

# Heritage Harbour North

Community Development District

*Financial Statements*  
*November 30, 2025*

*JPWard and Associates, LLC*

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**Heritage Harbour North Community Development District**

**Balance Sheet - All Funds and Account Groups  
as of November 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			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 178,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,749
Debt Service Funds								
Revenue Account	-	157,843	6,334	-	-	-	-	164,177
Reserve Account	-	259,275	7,232	-	-	-	-	266,507
Prepayment Account	-	1,720	3,878	-	-	-	-	5,599
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	-	-	64,062
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	10,063	26,440	-	-	-	-	36,502
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	536,847	-	536,847
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	19,508,153	-	19,508,153
<b>General Fixed Assets</b>	-	-	-	-	-	-	7,490,513	7,490,513
<b>Total Assets</b>	<u>\$ 178,749</u>	<u>\$ 428,901</u>	<u>\$ 107,946</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,045,000</u>	<u>\$ 7,490,513</u>	<u>\$ 28,251,109</u>

**Heritage Harbour North Community Development District**

**Balance Sheet - All Funds and Account Groups  
as of November 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			
<b>Liabilities</b>								
<b>Accounts Payable</b>	-	-	-	-	-	-	-	-
<b>Due to Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	36,502	-	-	-	-	-	-	36,502
<b>Bonds Payable</b>								
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
<b>Total Liabilities</b>	<b>\$ 36,502</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,045,000</b>	<b>\$ -</b>	<b>\$ 20,081,502</b>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	7,490,513	7,490,513
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2025	-	576,860	332,795	-	-	-	-	909,656
Results from Current Operations	-	(147,960)	(224,849)	-	-	-	-	(372,809)
<b>Unassigned</b>								
Beginning: October 1, 2025	162,250	-	-	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	2,800	-	-	-	-	-	-	2,800
Results from Current Operations	(22,804)	-	-	-	-	-	-	(22,804)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 142,246</b>	<b>\$ 428,901</b>	<b>\$ 107,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,490,513</b>	<b>\$ 8,169,606</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 178,749</b>	<b>\$ 428,901</b>	<b>\$ 107,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,045,000</b>	<b>\$ 7,490,513</b>	<b>\$ 28,251,109</b>

**Heritage Harbour North Community Development District**

**General Fund**

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

	November	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	4,874	6,042	270,838	2%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(18,959)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,874</b>	<b>\$ 6,042</b>	<b>\$ 251,879</b>	<b>2%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	1,000	1,000	4,000	25%
<b>Executive</b>				
Professional Management	4,633	9,267	55,600	17%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,500	0%
Accounting Services	417	833	5,000	17%
Assessment Roll Preparation	750	1,500	9,000	17%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	4,760	4,760	11,021	43%
Bond Amortization Schedules	-	-	-	0%
Dissemination Agent Services	-	-	2,350	0%
Bank Services	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	79	79	400	20%
Computer Services	-	-	2,400	0%
<b>Insurance</b>				
	-	8,432	7,883	107%
<b>Printing &amp; Binding</b>				
	-	-	250	0%
<b>Subscription &amp; Memberships</b>				
	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	4,500	0%
<b>Other General Government Services</b>				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use	-	-	125,000	0%
Contingencies	-	-	-	0%
<b>Reserves</b>				
Extraordinary Capital/Operations	1,400	2,800	16,800	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,214</b>	<b>\$ 28,846</b>	<b>\$ 251,879</b>	<b>11%</b>
Net Increase/ (Decrease) of Fund Balance	(8,340)	(22,804)	-	
Fund Balance - Beginning	149,186	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	2,800	16,800	
<b>Fund Balance - Ending</b>	<b>\$ 142,246</b>	<b>\$ 142,246</b>	<b>\$ 179,050</b>	

**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 November 30, 2025**

	November	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Revenue Account	1,074	2,140	21,989	10%
Reserve Account	877	1,753	-	0%
Prepayment Account	6	12	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	10,063	12,473	551,308	2%
Special Assessments - Non-Uniform Mthd	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(31,206)	0%
<b>Inter-Fund Group Transfers In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 12,019</b>	<b>\$ 16,378</b>	<b>\$ 542,091</b>	<b>3%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	164,338	164,338	328,675	50%
<b>Inter-Fund Group Transfers Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 164,338</b>	<b>\$ 164,338</b>	<b>\$ 518,675</b>	<b>32%</b>
Net Increase/ (Decrease) of Fund Balance	(152,318)	(147,960)	23,416	
Fund Balance - Beginning	581,219	576,860	576,860	
<b>Fund Balance - Ending</b>	<b>\$ 428,901</b>	<b>\$ 428,901</b>	<b>\$ 600,276</b>	

**Heritage Harbour North Community Development District**

**Debt Service Fund - Series 2017 Bonds**

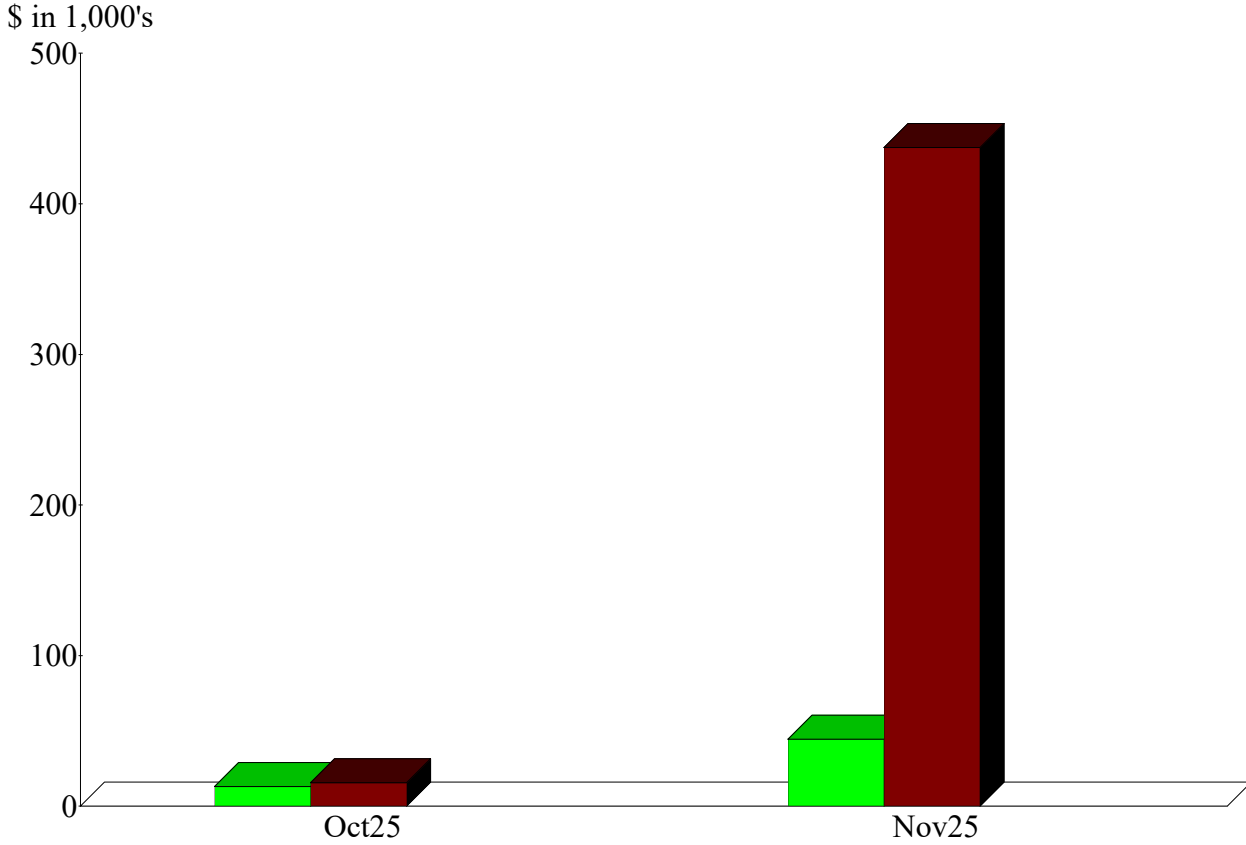
**Statement of Revenue, Expenditures and Changes in Fund Balance**

**for the period Ending November 30, 2025**

	November	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Revenue Account	1,091	2,178	11,315	19%
Reserve Account	24	56	-	0%
Excess Reserve	13	19	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	26,440	32,773	1,461,847	2%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(95,635)	0%
<b>Inter-Fund Group Transfers In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 27,568</b>	<b>\$ 35,026</b>	<b>\$ 1,377,527</b>	<b>3%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal - Mandatory	-	-	815,000	0%
Principal - Early Redemptions	-	-	-	0%
Interest Expense	259,875	259,875	527,800	49%
<b>Inter-Fund Group Transfers Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 259,875</b>	<b>\$ 259,875</b>	<b>\$ 1,342,800</b>	<b>19%</b>
Net Increase/ (Decrease) of Fund Balance	(232,307)	(224,849)	34,727	
Fund Balance - Beginning	340,253	332,795	332,795	
<b>Fund Balance - Ending</b>	<b>\$ 107,946</b>	<b>\$ 107,946</b>	<b>\$ 367,522</b>	

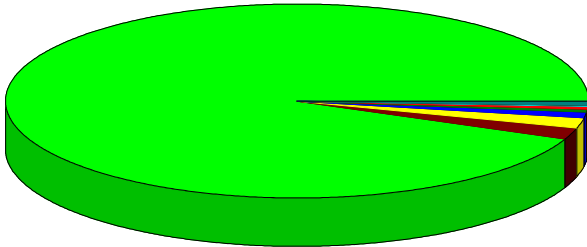
# Heritage Harbour North Community Development District

Income and Expense by Month  
October through November 2025



Expense Summary  
October through November 2025

5170000 · Debt Service	93.63%
5120000 · Executive	2.05
5134500 · Insurance	1.86
5133400 · Other Contractual Services	1.05
9099000 · Reserve Allocations	0.62
5130000 · Financial and Administrative	0.52
5110000 · Legislative	0.22
5135400 · Subscription & Memberships	0.04
5134100 · Communications & Freight Serv.	0.02
<b>Total</b>	<b>\$453,058.36</b>



By Account