

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

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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													
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													
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	