

Heritage Harbour North

Community Development District

Financial Statements July 31, 2026

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Heritage Harbor North Community Development District

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Heritage Harbour North Community Development District
Balance Sheet
Through July 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	\$	224,543	\$	-	\$	-	\$	224,543
Debt Service Funds								
Reserve Account		-		259,275		-		266,507
Revenue Account		-		339,332		-		652,225
Prepayment Account		-		1,761		-		1,761
Excess Revenue - Subordinated Bonds		-		-		-		2,941
Accounts Receivable		-		-		-		-
Due from Other Funds								
General Fund		-		136		-		493
Debt Service Fund(s)		-		-		-		-
Amount Available in Debt Service Funds		-		-		923,927		923,927
Amount to be Provided by Debt Service Funds		-		-		18,051,073		18,051,073
General Fixed Assets		-		-		-		6,779,151
Total Assets:	\$	224,543	\$	600,504	\$	323,423	\$	18,975,000
							\$	6,779,151
							\$	26,902,622

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

	Governmental Funds					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)	493	-	-	-	-	493
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2014	-	-	-	200,000	-	200,000
Series 2017	-	-	-	855,000	-	855,000
Long Term						
Series 2014	-	-	-	6,075,000	-	6,075,000
Series 2017	-	-	-	11,845,000	-	11,845,000
Total Liabilities:	\$ 493	\$ -	\$ -	\$ 18,975,000	\$ -	\$ 18,975,493
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	6,779,151	6,779,151
Fund Balance						
Restricted						
Beginning: October 1, 2025	-	576,860	332,795	-	-	909,656
Results from Current Operations	-	23,644	(9,372)	-	-	14,272
Unassigned						
Beginning: October 1, 2025	162,250	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	15,117	-	-	-	-	15,117
Results from Current Operations	46,683	-	-	-	-	46,683
Total Fund Equity and Other Credits:	\$ 224,051	\$ 600,504	\$ 323,423	\$ -	\$ 6,779,151	\$ 7,927,129
Total Liabilities, Fund Equity and Other Credits:	\$ 224,543	\$ 600,504	\$ 323,423	\$ 18,975,000	\$ 6,779,151	\$ 26,902,622

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

Description	July	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	66	252,974	270,838	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(18,959)	0%
Total Revenue and Other Sources:	\$ 66	\$ 252,974	\$ 251,879	100%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	4,000	4,000	100%
Executive				
Professional Management	4,633	46,333	55,600	83%
Financial and Administrative				
Audit Services	-	4,600	4,500	102%
Accounting Services	417	4,167	5,000	83%
Assessment Roll Preparation	750	7,500	9,000	83%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	146	2,325	1,000	232%
Trustee Services	-	11,021	11,021	100%
Dissemination Agent Services	-	3,000	2,350	128%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	1,714	400	429%
Computer Services	-	2,400	2,400	100%
Insurance	-	8,432	7,883	107%
Printing & Binding	-	1,661	250	665%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	1,106	4,500	25%
Other General Government Services				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use Construction	-	93,856	125,000	0%

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

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

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

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

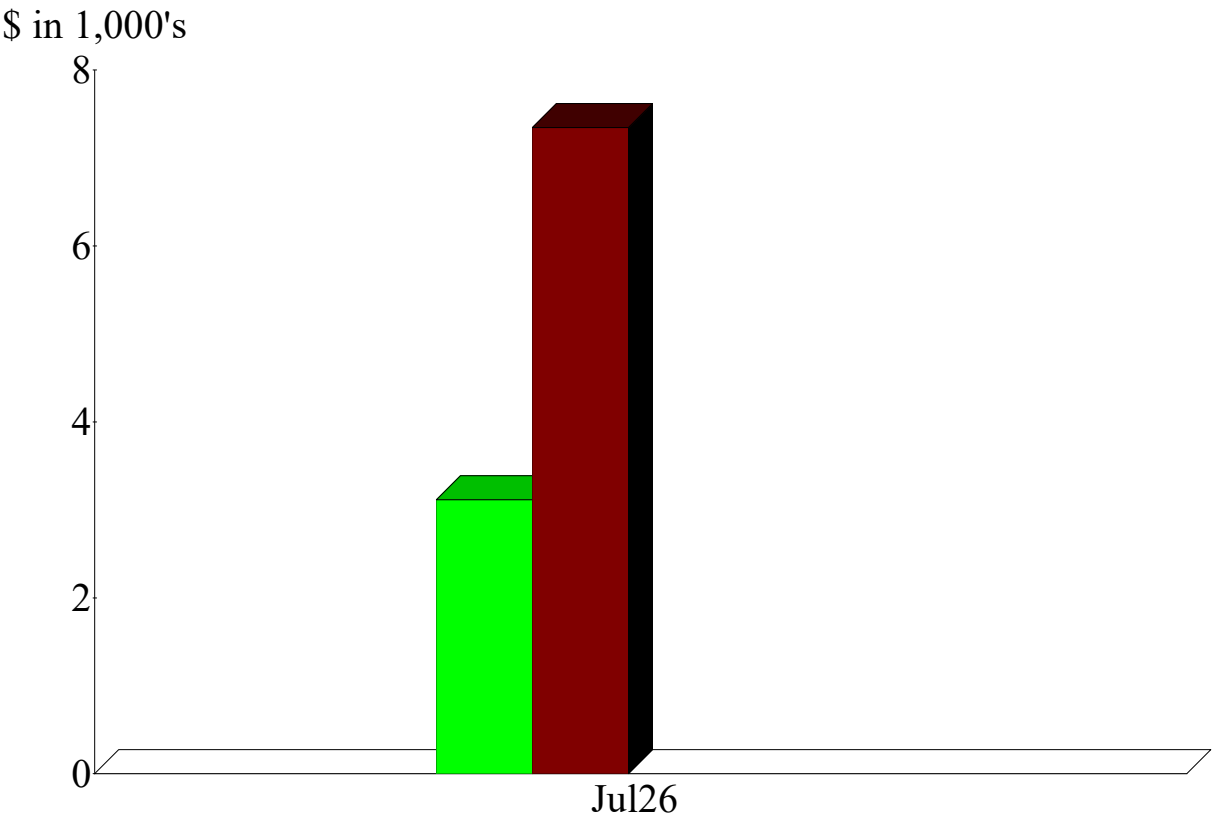
Heritage Harbour North Community Development District
Debt Service Fund - Series 2017
Statement of Revenue, Expenditures and Changes in Fund Balance
Through July 31, 2026

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

Heritage Harbour North Community Development District

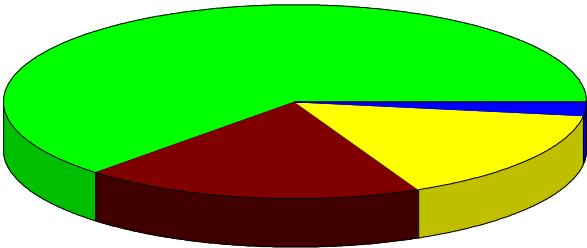
Income and Expense by Month

July 2026



Expense Summary
July 2026

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



By Account