

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

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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 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	-	-	-	-	-	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	-	-	-	-	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	