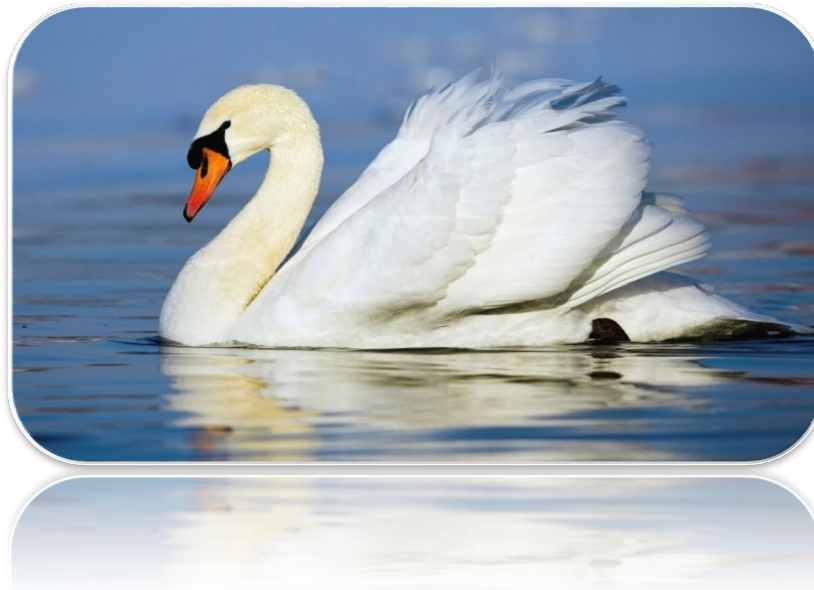


HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FLORIDA 33308

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Heritage Harbour Market Place Community Development District
General Fund
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual as of 01/26/2025	Anticipated as of 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -		
Interest Income - General Account	\$ 16	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 30,413	\$ 19,318	\$ 30,413	\$ 31,977
Special Assessment - Non-Uniform	\$ 60,607	\$ 25,156	\$ 60,607	\$ 63,723
Total Revenue & Other Sources	\$ 91,035	\$ 44,474	\$ 91,019	\$ 95,700
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 600	\$ -	\$ 600	\$ 600
Board of Supervisor's - FICA	\$ 46	\$ -	\$ -	\$ -
Executive				
Professional Management	\$ 47,250	\$ 16,654	\$ 50,865	\$ 56,900
Professional Management - FICA	\$ 3,615	\$ 301	\$ 301	\$ -
Financial and Administrative				
Audit Services	\$ 6,500	\$ -	\$ 6,500	\$ 6,700
Accounting Services	\$ 4,200	\$ 1,400	\$ 4,200	\$ 4,400
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ 200	\$ -	\$ -	\$ -
Legal Advertising	\$ 750	\$ 320	\$ 750	\$ 750
Trustee Services	\$ 5,065	\$ 5,064	\$ 5,064	\$ 4,400
Dissemination Agent Services	\$ 5,000	\$ 5,000	\$ 5,500	\$ 5,500
Bank Service Fees	\$ 500	\$ -	\$ 250	\$ 250
Travel and Per Diem		\$ -	\$ -	
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ -	\$ -
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Website	\$ 2,650	\$ 300	\$ 1,800	\$ 2,400
Insurance	\$ 7,895	\$ 7,483	\$ 7,483	\$ 7,983
Printing and Binding	\$ 50	\$ -	\$ -	\$ 50
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services		\$ -		
General Counsel	\$ 4,000	\$ 130	\$ 2,500	\$ 3,000
Revisions to Bond Indenture	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ 963	\$ 963	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				

**Heritage Harbour Market Place Community Development District
General Fund
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual as of 01/26/2025	Anticipated as of 09/30/2025	Fiscal Year 2026 Budget
Discounts and Fees	\$ 1,990	\$ -	\$ 1,990	\$ 2,092
Total Appropriations	\$ 91,035	\$ 38,291	\$ 89,441	\$ 95,700
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 6,183	\$ 1,578	\$ -
Fund Balance - Beginning	\$ 148,892	\$ 148,892	\$ 148,892	\$ 150,470
Fund Balance - Ending (Projected)	\$ 148,892	\$ 155,075	\$ 150,470	\$ 150,470

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2025		Fiscal Year 2026	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 51,724.57		\$ 51,542.03
Parcel 19 THH Tract 1 LLC	16		\$ 12,224.42		\$ 12,181.28
Parcel 22	3.38	\$ 2,763.18		\$ 2,753.43	
Parcel 23	2.13	\$ 1,741.29		\$ 1,735.15	
Parcel 24	3.13	\$ 2,558.80		\$ 2,549.77	
Parcel 25 Moved to split Folios (plat recorded 20		\$ -		\$ -	
Parcel 25 Parcel 1	3.34	\$ 2,728.66		\$ 2,719.03	
Parcel 25 Parcel 2	2.06	\$ 1,680.33		\$ 1,674.40	
Parcel 25 Parcel 3	2.57	\$ 2,102.06		\$ 2,094.64	
Parcel 25 Parcel 4	1.58	\$ 1,291.07		\$ 1,286.52	
Parcel 25 Parcel 5	3.51	\$ 2,872.39		\$ 2,862.25	
Parcel 25 Parcel 6	3.30	\$ 2,699.93		\$ 2,690.40	
Parcel 26 moved to split folios (Condo Revision 2023)					
Parcel 26 Parcel A (Revised 2023)	2.91	\$ 2,381.64		\$ 2,373.23	
Parcel 26 Parcel D (Revised 2023)	1.19	\$ 972.83		\$ 969.40	
Parcel 26 Common - Parking Lot					
Parcel 26 Parcel C (Revised 2023)	0.00	\$ -		\$ -	
Parcel 26 Parcel B (Revised 2023)	5.15	\$ 4,210.17		\$ 4,195.31	
Parcel 27 - Unit 1	1.34	\$ 1,095.46		\$ 1,091.59	
Parcel 27 - Unit 2	1.47	\$ 1,201.74		\$ 1,197.50	
Parcel 27 - Unit 3	0.96	\$ 784.81		\$ 782.04	
Parcel 27 - Unit 4	1.23	\$ 1,005.48		\$ 1,001.93	
Total Acres	122.95				

Heritage Harbour Market Place Community Development District
Debt Service Fund
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual as of 01/26/2025	Anticipated as of 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 20	\$ 4,572	\$ 13,716	\$ 12,345
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 362,195	\$ 218,009	\$ 362,195	\$ 349,221
Special Assessment - Non-Uniform Method		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Operating Transfers In				
Deferred Cost Account	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 362,215	\$ 222,582	\$ 375,911	\$ 361,566

Appropriations

Debt Service

Principal Debt Service - Mandatory

Series 2007 Bonds \$ 175,000 \$ - \$ 175,000 \$ 185,000

Principal Debt Service - Early Redemptions

Series 2007 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2007 Bonds \$ 163,520 \$ 81,760 \$ 163,520 \$ 153,720

Trustee Services

\$ - \$ - \$ - \$ -

Legal - Foreclosure Counsel

\$ - \$ - \$ - \$ -

Operating Transfers Out

\$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts and Fees \$ 23,695 \$ - \$ 23,695 \$ 22,846

Total Appropriations **\$ 362,215** **\$ 81,760** **\$ 362,215** **\$ 361,566**

Net Increase/(Decrease) in Fund Balance

- 140,822 13,696 -

Fund Balance - Beginning

306,006 306,006 306,006 319,702

Fund Balance - Ending (Projected)

306,006 446,827 319,702 319,702

Restricted Fund Balance:

Reserve Account Requirement

200,000

Restricted for November 1, 2026 Interest Payment

\$ 71,680

Total - Restricted Fund Balance:

\$ 271,680

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2025		Fiscal Year 2026	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)	0	\$ 640,449.05		BONDS TENDERED	
Parcel 19	0	\$151,361.67			
Parcel 22	PREPAID		PREPAID		PREPAID
Parcel 23	2.13		\$ 21,502.13		\$ 20,731.94
Parcel 24	3.13		\$ 31,597.02		\$ 30,465.24
Parcel 25	0		\$ -		\$ -
Parcel 25 Parcel 1	3.34		\$ 33,694.46		\$ 32,487.55
Parcel 25 Parcel 2	2.06		\$ 20,749.36		\$ 20,006.13
Parcel 25 Parcel 3	2.57		\$ 25,956.97		\$ 25,027.21
Parcel 25 Parcel 4	1.58		\$ 15,942.65		\$ 15,371.60
Parcel 25 Parcel 5	3.51		\$ 35,469.36		\$ 34,198.88
Parcel 25 Parcel 6	3.30		\$ 33,339.69		\$ 32,145.49
Parcel 26 moved to split folios (Condo Revision 2023)			\$ -		\$ -
Parcel 26 Parcel A (Revised 2023)	2.91		\$ 29,409.37		\$ 28,355.94
Parcel 26 Parcel D (Revised 2023)	1.19		\$ 12,050.61		\$ 11,618.96
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ -		\$ -
Parcel 26 Parcel B (Revised 2023)	5.15		\$ 52,008.89		\$ 50,145.98
Parcel 27 - Unit 1	1.34		\$ 13,527.16		\$ 13,042.63
Parcel 27 - Unit 2	1.47		\$ 14,839.50		\$ 14,307.96
Parcel 27 - Unit 3	0.96		\$ 9,691.10		\$ 9,343.97
Parcel 27 - Unit 4	1.23		\$ 12,416.72		\$ 11,971.96
Total Acres	35.88				

Heritage Harbour Market Place Community Development District
Debt Service Fund
Fiscal Year 2026

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Principal Balance - at Fiscal Year End - September 30, 2026	\$ 2,745,000	5.60%			
5/1/2024	\$ 165,000	5.60%	\$ 86,380.00	\$ 251,380	\$2,920,000
11/1/2024			\$ 81,760.00		
5/1/2025	\$ 175,000	5.60%	\$ 81,760.00	\$ 338,520	\$2,745,000
11/1/2025			\$ 76,860.00		
5/1/2026	\$ 185,000	5.60%	\$ 76,860.00	\$ 338,720	\$2,560,000
11/1/2026			\$ 71,680.00		
5/1/2027	\$ 195,000	5.60%	\$ 71,680.00	\$ 338,360	\$2,365,000
11/1/2027			\$ 66,220.00		
5/1/2028	\$ 210,000	5.60%	\$ 66,220.00	\$ 342,440	\$2,155,000
11/1/2028			\$ 60,340.00		
5/1/2029	\$ 220,000	5.60%	\$ 60,340.00	\$ 340,680	\$1,935,000
11/1/2029			\$ 54,180.00		
5/1/2030	\$ 235,000	5.60%	\$ 54,180.00	\$ 343,360	\$1,700,000
11/1/2030			\$ 47,600.00		
5/1/2031	\$ 245,000	5.60%	\$ 47,600.00	\$ 340,200	\$1,455,000
11/1/2031			\$ 40,740.00		
5/1/2032	\$ 260,000	5.60%	\$ 40,740.00	\$ 341,480	\$1,195,000
11/1/2032			\$ 33,460.00		
5/1/2033	\$ 275,000	5.60%	\$ 33,460.00	\$ 341,920	\$920,000
11/1/2033			\$ 25,760.00		
5/1/2034	\$ 290,000	5.60%	\$ 25,760.00	\$ 341,520	\$630,000
11/1/2034			\$ 17,640.00		
5/1/2035	\$ 305,000	5.60%	\$ 17,640.00	\$ 340,280	\$325,000
11/1/2035			\$ 9,100.00		
5/1/2036	\$ 325,000	5.60%	\$ 9,100.00	\$ 343,200	\$0