

Heritage Harbour Market Place

Community Development District

Meeting Agenda
February 5, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

HERITAGE HARBOUR MARKET PLACE
Community Development District

LOCATION: Sanctuary Clubhouse (Community Room)
6835 Willowshire Way
Bradenton, Florida 34212

DATE: February 5, 2026

TIME: 12:30 PM

MEETING AGENDA

Board of Supervisors

Danielle Graef, Chairman
Brian Billingham, Vice Chairman
Chelsea Rusk, Assistant Secretary
Daniel Hulgas, Assistant Secretary
Bob Beene, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m730a7115c43ada957b6835d480cf8ed3>

✓ Phone: (408) 418-9388 Code: 2332 753 3808 Event Password Jpward

FEBRUARY, 2026

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AGENDA

1. Call to Order & Roll Call
2. Minutes:
 - I. May 1, 2025 - Regular Meeting.

Pages 5-9
3. Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025.

Pages 10-39
4. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2027 Budget and setting a Public Hearing for **Thursday, April 2, 2026, at 12:30 p.m.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212.**

Pages 40-46
5. Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Pages 47-63
6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2026.**
 1. April 2, 2026 - Public Hearings: Proposed Fiscal Year 2027 Budget.
 - b) Financial Statement for period ending October 31, 2025 (unaudited).
 - c) Financial Statement for period ending November 30, 2025 (unaudited).
 - d) Financial Statement for period ending December 31, 2025 (unaudited)

Pages 64-81
7. Supervisors Requests.
8. Public Comments for Non-Agenda items.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
9. Adjournment.

AGENDA

Meeting Schedule-FY 2026

Thursday, October 2, 2025	Thursday, November 6, 2025
Thursday, December 4, 2025	Thursday, January 1, 2026 NO MEETING
<u>Thursday, February 5, 2026</u>	Thursday, March 5, 2026
Thursday, April 2, 2026	Thursday, May 7, 2026
Thursday, June 4, 2026	Thursday, July 2, 2026 NO MEETING
Thursday, August 6, 2026	Thursday, September 3, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes - May 1, 2025 - Regular Meeting.

Item 3: Consideration and acceptance of the Audited Financial Statements for Fiscal Year 2025, covering the period October 1, 2024, through September 30, 2025. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

Item 4: **Resolution 2026-1**, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2027 Budget and setting a Public Hearing for **Thursday, April 2, 2026, at 12:30 p.m.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212.**

Item 5: **Resolution 2026-2**, a Resolution of the Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Item 6: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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**MINUTES OF MEETING
HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, May 1, 2025, at 12:30 P.M. at the River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

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Present and constituting a quorum:

Danielle Graef	Chairperson
Brian Billingham	Vice Chair
Bob Beene	Assistant Secretary

Absent:

Chelsea Rusk	Assistant Secretary
Dan Huglas	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 12:37 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Huglas and Supervisor Rusk, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS

Consideration of Minutes

February 6, 2025 – Regular Meeting Minutes

49 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he
50 called for a motion.

51
52 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
53 **and with all in favor, the February 6, 2025 Regular Meeting Minutes**
54 **were approved.**

55
56

57 **FOURTH ORDER OF BUSINESS**

PUBLIC HEARINGS

58

59 Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related
60 to the Budget itself.

61

62 **a) FISCAL YEAR 2026 BUDGET**

63

64 **I. Public Comment and Testimony**

65

66 Mr. Ward called for a motion to open the Public Hearing.

67

68 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
69 **and with all in favor, the Public Hearing was opened.**

70

71 Mr. Ward asked if there were any members of the public present on audio or video with
72 questions regarding the Fiscal Year 2026 budget; there were none. He noted there were
73 no members of the public present in person. He called for a motion to close the public
74 hearing.

75

76 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
77 **and with all in favor, the Public Hearing was closed.**

78

79 **II. Board Comment**

80

81 Mr. Ward noted the budget was unchanged from the prior meeting. He asked if there were any
82 questions or comments from the Board; there were none.

83

84 **III. Consideration of Resolution 2025-6, a resolution of the Board of Supervisors adopting the**
85 **Annual Appropriation and Budget for Fiscal Year 2026**

86

87 Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and ending on
88 September 30, 2026.

89

90 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
91 **and with all in favor, Resolution 2025-6 was adopted, and the Chair**
92 **was authorized to sign.**

93

94 **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND ADOPTING AN ASSESSMENT ROLL**

95
96 Mr. Ward indicated this public hearing set into place the assessment rates and certified an
97 assessment roll.
98

99 **I. Public Comment and Testimony**

100 Mr. Ward called for a motion to open the Public Hearing.
101
102

103 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
104 **and with all in favor, the Public Hearing was opened.**

105
106 Mr. Ward asked if there were any members of the public present on audio or video with
107 questions; there were none. He noted there were no members of the public present in
108 person. He called for a motion to close the public hearing.
109

110 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
111 **and with all in favor, the Public Hearing was closed.**

112
113 **II. Board Comment**

114
115 Mr. Ward noted Resolution 2025-7 set the assessment rate for the general fund and certified an
116 assessment roll. He asked if there were any questions or comments from the Board; there were
117 none.
118

119 **III. Consideration of Resolution 2025-7, a resolution of the Board of Supervisors imposing special**
120 **assessments and adopting an assessment roll**

121 Mr. Ward called for a motion.
122
123

124 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
125 **and with all in favor, Resolution 2025-7 was adopted, and the Chair**
126 **was authorized to sign.**

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129 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-8

130
131 **Consideration of Resolution 2025-8, a resolution of the Board of Supervisors designating dates, time,**
132 **and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**
133

134 Mr. Ward noted the meeting dates would be the first Thursday of each month at 12:30 p.m. at the
135 Sanctuary Clubhouse Community Room in October, November, and December 2025, 6835 Willowshire
136 Way, Bradenton, Florida 34212 and then beginning in February 2026 the meetings would be held in the
137 River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212, at 12:30 p.m.
138 the first Thursday of each month. He asked if there were any questions; hearing none, he called for a
139 motion.
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On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, Resolution 2025-8 was adopted as amended, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2025
- c) *Important Board Meeting Dates for Fiscal Year 2025*
 - i. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)
- d) Financial Statement for period ending January 31, 2025 (unaudited)
- e) Financial Statement for period ending February 28, 2025 (unaudited)
- f) Financial Statement for period ending March 31, 2025 (unaudited)

Mr. Ward: The Supervisor of Elections is required to disclose the number of qualified electors as of April 15th every year. It only becomes significant if you meet the threshold to transition from landowner to qualified elector. That’s not likely to happen in this District. You have 0 qualified electors. There is nothing required of the Board at this time, it’s just noted for the record. Also, included in your Agenda are your performance measures and standards for reporting as required in the last legislative session. I haven’t made any changes to it. Unless you have any questions, I will ask you to adopt them.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, the Performance Measures/Standards and Annual Reporting Form was approved.

Mr. Ward: Just a reminder your Form 1 is due this summer. You file it on the website just like you did last year. Just remember to check the box this year that you did your ethics training last year. You will also be required to do the ethics training again this year for next year’s Form 1. We will send you out the links again as a reminder this summer to make sure you get them done.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Ward asked if there were any Supervisor’s requests; there were none.

188 **EIGHTH ORDER OF BUSINESS** **Public Comments**

189
190 **Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are**
191 **limited to three (3) minutes per person and assignment of speaking time is not permitted; however,**
192 **the Presiding Officer may extend or reduce the time for the public comment period consistent with**
193 **Section 286.0114, Florida Statutes**

194
195 Mr. Ward asked if there were any public comments; there were none.

196
197
198 **NINTH ORDER OF BUSINESS** **Adjournment**

199
200 Mr. Ward adjourned the meeting at approximately 12:45 p.m.

201
202 **On MOTION made by Danielle Graef, seconded by Brian Billingham,**
203 **and with all in favor, the Meeting was adjourned.**

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205 Heritage Harbour Market Place
206 Community Development District

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211 _____
James P. Ward, Secretary

Danielle Graef, Chairperson

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Harbour Market Place Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Heritage Harbour Market Place Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 4, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

December 4, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Harbour Market Place Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$60,994.
- The change in the District's total net position in comparison with the prior fiscal year was (\$10,913), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$481,997, an increase of \$27,099 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 481,997	\$ 454,950
Capital assets, net of depreciation	2,388,047	2,605,142
Total assets	2,870,044	3,060,092
Current liabilities	64,050	68,185
Long-term liabilities	2,745,000	2,920,000
Total liabilities	2,809,050	2,988,185
Net Position		
Net investment in capital assets	(356,953)	(314,858)
Restricted	262,395	237,873
Unrestricted	155,552	148,892
Total net position	\$ 60,994	\$ 71,907

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues:		
Charges for services	\$ 438,437	\$ 601,151
Operating grants and contributions	14,954	19,121
Unrestricted interest earnings	-	7
Total revenues	<u>453,391</u>	<u>620,279</u>
Expenses:		
General government	87,772	112,434
Maintenance and operations*	217,095	217,095
Interest	159,437	202,533
Total expenses	<u>464,304</u>	<u>532,062</u>
Change in net position	<u>(10,913)</u>	<u>88,217</u>
Special items	-	7,205,000
Net position - beginning	71,907	(7,221,310)
Net position - ending	<u>\$ 60,994</u>	<u>\$ 71,907</u>

*Includes depreciation expense of \$217,095 for the current and prior fiscal years.

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$464,304. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the current fiscal year. In total, expenses decreased from the prior fiscal year. The majority of the decrease was due to a decrease in interest expense in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$6,927,093 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,539,046 has been taken, which resulted in a net book value of \$2,388,047. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$2,745,000 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Harbour Market Place Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, FL 33308.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 155,552
Restricted assets:	
Investments	326,445
Capital assets:	
Depreciable, net	2,388,047
Total assets	2,870,044
 LIABILITIES	
Accrued interest payable	64,050
Non-current liabilities:	
Due within one year	185,000
Due in more than one year	2,560,000
Total liabilities	2,809,050
 NET POSITION	
Net investment in capital assets	(356,953)
Restricted for debt service	262,395
Unrestricted	155,552
Total net position	\$ 60,994

See notes to the financial statements

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 87,772	\$ 94,432	\$ -	\$ 6,660
Maintenance and operations*	217,095	-	-	(217,095)
Interest on long-term debt	159,437	344,005	14,954	199,522
Total governmental activities	464,304	438,437	14,954	(10,913)
				Change in net position (10,913)
				Net position - beginning 71,907
				Net position - ending \$ 60,994

*Comprised of depreciation expense

See notes to the financial statements

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 155,552	\$ -	\$ 155,552
Investments	-	326,445	326,445
Total assets	\$ 155,552	\$ 326,445	\$ 481,997
LIABILITIES AND FUND BALANCES			
Liabilities:			
Total liabilities	\$ -	\$ -	\$ -
Fund balances:			
Restricted for:			
Debt service	-	326,445	326,445
Unassigned	155,552	-	155,552
Total fund balances	155,552	326,445	481,997
Total liabilities and fund balances	\$ 155,552	\$ 326,445	\$ 481,997

See notes to the financial statements

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 481,997

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	6,927,093	
Accumulated depreciation	<u>(4,539,046)</u>	2,388,047

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(64,050)	
Bonds payable	<u>(2,745,000)</u>	<u>(2,809,050)</u>

Net position of governmental activities		<u>\$ 60,994</u>
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See notes to the financial statements

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Special assessments	\$ 94,432	\$ 344,005	\$ 438,437
Interest earnings	-	14,954	14,954
Total revenues	94,432	358,959	453,391
EXPENDITURES			
Current:			
General government	87,772	-	87,772
Debt service:			
Principal	-	175,000	175,000
Interest	-	163,520	163,520
Total expenditures	87,772	338,520	426,292
Excess (deficiency) of revenues over (under) expenditures	6,660	20,439	27,099
Fund balances - beginning	148,892	306,006	454,898
Fund balances - ending	\$ 155,552	\$ 326,445	\$ 481,997

See notes to the financial statements

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	27,099
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		175,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(217,095)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.		4,083
Change in net position of governmental activities	\$	<u>(10,913)</u>

See notes to the financial statements

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

The Heritage Harbour Market Place Community Development District ("District") was established on September 2, 2002, by Ordinance No. 02-28 of Manatee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is comprised of approximately 258 acres in Manatee County and was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. In addition, the District directly bills certain landowners within the District, not using the Uniform Method of Collection. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	10
Infrastructure	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, and in certain instances the District Manager.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Mmkt	\$ 326,445	N/A	N/A
	<u>\$ 326,445</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investments guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings	\$ 414,241	\$ -	\$ -	\$ 414,241
Infrastructure	6,512,852	-	-	6,512,852
Total capital assets, being depreciated	6,927,093	-	-	6,927,093
Less accumulated depreciation for:				
Improvements other than buildings	414,241	-	-	414,241
Infrastructure	3,907,710	217,095	-	4,124,805
Total accumulated depreciation	4,321,951	217,095	-	4,539,046
Total capital assets, being depreciated, net	2,605,142	(217,095)	-	2,388,047
Governmental activities capital assets, net	\$ 2,605,142	\$ (217,095)	\$ -	\$ 2,388,047

Depreciation expense was all charged to maintenance and operations.

NOTE 6 - LONG TERM LIABILITIES

Series 2005

On October 3, 2005, the District issued \$16,755,000 of Capital Improvement Revenue Bonds, Series 2005. The Bonds are due on May 1, 2036, with a fixed interest rate of 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is payable on an annual basis commencing May 1, 2007, through May 1, 2036. During the fiscal year ended September 30, 2024, a portion of the Bonds in the amount of \$7,205,000 were cancelled by the Bondholders.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005	\$ 2,920,000	\$ -	\$ 175,000	\$ 2,745,000	\$ 185,000
Total	\$ 2,920,000	\$ -	\$ 175,000	\$ 2,745,000	\$ 185,000

NOTE 6 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 185,000	\$ 153,720	\$ 338,720
2027	195,000	143,360	338,360
2028	210,000	132,440	342,440
2029	220,000	120,680	340,680
2030	235,000	108,360	343,360
2031-2035	1,375,000	330,400	1,705,400
2036	325,000	18,200	343,200
	<u>\$ 2,745,000</u>	<u>\$ 1,007,160</u>	<u>\$ 3,752,160</u>

NOTE 7 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 8 - DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the major Landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Special assessments	\$ 96,039	\$ 94,432	\$ (1,607)
Interest earnings	16	-	(16)
Total revenues	96,055	94,432	(1,623)
EXPENDITURES			
Current:			
General government	96,055	87,772	8,283
Total expenditures	96,055	87,772	8,283
Excess (deficiency) of revenues over (under) expenditures	\$ -	6,660	\$ 6,660
Fund balance - beginning		148,892	
Fund balance - ending		\$ 155,552	

See notes to required supplementary information

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$3,938
Independent contractor compensation	\$82,000
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$784.81 - \$4,210.17 Debt service - \$9,691.10 - \$52,008.89
Special assessments collected	\$438,437
Outstanding Bonds:	
Series 2005, due May 1, 2036	\$2,745,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heritage Harbour Market Place Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Harbour Market Place Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 4, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

December 4, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour Market Place Community Development District
Manatee County, Florida

We have examined Heritage Harbour Market Place Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Harbour Market Place Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

December 4, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour Market Place Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Harbour Market Place Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 4, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 4, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Heritage Harbour Market Place Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Heritage Harbour Market Place Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

December 4, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Heritage Harbour Market Place Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, April 2, 2026
HOUR: 12:30 PM
LOCATION: Sanctuary Clubhouse (Community Room)
6835 Willowshire Way
Bradenton, Florida 34212

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two

(2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 5th day of February 2026.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

Exhibit A: Proposed Fiscal Year 2027 Budget

Heritage Harbour Market Place

Community Development District

*Proposed Budget
Fiscal Year 2027*

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Heritage Harbour Market Place Community Development District
General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual as of 12/21/2025	Anticipated as of 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -			
Special Assessment Revenue					
Special Assessment - Uniform Method	\$ 31,977	\$ 8,919	\$ 31,977	\$ 34,071	Assessments from Property Owner's
Special Assessment - Non-Uniform	\$ 67,331	\$ 25,969	\$ 67,331	\$ 71,740	Assessments Billed to Developers
Total Revenue & Other Sources	\$ 99,308	\$ 34,888	\$ 99,308	\$ 105,811	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 600	\$ -	\$ -	\$ -	Statutory Required Feed
Executive					
Professional Management	\$ 56,900	\$ 14,225	\$ 56,900	\$ 58,000	District Manager
Financial and Administrative					
Audit Services	\$ 6,700	\$ 6,700	\$ 6,700	\$ 6,900	Statutory required audit yearly
Accounting Services	\$ 4,400	\$ 1,100	\$ 4,400	\$ 6,000	All funds
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	IRS Required Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 750	\$ -	\$ 4,400	\$ 4,500	Statutory Required Legal Advertising
Trustee Services	\$ 4,400	\$ 4,256	\$ 4,256	\$ 4,256	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 5,500	\$ 2,500	\$ 2,500	\$ 3,000	Required Reporting for Bond Issues
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Shipping	\$ -	\$ -	\$ 75	\$ 75	Agenda Mailings and other misc. mail
Website	\$ 2,400	\$ -	\$ 1,800	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,983	\$ 8,432	\$ 8,432	\$ 8,932	General Liability and D&O Liability Insurance
Printing and Binding	\$ 50	\$ -	\$ 50	\$ 50	Agenda Books and copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Legal Services					
General Counsel	\$ 3,000	\$ -	\$ 2,500	\$ 3,000	District Attorney
Other General Government Services					
Engineering Services	\$ -	\$ -	\$ -	\$ -	District Engineer
Manatee County RE Tax	\$ -	\$ -	\$ 1,700	\$ 1,700	Manatee County Re Tax
Contingencies	\$ -	\$ -	\$ -	\$ -	Unforeseen Expenditures
Other Fees and Charges					
Discounts and Fees	\$ 5,700	\$ -	\$ 5,700	\$ 6,073	Discounts/Fees to place assessments on Tax Rolls
Total Appropriations	\$ 99,308	\$ 37,888	\$ 100,338	\$ 105,811	
Net Increase/(Decrease) in Fund Balance					
	\$ -	\$ (3,000)	\$ (1,030)	\$ -	
Fund Balance - Beginning	\$ 155,552	\$ 155,552	\$ 155,552	\$ 154,522	
Fund Balance - Ending (Projected)	\$ 155,552	\$ 152,552	\$ 154,522	\$ 154,522	

General Fund - Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2026		Fiscal Year 2027	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 55,149.97		\$ 58,761.51
Parcel 19 THH Tract 1 LLC	16		\$ 12,181.28		\$ 12,978.98
Parcel 22 Sarasota Public Hosp.	3.38	\$ 2,753.43		\$ 2,933.74	
Parcel 23	2.13	\$ 1,735.15		\$ 1,848.77	
Parcel 24	3.13	\$ 2,549.77		\$ 2,716.74	
Parcel 25 Moved to split Folios (plat recorded 2023)					
Parcel 25 Parcel 1	3.34	\$ 2,719.03		\$ 2,897.08	
Parcel 25 Parcel 2	2.06	\$ 1,674.40		\$ 1,784.05	
Parcel 25 Parcel 3	2.57	\$ 2,094.64		\$ 2,231.81	
Parcel 25 Parcel 4	1.58	Split Recorded		Split Recorded	
Parcel 25 Parcel 5	3.51	Split Recorded		Split Recorded	
Breakdown of Parcels 4 and 5 from 2026 Roll (Split into Three 3 Folio's)					
Parcel 25 Lot 4A	N/A	\$ 1,039.93		\$ 1,108.03	
Parcel 25 Lot 5A	N/A	\$ 2,023.09		\$ 2,155.57	
Parcel 25 Lot 5B	N/A	\$ 1,085.75		\$ 1,156.86	
Parcel 25 Parcel 6	3.30	\$ 2,690.40		\$ 2,866.58	
Parcel 26 moved to split folios (Condo Revision 2023)					
Parcel 26 Parcel A (Revised 2023)	2.91	\$ 2,373.23		\$ 2,528.65	
Parcel 26 Parcel D (Revised 2023)	1.19	\$ 969.40		\$ 1,032.88	
Parcel 26 Common - Parking Lot	N/A	N/A		N/A	
Parcel 26 Parcel C (Revised 2023)	0.00	\$ -		\$ -	
Parcel 26 Parcel B (Revised 2023)	5.15	\$ 4,195.31		\$ 4,470.04	
Parcel 27 Unit 1	1.34	\$ 1,091.59		\$ 1,163.08	
Parcel 27 Unit 2	1.47	\$ 1,197.50		\$ 1,275.91	
Parcel 27 Unit 3	0.96	\$ 782.04		\$ 833.25	
Parcel 27 Unit 4	1.23	\$ 1,001.99		\$ 1,067.60	
Total Acres	122.95				

Heritage Harbour Market Place Community Development District
Debt Service Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual as of 12/21/2025	Anticipated as of 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 12,345	\$ 3,001	\$ 12,006	\$ 10,805
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 349,221	\$ 110,805	\$ 349,221	\$ 350,484
Operating Transfers In				
Total Revenue & Other Sources	\$ 361,566	\$ 113,806	\$ 361,227	\$ 361,289
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 185,000	\$ -	\$ 185,000	\$ 195,000
Interest Expense				
Series 2007 Bonds	\$ 153,720	\$ 76,860	\$ 153,720	\$ 143,360
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Fees	\$ 22,846	\$ -	\$ 22,846	\$ 22,929
Total Appropriations	\$ 361,566	\$ 76,860	\$ 361,566	\$ 361,289
Net Increase/(Decrease) in Fund Balance	-	36,946	(339)	-
Fund Balance - Beginning	326,445	326,445	326,445	326,106
Fund Balance - Ending (Projected)	326,445	363,391	326,106	326,106
Restricted Fund Balance:				
Reserve Account Requirement			200,000	
Restricted for November 1, 2027 Interest Payment			\$ 66,220	
Total - Restricted Fund Balance:			\$ 266,220	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2026		Fiscal Year 2027	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)		BONDS		BONDS	
Parcel 19 THH Tract 1 LLC - (Costco)		TENDERED		TENDERED	
Parcel 22 Sarasota Cty Pubic Hosp.	PREPAID		PREPAID		PREPAID
Parcel 23	2.13		\$ 20,731.94		\$ 20,806.87
Parcel 24	3.13		\$ 30,465.24		\$ 30,575.35
Parcel 25	0		\$ -		\$ -
Parcel 25 Parcel 1	3.34		\$ 32,487.55		\$ 32,604.97
Parcel 25 Parcel 2	2.06		\$ 20,006.13		\$ 20,078.44
Parcel 25 Parcel 3	2.57		\$ 25,027.21		\$ 25,117.66
Parcel 25 Parcel 4	0.00				
Parcel 25 Parcel 5	0.00		Parcel 4 & 5		Parcel 4 & 5
			Split		Split
Breakdown of Parcels 4 and 5 from 2026 Roll (Split into Three 3 Folio's)					
Parcel 25 Lot 4A	1.28		\$ 12,425.28		\$ 12,470.19
Parcel 25 Lot 5A	2.48		\$ 24,172.34		\$ 24,259.71
Parcel 25 Lot 5B	1.33		\$ 12,972.85		\$ 13,019.74
Parcel 25 Parcel 6	3.30		\$ 32,145.49		\$ 32,261.67
Parcel 26 moved to split folios (Condo Revision 2023)			\$ -		\$ -
Parcel 26 Parcel A (Revised 2023)	2.91		\$ 28,355.94		\$ 28,458.43
Parcel 26 Parcel D (Revised 2023)	1.19		\$ 11,618.96		\$ 11,660.96
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ -		\$ -
Parcel 26 Parcel B (Revised 2023)	5.15		\$ 50,145.98		\$ 50,327.21
Parcel 27	1.34		\$ 13,042.63		\$ 13,089.77
Parcel 27	1.47		\$ 14,307.96		\$ 14,359.67
Parcel 27	0.96		\$ 9,343.97		\$ 9,377.74
Parcel 27	1.23		\$ 11,971.96		\$ 12,015.23
Total Acres	35.88				

Prepared By:

JPWard Associates, LLC

Heritage Harbour Market Place Community Development District
Debt Service Fund
Fiscal Year 2027

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
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

Par Outstanding at 9/30/2027 \$ 2,365,000

RESOLUTION 2026-2

A RESOLUTION THE POLICY OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AUTHORIZING THE ADOPTION OF THE STATEWIDE MUTUAL AID AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the state or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. In order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

SECTION 2. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification, or withdrawal of this Resolution.

SECTION 3. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 5th day of February 2026.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

Attachment: Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



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Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



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supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



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ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



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Ron DeSantis, *Governor*

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regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



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Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary

Title: Danielle Graef, Chairperson

Date: _____

Approved as to Form:

By: _____

Wes Haber, District Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____

Heritage Harbour Market Place

Community Development District

*Financial Statements
October 31, 2025*

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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Heritage Harbor Market Place Community Development District

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Heritage Harbour Market Place Community Development District

**Balance Sheet - All Funds and Account Groups
as of October 31, 2025**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments	\$ 169,837	\$ -	\$ -	\$ -	\$ 169,837
Debt Service Fund					
Revenue Account	-	127,547	-	-	127,547
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	-	-	-	-	-
Due from Other Funds					
General Fund	-	1,718	-	-	1,718
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	329,265	-	329,265
Amount to be Provided by Debt Service Funds	-	-	2,590,735	-	2,590,735
General Fixed Assets	-	-	-	2,605,142	2,605,142
Total Assets	<u>\$ 169,837</u>	<u>\$ 329,265</u>	<u>\$ 2,920,000</u>	<u>\$ 2,605,142</u>	<u>\$ 6,024,245</u>
Liabilities					
Accounts Payable	-	-	-	-	-
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	1,718	-	-	-	1,718
Bonds Payable					
Current Portion (Due within 12 months)					
Series 2005	-	-	185,000	-	185,000
Long Term					
Series 2005	-	-	2,735,000	-	2,735,000
Total Liabilities	<u>\$ 1,718</u>	<u>\$ -</u>	<u>\$ 2,920,000</u>	<u>\$ -</u>	<u>\$ 2,921,718</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	2,605,142	2,605,142
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	2,821	-	-	2,821
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Results from Current Operations	12,567	-	-	-	12,567
Total Fund Equity and Other Credits	<u>\$ 168,119</u>	<u>\$ 329,265</u>	<u>\$ -</u>	<u>\$ 2,605,142</u>	<u>\$ 3,102,526</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 169,837</u>	<u>\$ 329,265</u>	<u>\$ 2,920,000</u>	<u>\$ 2,605,142</u>	<u>\$ 6,024,245</u>

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending October 31, 2025

	October	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	138	138	31,977	0%
Special Assessments - Non-Uniform Mthd	25,969	25,969	67,331	39%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 26,107	\$ 26,107	\$ 93,608	28%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	4,742	56,900	8%
Financial and Administrative				
Audit Services	-	-	6,700	0%
Accounting Services	367	367	4,400	8%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	750	0%
Trustee Services	-	-	4,400	0%
Dissemination Agent Services	-	-	5,500	0%
Bank Services	-	-	250	0%
Computer Services and Website	-	-	2,400	0%
Insurance	8,432	8,432	7,983	106%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	3,000	0%
Other General Government Services				
Contingencies	-	-	-	0%
Total Expenditures and Other Uses:	\$ 13,540	\$ 13,540	\$ 93,608	14%
Net Increase/ (Decrease) of Fund Balance	12,567	12,567	-	
Fund Balance - Beginning	155,552	155,552	155,552	
Fund Balance - Ending	\$ 168,119	\$ 168,119	\$ 155,552	

Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

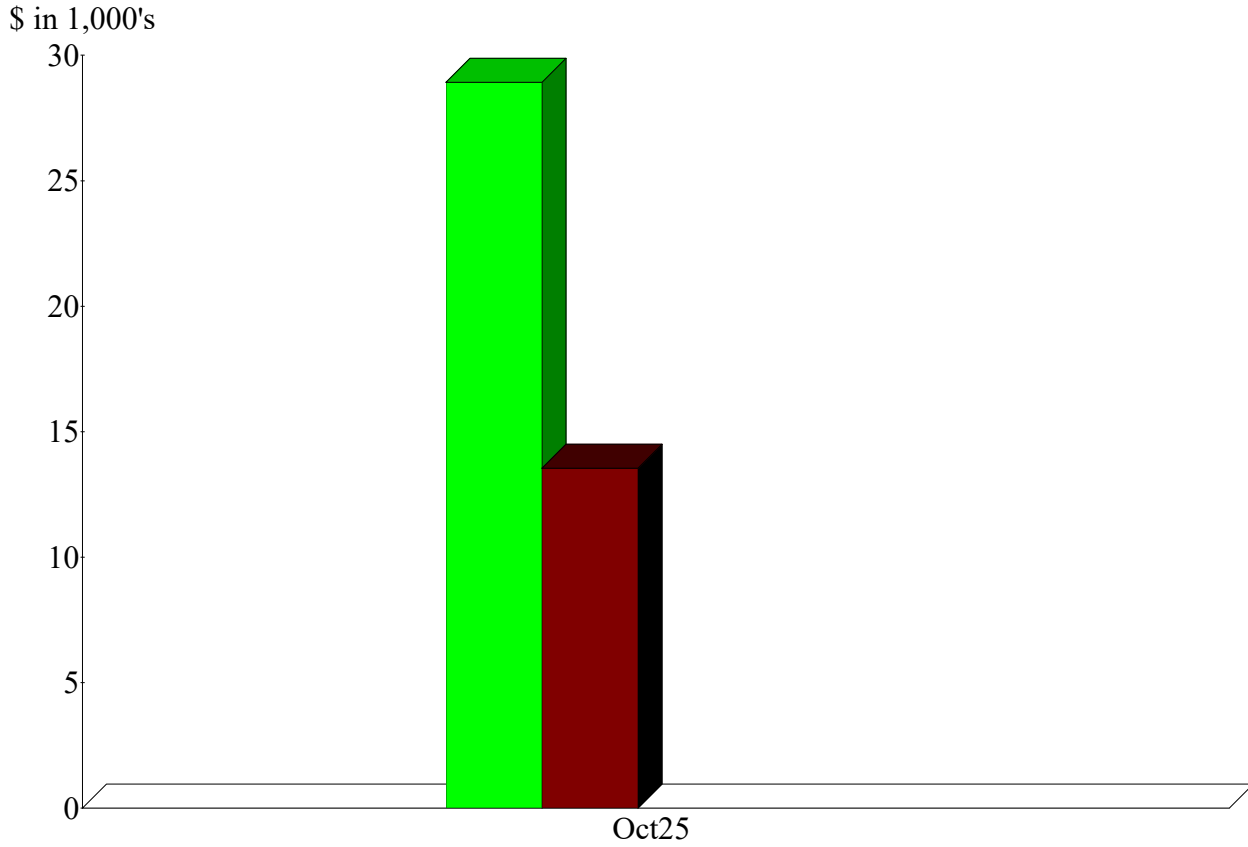
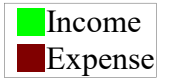
Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending October 31, 2025

	October	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	427	427	12,345	3%
Reserve Account	676	676	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	1,718	1,718	349,221	0%
Special Assessments - Non-Uniform Mthd	-	-	-	0%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	100%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,821	\$ 2,821	\$ 338,720	1%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	185,000	0%
Interest Expense	-	-	153,720	0%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 338,720	0%
Net Increase/ (Decrease) of Fund Balance	2,821	2,821	-	
Fund Balance - Beginning	326,445	326,445	326,445	
Fund Balance - Ending	\$ 329,265	\$ 329,265	\$ 326,445	

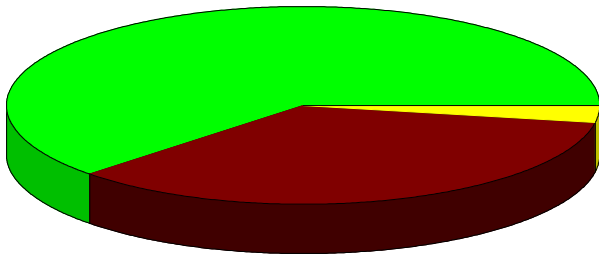
Heritage Harbour Market Place Community Development District

Income and Expense by Month October 2025



Expense Summary October 2025

5134500 · Insurance	62.27%
5120000 · Executive	35.02
5130000 · Financial and Administrative	2.71
Total	\$13,540.34



By Account

Heritage Harbour Market Place

Community Development District

*Financial Statements
November 30, 2025*

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

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Heritage Harbour Market Place Community Development District

**Balance Sheet - All Funds and Account Groups
as of November 30, 2025**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments	\$ 155,579	\$ -	\$ -	\$ -	\$ 155,579
Debt Service Fund					
Revenue Account	-	53,513	-	-	53,513
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	253,513	-	253,513
Amount to be Provided by Debt Service Funds	-	-	2,491,487	-	2,491,487
General Fixed Assets	-	-	-	2,605,142	2,605,142
Total Assets	<u>\$ 155,579</u>	<u>\$ 253,513</u>	<u>\$ 2,745,000</u>	<u>\$ 2,605,142</u>	<u>\$ 5,759,234</u>
Liabilities					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-
Bonds Payable					
Current Portion (Due within 12 months)					
Series 2005	-	-	185,000	-	185,000
Long Term					
Series 2005	-	-	2,560,000	-	2,560,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,745,000</u>	<u>\$ -</u>	<u>\$ 2,745,000</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	2,605,142	2,605,142
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	(72,932)	-	-	(72,932)
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Results from Current Operations	27	-	-	-	27
Total Fund Equity and Other Credits	<u>\$ 155,579</u>	<u>\$ 253,513</u>	<u>\$ -</u>	<u>\$ 2,605,142</u>	<u>\$ 3,014,234</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 155,579</u>	<u>\$ 253,513</u>	<u>\$ 2,745,000</u>	<u>\$ 2,605,142</u>	<u>\$ 5,759,234</u>

Heritage Harbour Market Place 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
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	138	31,977	0%
Special Assessments - Non-Uniform Mthd	-	25,969	67,331	39%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Inter-Fund Group Transfers In				
	-	-	-	
Total Revenue and Other Sources:	\$ -	\$ 26,107	\$ 93,608	28%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	9,483	56,900	17%
Financial and Administrative				
Audit Services	-	-	6,700	0%
Accounting Services	367	733	4,400	17%
Arbitrage Rebate Services	500	500	500	100%
Other Contractual Services				
Legal Advertising	-	-	750	0%
Trustee Services	4,256	4,256	4,400	97%
Dissemination Agent Services	2,500	2,500	5,500	45%
Bank Services	-	-	250	0%
Computer Services and Website	-	-	2,400	0%
Insurance				
	-	8,432	7,983	106%
Printing & Binding				
	-	-	50	0%
Subscription & Memberships				
	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	3,000	0%
Contingencies				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ 12,539	\$ 26,080	\$ 93,608	28%
Net Increase/ (Decrease) of Fund Balance	(12,539)	27	-	
Fund Balance - Beginning	168,119	155,552	155,552	
Fund Balance - Ending	\$ 155,579	\$ 155,579	\$ 155,552	

Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

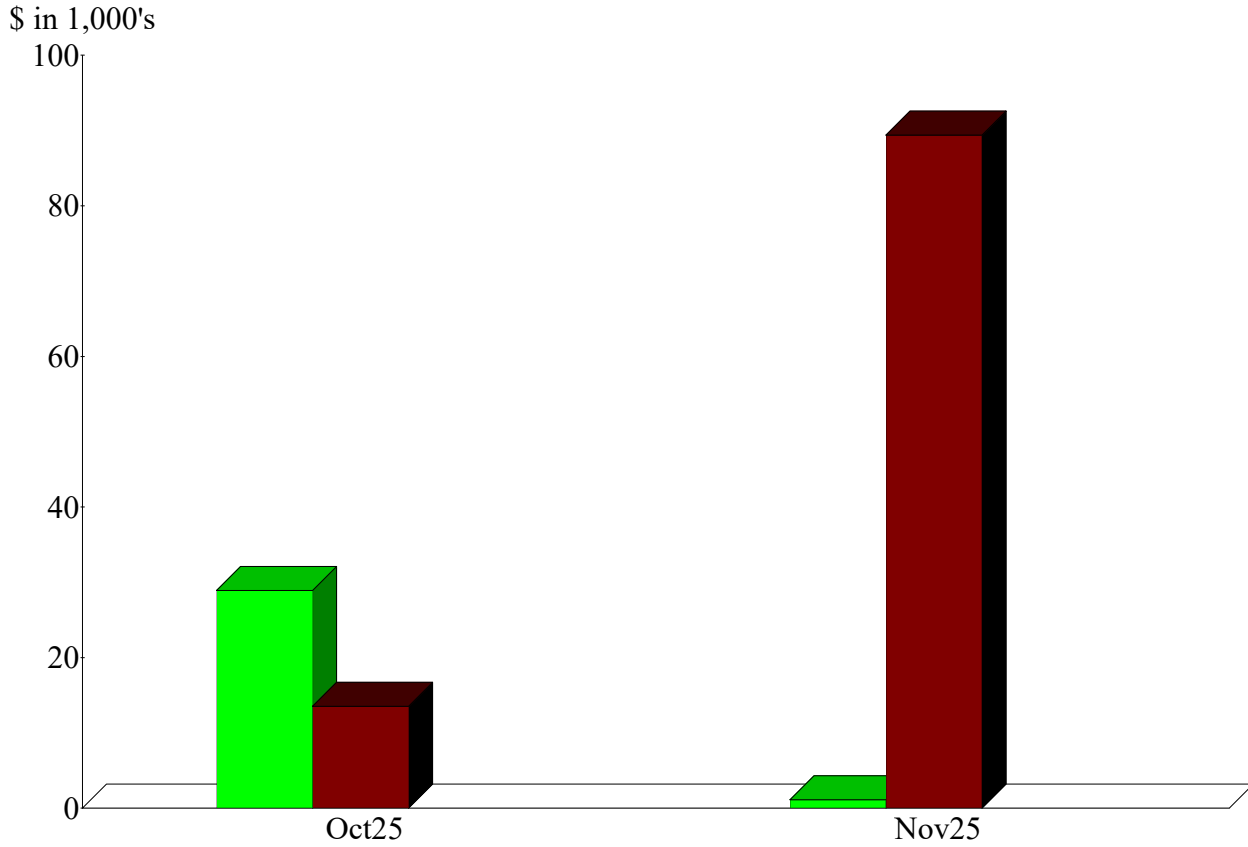
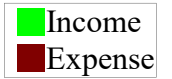
Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending November 30, 2025

	November	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	431	858	12,345	7%
Reserve Account	676	1,352	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	1,718	349,221	0%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Inter-Fund Group Transfers In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,107	\$ 3,928	\$ 338,720	1%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	185,000	0%
Interest Expense	76,860	76,860	153,720	50%
Inter-Fund Group Transfers Out				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ 76,860	\$ 76,860	\$ 338,720	23%
Net Increase/ (Decrease) of Fund Balance	(75,753)	(72,932)	-	
Fund Balance - Beginning	329,265	326,445	326,445	
Fund Balance - Ending	\$ 253,513	\$ 253,513	\$ 326,445	

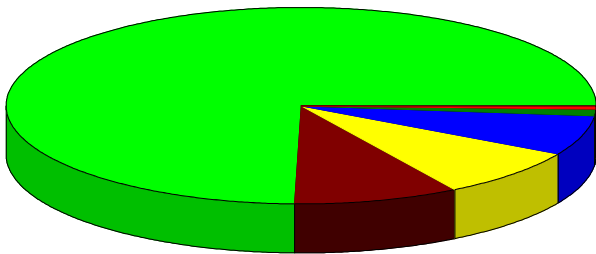
Heritage Harbour Market Place Community Development District

Income and Expense by Month
October through November 2025



Expense Summary
October through November 2025

5170000 · Debt Service	74.66%
5120000 · Executive	9.21
5134500 · Insurance	8.19
5133400 · Other Contractual Services	6.56
5130000 · Financial and Administrative	1.20
5135400 · Subscription & Memberships	0.17
Total	\$102,939.81



By Account

Heritage Harbour Market Place

Community Development District

*Financial Statements
December 31, 2025*

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

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Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of December 31, 2025

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
	\$ 355,343	\$ -	\$ -	\$ -	\$ 355,343
Debt Service Fund					
Revenue Account	-	163,391	-	-	163,391
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable					
	-	-	-	-	-
Due from Other Funds					
General Fund	-	187,683	-	-	187,683
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds					
	-	-	551,074	-	551,074
Amount to be Provided by Debt Service Funds					
	-	-	2,193,926	-	2,193,926
General Fixed Assets					
	-	-	-	2,605,142	2,605,142
Total Assets	\$ 355,343	\$ 551,074	\$ 2,745,000	\$ 2,605,142	\$ 6,256,558
Liabilities					
Accounts Payable					
	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	187,683	-	-	-	187,683
Bonds Payable					
Current Portion (Due within 12 months)					
Series 2005	-	-	185,000	-	185,000
Long Term					
Series 2005	-	-	2,560,000	-	2,560,000
Total Liabilities	\$ 187,683	\$ -	\$ 2,745,000	\$ -	\$ 2,932,683
Fund Equity and Other Credits					
Investment in General Fixed Assets					
	-	-	-	2,605,142	2,605,142
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	224,629	-	-	224,629
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Results from Current Operations	12,108	-	-	-	12,108
Total Fund Equity and Other Credits	\$ 167,660	\$ 551,074	\$ -	\$ 2,605,142	\$ 3,323,876
Total Liabilities, Fund Equity and Other Credits	\$ 355,343	\$ 551,074	\$ 2,745,000	\$ 2,605,142	\$ 6,256,558

Heritage Harbour Market Place 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
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	23,889	24,027	31,977	75%
Special Assessments - Non-Uniform Mthd	-	25,969	67,331	39%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Total Revenue and Other Sources:	\$ 23,889	\$ 49,996	\$ 93,608	53%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	14,225	56,900	25%
Financial and Administrative				
Audit Services	6,700	6,700	6,700	100%
Accounting Services	367	1,100	4,400	25%
Arbitrage Rebate Services	-	500	500	100%
Other Contractual Services				
Legal Advertising	-	-	750	0%
Trustee Services	-	4,256	4,400	97%
Dissemination Agent Services	-	2,500	5,500	45%
Bank Services	-	-	250	0%
Computer Services and Website	-	-	2,400	0%
Insurance	-	8,432	7,983	106%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	-	3,000	0%
Contingencies				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ 11,808	\$ 37,888	\$ 93,608	40%
Net Increase/ (Decrease) of Fund Balance	12,081	12,108	-	
Fund Balance - Beginning	155,579	155,552	155,552	
Fund Balance - Ending	\$ 167,660	\$ 167,660	\$ 155,552	

Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

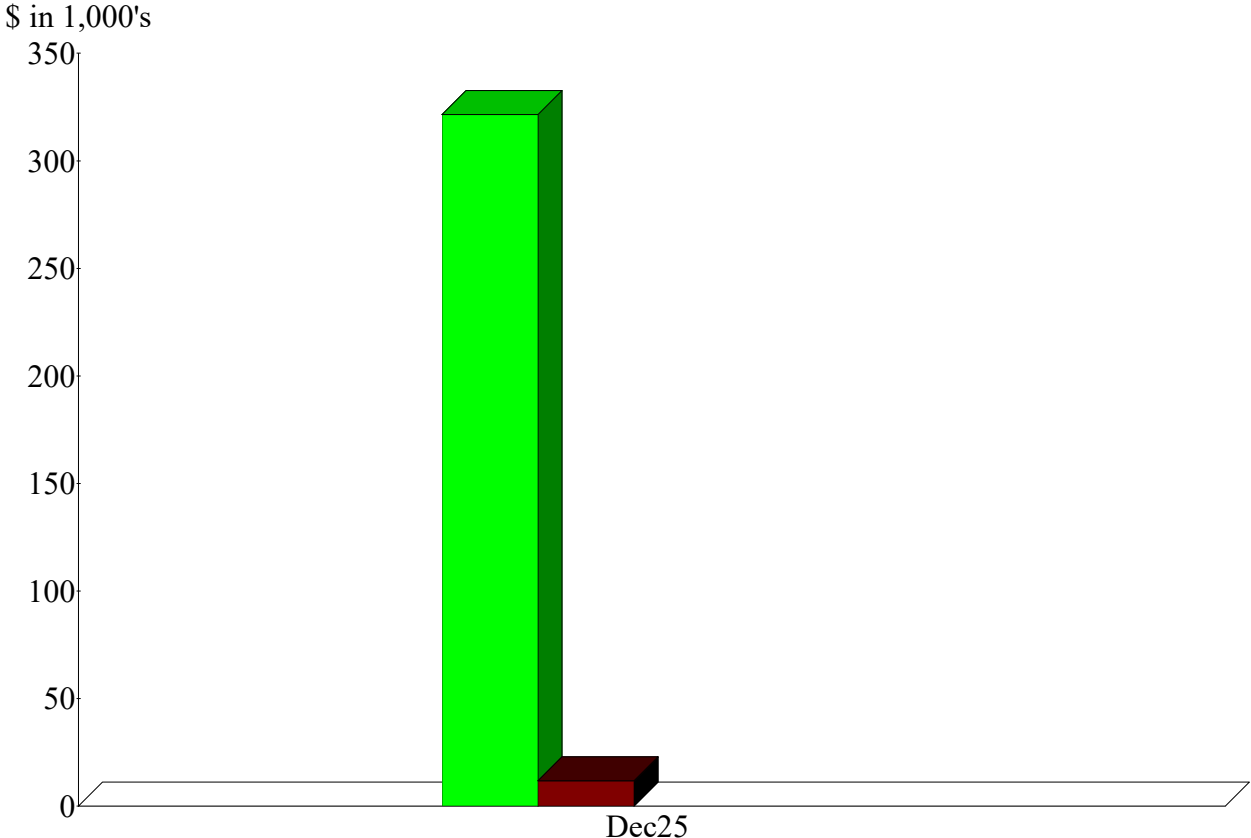
Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending December 31, 2025

	December	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	176	1,034	12,345	8%
Reserve Account	616	1,968	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	296,769	298,487	349,221	85%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Inter-Fund Group Transfers In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 297,561	\$ 301,489	\$ 338,720	89%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	185,000	0%
Interest Expense	-	76,860	153,720	50%
Inter-Fund Group Transfers Out				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ 338,720	23%
Net Increase/ (Decrease) of Fund Balance	297,561	224,629	-	
Fund Balance - Beginning	253,513	326,445	326,445	
Fund Balance - Ending	\$ 551,074	\$ 551,074	\$ 326,445	

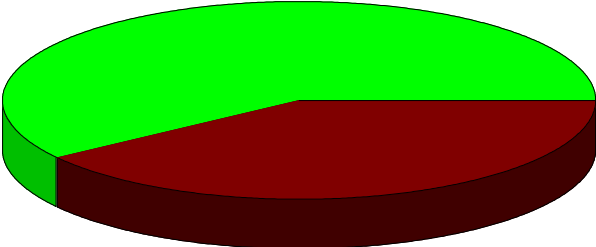
Heritage Harbour Market Place Community Development District

Income and Expense by Month
December 2025



Expense Summary
December 2025

5130000 · Financial and Administrative	59.84%
5120000 · Executive	40.16
Total	\$11,808.34



By Account