

# Heritage Harbour North

Community Development District

*Financial Statements  
December 31, 2025*

*JPWard and Associates, LLC*

*2301 N.E. 37<sup>th</sup> Street*

*Fort Lauderdale, Florida 33308*

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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 - All Funds and Account Groups**

as of December 31, 2025

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		General Long Term Debt	General Fixed Assets		
	Operations	Series 2014	Series 2017				
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 1,210,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,210,125
<b>Debt Service Funds</b>							
Revenue Account	-	354,689	520,206	-	-	-	874,895
Reserve Account	-	259,275	7,232	-	-	-	266,507
Prepayment Account	-	1,726	3,878	-	-	-	5,604
Excess Revenue - Subordinated Bonds	-	-	64,062	-	-	-	64,062
<b>Accounts Receivable</b>	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	240,683	632,388	-	-	-	873,071
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	2,084,140	-	-	2,084,140
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	17,960,860	-	-	17,960,860
<b>General Fixed Assets</b>	-	-	-	-	7,490,513	-	7,490,513
<b>Total Assets</b>	<b>\$ 1,210,125</b>	<b>\$ 856,373</b>	<b>\$ 1,227,767</b>	<b>\$ 20,045,000</b>	<b>\$ 7,490,513</b>	<b>\$ -</b>	<b>\$ 30,829,778</b>
<b>Liabilities</b>							
<b>Accounts Payable</b>							
	-	-	-	-	-	-	-
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	873,071	-	-	-	-	-	873,071
<b>Bonds Payable</b>							
<b>Current Portion (Due within 12 months)</b>							
Series 2014	-	-	-	190,000	-	-	190,000
Series 2017	-	-	-	815,000	-	-	815,000
<b>Long Term</b>							
Series 2014	-	-	-	6,275,000	-	-	6,275,000
Series 2017	-	-	-	12,765,000	-	-	12,765,000
<b>Total Liabilities</b>	<b>\$ 873,071</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,045,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,918,071</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	-	279,513	894,972	-	-	-	1,174,484
<b>Unassigned</b>							
Beginning: October 1, 2025	162,250	-	-	-	-	-	162,250
Extraordinary Capital/Operations Reserve	4,200	-	-	-	-	-	4,200
Results from Current Operations	170,604	-	-	-	-	-	170,604
<b>Total Fund Equity and Other Credits</b>	<b>\$ 337,054</b>	<b>\$ 856,373</b>	<b>\$ 1,227,767</b>	<b>\$ -</b>	<b>\$ 7,490,513</b>	<b>\$ -</b>	<b>\$ 9,911,707</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,210,125</b>	<b>\$ 856,373</b>	<b>\$ 1,227,767</b>	<b>\$ 20,045,000</b>	<b>\$ 7,490,513</b>	<b>\$ -</b>	<b>\$ 30,829,778</b>

# Heritage Harbour North Community Development District

## General Fund

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

for the period Ending December 31, 2025

	December	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	206,419	212,461	270,838	78%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(18,959)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 206,419</b>	<b>\$ 212,461</b>	<b>\$ 251,879</b>	<b>84%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	-	1,000	4,000	25%
<b>Executive</b>				
Professional Management	4,633	13,900	55,600	25%
<b>Financial and Administrative</b>				
Audit Services	4,600	4,600	4,500	102%
Accounting Services	417	1,250	5,000	25%
Assessment Roll Preparation	750	2,250	9,000	25%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,760	11,021	43%
Dissemination Agent Services	500	500	2,350	21%
Bank Services	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	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	100%
<b>Legal Services</b>				
Legal - General Counsel	711	711	4,500	16%
<b>Other General Government Services</b>				
Engineering Services - General Fund	-	-	750	0%
Engineering Services - Re-Use	-	-	125,000	0%
<b>Reserves</b>				
Extraordinary Capital/Operations	1,400	4,200	16,800	25%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,011</b>	<b>\$ 41,857</b>	<b>\$ 251,879</b>	<b>17%</b>
Net Increase/ (Decrease) of Fund Balance	193,408	170,604	-	
Fund Balance - Beginning	142,246	162,250	162,250	
Extraordinary Capital/Operations Reserve	1,400	4,200	16,800	
<b>Fund Balance - Ending</b>	<b>\$ 337,054</b>	<b>\$ 337,054</b>	<b>\$ 179,050</b>	

Prepared by:

**JPWARD and Associates, LLC**

**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 December 31, 2025**

	December	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Revenue Account	513	2,653	21,989	12%
Reserve Account	798	2,551	-	0%
Prepayment Account	5	17	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	426,155	438,629	551,308	80%
<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>\$ 427,472</b>	<b>\$ 443,850</b>	<b>\$ 542,091</b>	<b>82%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal - Mandatory	-	-	190,000	0%
Interest Expense	-	164,338	328,675	50%
<b>Inter-Fund Group Transfers Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 164,338</b>	<b>\$ 518,675</b>	<b>32%</b>
Net Increase/ (Decrease) of Fund Balance	427,472	279,513	23,416	
Fund Balance - Beginning	428,901	576,860	576,860	
<b>Fund Balance - Ending</b>	<b>\$ 856,373</b>	<b>\$ 856,373</b>	<b>\$ 600,276</b>	

Prepared by:

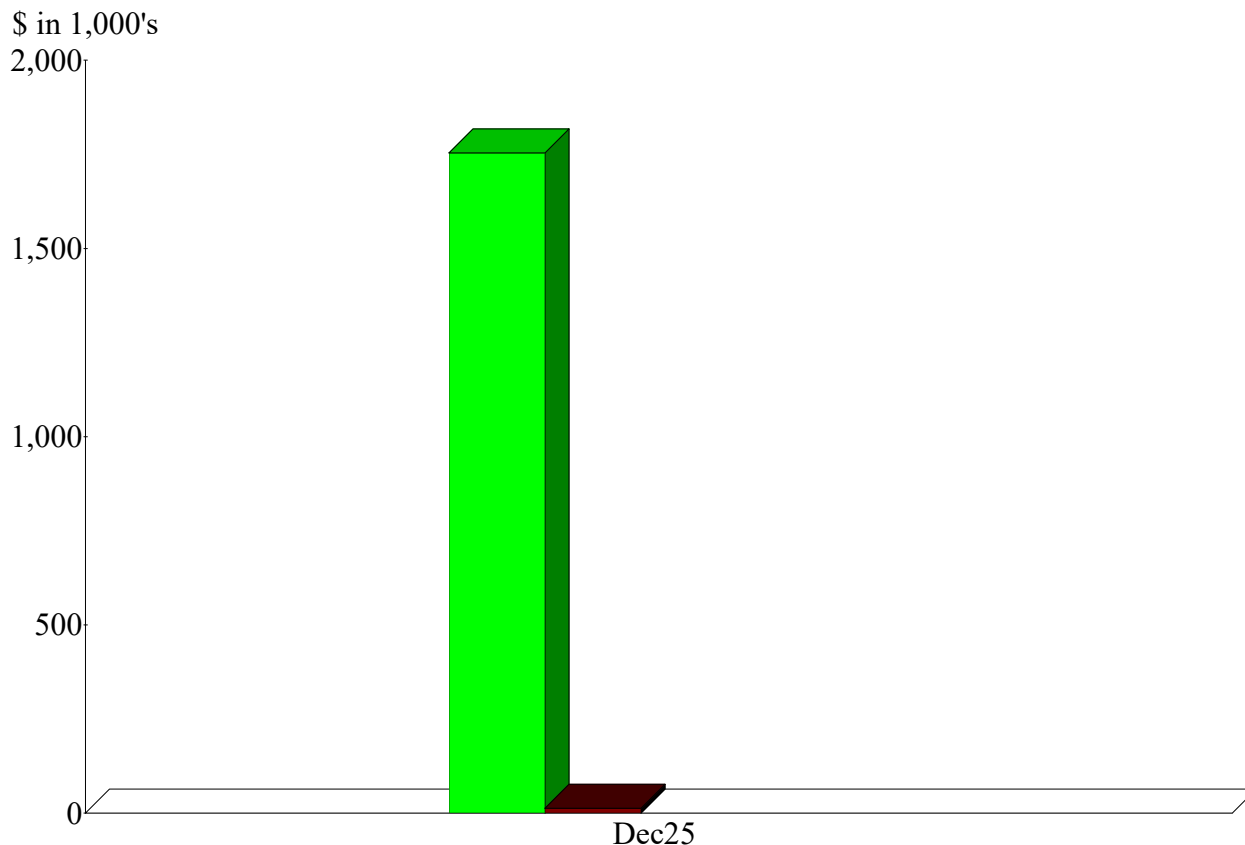
**JPWARD and Associates, LLC**

**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 December 31, 2025**

	December	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Revenue Account	77	2,254	11,315	20%
Reserve Account	22	78	-	0%
Excess Reserve	12	31	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	1,119,709	1,152,483	1,461,847	79%
<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>\$ 1,119,821</b>	<b>\$ 1,154,847</b>	<b>\$ 1,377,527</b>	<b>84%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal - Mandatory	-	-	815,000	0%
Interest Expense	-	259,875	527,800	49%
<b>Inter-Fund Group Transfers Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 259,875</b>	<b>\$ 1,342,800</b>	<b>19%</b>
Net Increase/ (Decrease) of Fund Balance	1,119,821	894,972	34,727	
Fund Balance - Beginning	107,946	332,795	332,795	
<b>Fund Balance - Ending</b>	<b>\$ 1,227,767</b>	<b>\$ 1,227,767</b>	<b>\$ 367,522</b>	

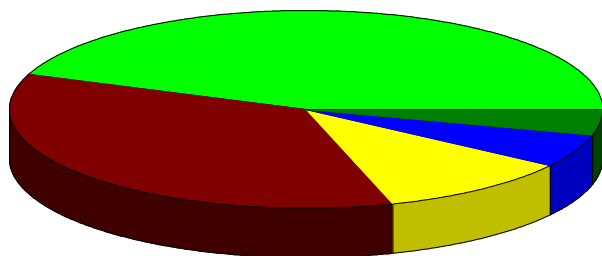
# Heritage Harbour North Community Development District

Income and Expense by Month  
December 2025



Expense Summary  
December 2025

5130000 · Financial and Administrative	44.32%
5120000 · Executive	35.61
9099000 · Reserve Allocations	10.76
5140000 · Legal	5.46
5133400 · Other Contractual Services	3.84
<b>Total</b>	<b>\$13,011.00</b>



By Account