total Expenditures and Other Uses: | \$ 23,381 | \$ 182,993 | \$ 251,879 | 73% |
| | | | | |
| Net Increase/ (Decrease) of Fund Balance | (21,286) | 67,014 | - | |
| Fund Balance - Beginning | 261,468 | 162,250 | 162,250 | |
| Extraordinary Capital/Operations Reserve | 1,400 | 11,200 | 16,800 | |
| Fund Additions/(Expenditures) | - | 1,117 | - | |
| Fund Balance - Ending | \$ 241,582 | \$ 241,582 | \$ 179,050 | |

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

| Description | May | Year to Date | Budget | % of Budget |
|-------------------------------------------------|-------------------|-------------------|-------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 745 | 6,320 | - | 0% |
| Revenue Account | 1,887 | 10,297 | 21,989 | 47% |
| Prepayment Account | 5 | 42 | - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - Uniform Method | 4,325 | 516,145 | 551,308 | 94% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (31,206) | 0% |
| Total Revenue and Other Sources: | \$ 6,962 | \$ 532,804 | \$ 542,091 | 98% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal - Mandatory | 190,000 | 190,000 | 190,000 | 100% |
| Interest Expense | 164,338 | 328,675 | 328,675 | 100% |
| Total Expenditures and Other Uses: | \$ 354,338 | \$ 518,675 | \$ 518,675 | 100% |
| Net Increase/ (Decrease) of Fund Balance | (347,375) | 14,129 | 23,416 | |
| Fund Balance - Beginning | 938,365 | 576,860 | 576,860 | |
| Fund Balance - Ending | \$ 590,989 | \$ 590,989 | \$ 600,276 | |

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

| Description | May | Year to Date | Budget | % of Budget |
|-------------------------------------------------|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 32 | 195 | - | 0% |
| Revenue Account | 3,739 | 16,267 | 11,315 | 144% |
| Excess Revenue | 0 | 2 | - | 0% |
| Excess Reserve | - | 76 | - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - Uniform Method | 11,364 | 1,356,153 | 1,461,847 | 93% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (95,635) | 0% |
| Total Revenue and Other Sources: | \$ 15,135 | \$ 1,372,692 | \$ 1,377,527 | 100% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal - Mandatory | 815,000 | 815,000 | 815,000 | 100% |
| Principal - Early Redemptions | 65,000 | 65,000 | - | 0% |
| Interest Expense | 259,875 | 519,750 | 527,800 | 98% |
| Total Expenditures and Other Uses: | \$ 1,139,875 | \$ 1,399,750 | \$ 1,342,800 | 104% |
| Net Increase/ (Decrease) of Fund Balance | (1,124,740) | (27,058) | 34,727 | |
| Fund Balance - Beginning | 1,430,478 | 332,795 | 332,795 | |
| Fund Balance - Ending | \$ 305,738 | \$ 305,738 | \$ 367,522 | |

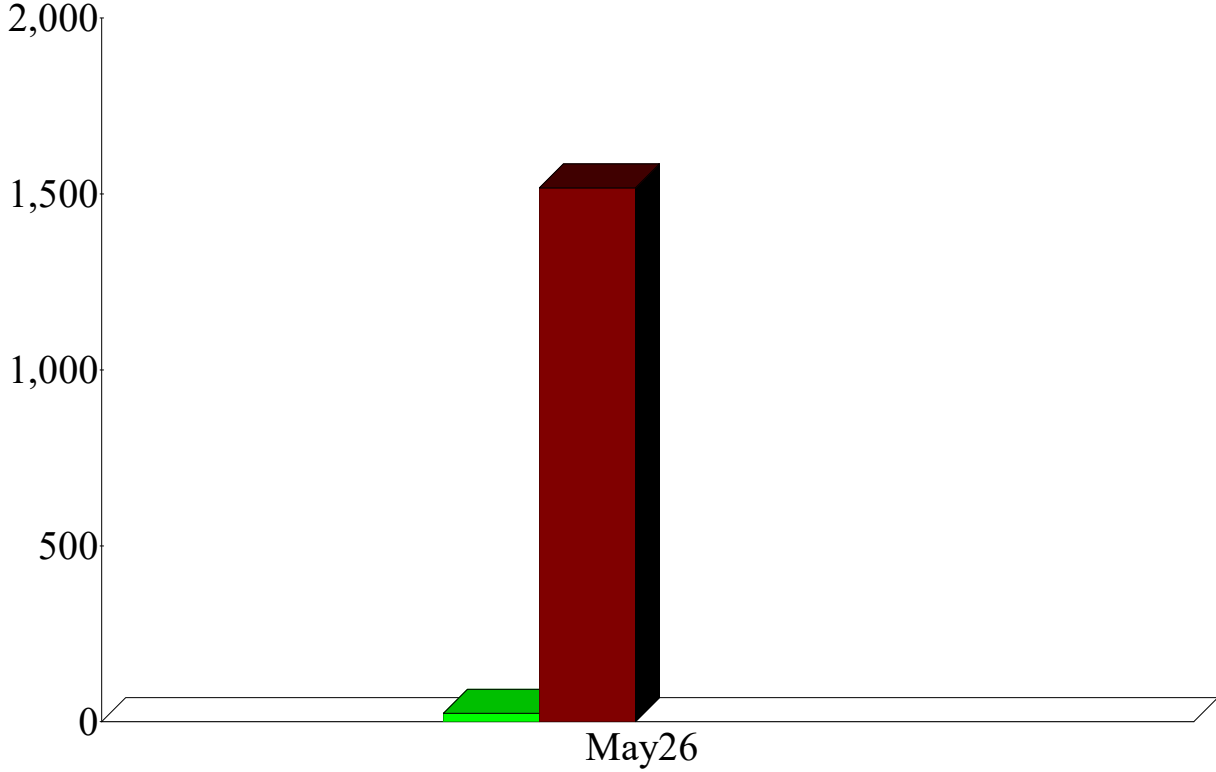
Heritage Harbour North Community Development District

Income and Expense by Month

May 2026

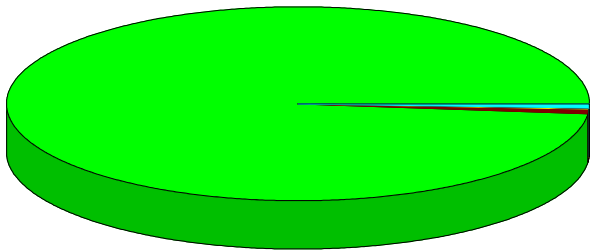


\$ in 1,000's



Expense Summary May 2026

| | |
|-----------------------------------|-----------------------|
| 5170000 · Debt Service | 98.46% |
| 5190000 · Other General Govt. Se | 0.86 |
| 5120000 · Executive | 0.31 |
| 5133400 · Other Contractual Serv. | 0.13 |
| 9099000 · Reserve Allocations | 0.09 |
| 5134100 · Communications & Fre | 0.08 |
| 5130000 · Financial and Administ | 0.08 |
| Total | \$1,517,593.75 |



By Account