

Heritage Harbour Market Place

Community Development District

*Meeting Agenda
April 2, 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: April 2, 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=m498057f6a56e1c7d4cc4e2cb4649020b>
✓ Phone: (408) 418-9388 Code: 2347 224 5775; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call
2. Notice of Advertisement of Public Hearings and Regular Meeting. **Pages 7-8**
3. Minutes:
 - I. February 5, 2026 - Regular Meeting. **Pages 9-12**
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2027 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-3**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
 - b. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-4**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll. **Pages 13-30**
5. Consideration of **Resolution 2026-5**, a Resolution of the Heritage Harbour Market Place Community Development District Board of Supervisors Designating a Date, Time and Location for a Landowners' Meeting and Election for **Thursday, November 5, 2026, at 12:30 p.m.** at the **River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212**; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date. **Pages 31-39**
6. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor's for Fiscal Year 2027. **Pages 40-41**
7. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Financial Statement for period ending January 31, 2026 (unaudited).
 - b) Financial Statement for period ending February 28, 2026 (unaudited). **Pages 42-55**

AGENDA

8. Supervisors Requests.

9. 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.

10. Adjournment.

Meeting Schedule-FY 2026

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

AGENDA

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 3: Minutes - February 5, 2026 - Regular Meeting.

Item 4: Are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Funds. At the conclusion of the hearing, will be the consideration of **Resolution 2026-3**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-4** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-4**.

Item 5: Consideration of **Resolution 2026-5** designating the date, time, and location for the District's required landowners' meeting and election pursuant to Chapter 190, Florida Statutes. The resolution sets the landowners' election for **November 5, 2026, at 12:30 p.m.** at the **River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212**. At this meeting, landowners within the District will elect members of the Board of Supervisors for Seat 1, Seat 2, and Seat 4, whose terms are set to expire in November 2026. Landowners are entitled to one vote per acre of land owned within the District and may vote in person or by proxy. The resolution also directs the District Secretary to publish the required legal notice of the election and establishes the forms and procedures for the landowners' meeting, including proxy and ballot forms, in accordance with Florida law.

Item 6: Resolution **2026-6**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor's for Fiscal Year 2027. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the first Thursday of each month at **12:30 P.M.** at the **River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212**.

AGENDA

The Fiscal Year 2027 schedule is as follows:

Meeting Schedule-FY 2027

Thursday, October 1, 2026	Thursday, November 5, 2026
Thursday, December 3, 2026	Thursday, January 7, 2027
Thursday, February 4, 2027	Thursday, March 4, 2027
Thursday, April 1, 2027	Thursday, May 6, 2027
Thursday, June 3, 2027	Thursday, July 1, 2027
Thursday, August 5, 2027	Thursday, September 2, 2027

Item 7: 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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
39752		Legal Ad - IPL0315085	FY'27 Budget	3.0	222.0L

ATTENTION: HERITAGE HARBOUR MARKETPLACE IP
 2900 NORTHEAST 12TH TERRACE
 FORT LAUDERDALE, FL 33334
 coridissinger@jppardassociates.com;katherineselchan@jppardassociates.com

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
 03/15/26 Print, 03/22/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") of the Heritage Harbour Marketplace Community Development District ("District") will hold a public hearing on **Thursday, April 2, 2026 at 12:30 p.m.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212**. The meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.heritageharbourmarketplacecdd.org.

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget(s) ("**Proposed Budget**") of the District for the fiscal year ending September 30, 2027 ("**Fiscal Year 2027**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900 ("**District Manager's Office**"), during normal business hours.


The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's web site: www.heritageharbourmarketplacecdd.org.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heritage Harbour Market Place Community Development District
James P. Ward
District Manager



Sworn to and subscribed before
 me on



HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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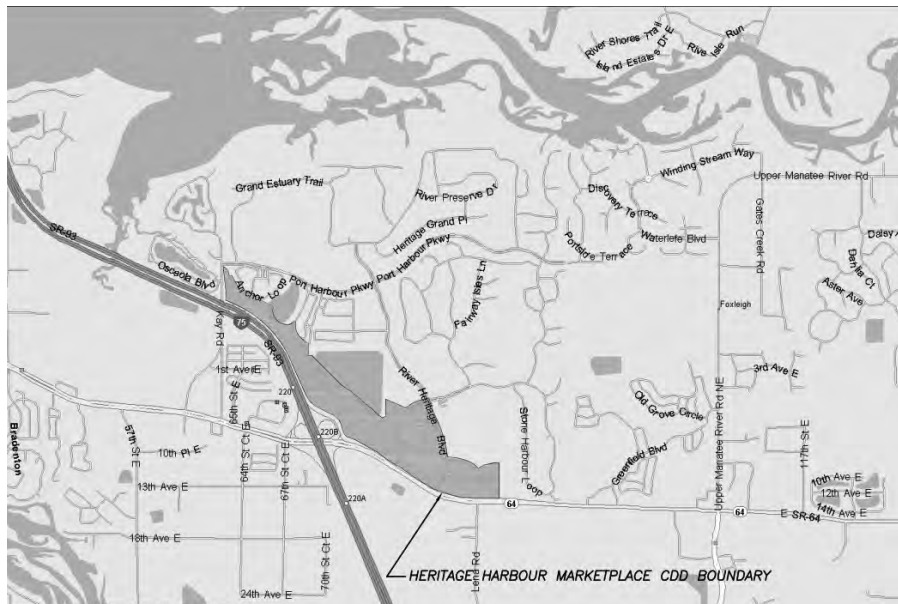
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Heritage Harbour Market Place Community Development District
James P. Ward
District Manager



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

11 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development
12 District was held on Thursday, February 5, 2026 at the Sanctuary Clubhouse (Community
13 Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 12:30 p.m. and was
14 presided over by Ms. Danielle Graef, Chairperson, and James P. Ward as Secretary.
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Present and constituting a quorum:

Danielle Graef	Chairperson
Brian Billingham	Vice Chair
Chelsea Rusk	Assistant Secretary

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Absent:

Daniel Huglas	Assistant Secretary
Bob Beene	Assistant Secretary

25
26
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28
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Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Ben Steets	Grau and Associates

30
31
32
33

Audience:

34 All residents' names were not included with the minutes. If a resident did not identify
35 themselves or the audio file did not pick up the name, the name was not recorded in
36 these minutes. Portions of these minutes may be transcribed in verbatim.
37

38
39
40

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

41 Mr. Ward called the meeting to order at approximately 12:37 p.m. He called roll and all
42 Members of the Board were present, with the exception of Supervisor Huglas and Supervisor
43 Beene, constituting a quorum.
44

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46
47

SECOND ORDER OF BUSINESS

Consideration of Minutes

48
49
50

May 1, 2025 - Regular Meeting Minutes

51 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing
52 none, he called for a motion.
53

46 **On MOTION made by Danielle Graef, seconded by Brian**
47 **Billingham, and with all in favor, the May 1, 2025 Regular**
48 **Meeting Minutes were approved.**

49
50
51 **THIRD ORDER OF BUSINESS**

Consideration of Audited Financial Statements

52
53 **Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year**
54 **2025**

55
56 Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited
57 financial statements for Fiscal Year 2025 ending September 30, 2025.

58
59 Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which
60 meant Grau and Associates believed the financial statements were fairly presented in
61 accordance with generally accepted accounting principles (GAP). He indicated the Opinion
62 Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and
63 Analysis providing a summary overview of the year's financial activity. He reported pages 7-
64 12 were basic financial statements including government wide financial statements, fund
65 level financial statements, the fund level balance sheet, and the fund level income statement.
66 He stated pages 13-20 were the notes to the financial statements. He reported notes 1
67 through 4 were standard for government entities in Florida; note 5 was capital assets
68 (infrastructure improvements); note 6 was long term liabilities (bonds payable); the remaining
69 notes were fairly standard. He indicated page 21 was the comparison of the general fund
70 activity for the year to the budget; page 23 contained data elements required by the State of
71 Florida; pages 24-25 contained the auditor's report on internal controls; page 26 was the
72 Florida Statute dealing with investments; and pages 27-28 contained the Management Letter.
73 He stated there were no instances of noncompliance with Florida Statutes and there were no
74 findings. He concluded the District was in compliance and Grau issued a clean opinion.

75
76 **On MOTION made by Danielle Graef, seconded by Brian**
77 **Billingham, and with all in favor, the Audited Financial**
78 **Statements for Fiscal Year ending September 30, 2025 were**
79 **accepted.**

80
81
82 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2026-1

83
84 **Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors**
85 **Approving the Proposed Fiscal Year 2027 Budget and setting a Public Hearing for**
86 **Thursday, April 2, 2026, at 12:30 p.m. at the Sanctuary Clubhouse (Community Room),**
87 **6835 Willowshire Way, Bradenton, Florida 34212**

88
89 Mr. Ward explained this was the start of the fiscal year 2027 budget process; the budget
90 began on October 1, 2026 and ended September 30, 2027. He indicated the public hearing
91 was scheduled for April 2, 2026 at 12:30 p.m. He said he would send out calendar invites. He

92 stated the budget was consistent with past budgets. He asked if there were any questions;
93 hearing none, he called for a motion.

94
95 **On MOTION made by Danielle Graef, seconded by Brian**
96 **Billingham, and with all in favor, Resolution 2026-1 was**
97 **adopted, and the Chair was authorized to sign.**

98
99

100 FIFTH ORDER OF BUSINESS

100 Consideration of Resolution 2026-2

101 102 **Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors** 103 **Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an** 104 **Effective Date**

105
106 Mr. Ward noted Resolution 2026-2 authorized adoption of the Statewide Mutual Aid
107 Agreement and provided for the effective date. He explained the State had a program in
108 effect by the Division of Emergency Management which allowed CDDs to request additional
109 funding in the event of a hurricane or other natural disaster. He noted the program was not
110 really useful unless you had hundreds of thousands of dollars' worth of damage, but it was a
111 good idea to put the agreement in place just in case. He noted it was a long but standard
112 form agreement. He asked if there were any questions; hearing none, he called for a motion.

113
114 **On MOTION made by Danielle Graef, seconded by Brian**
115 **Billingham, and with all in favor, Resolution 2026-2 was**
116 **adopted, and the Chair was authorized to sign.**

117
118

119 SIXTH ORDER OF BUSINESS

119 Staff Reports

120 121 **I. District Attorney**

122
123 No report.

124 125 **II. District Engineer**

126
127 No report.

128 129 **III. District Manager**

130 131 **a) Important Board Meeting Dates for Balance of Fiscal Year 2026**

132 **i. April 2, 2026 - Public Hearings: Proposed Fiscal Year 2027 Budget**

133 **b) Financial Statement for period ending October 31, 2025 (unaudited)**

134 **c) Financial Statement for period ending November 30, 2025 (unaudited)**

135 **d) Financial Statement for period ending December 31, 2025 (unaudited)**

136
137 No report.

138

139 **SEVENTH ORDER OF BUSINESS** **Supervisor’s Requests**

140
141 Mr. Ward asked if there were any Supervisor’s requests; there were none.

142
143
144 **EIGHTH ORDER OF BUSINESS** **Public Comments**

145
146 Mr. Ward asked if there were any public comments; there were none. There were no
147 members of the public present.

148
149
150 **NINTH ORDER OF BUSINESS** **Adjournment**

151
152 Mr. Ward adjourned the meeting at approximately 12:39 p.m.

153
154 **On MOTION made by Danielle Graef, seconded by Brian**
155 **Billingham, and with all in favor, the Meeting was**
156 **adjourned.**

157
158 Heritage Harbour Market Place
159 Community Development District

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164 _____
James P. Ward, Secretary

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164 _____
Danielle Graef, Chairperson

RESOLUTION 2026-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Heritage Harbour Market Place Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

WHEREAS, the Board set April 2, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1st of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
RESOLUTON 2026-3**

April 2, 2026

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Heritage Harbour Market Place Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on April 2, 2026.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Heritage Harbour Market Place Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$467,100.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	\$ 105,811.00
DEBT SERVICE FUND	\$ 361,289.00
TOTAL ALL FUNDS	\$ 467,100.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation , or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Heritage Harbour Market Place Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Exhibit A

Fiscal Year 2027 Adopted 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 TENDERED		BONDS TENDERED	
Parcel 19 THH Tract 1 LLC - (Costco)					
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 Split		Parcel 4 & 5 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
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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 2026-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Heritage Harbour Market Place Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-4**

April 2, 2026

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by

the District. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to [Chapter 170, Florida Statutes](#), or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Harbour Market Place Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-4**

April 2, 2026

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour Market Place Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

Exhibit A: Fiscal Year 2027 Adopted 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
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Insurance	\$ 7,983	\$ 8,432	\$ 8,432	\$ 8,932	General Liability and D&O Liability Insurance
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	\$ -	\$ (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					
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Total Acres	122.95				

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

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Operating Transfers In				
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Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 185,000	\$ -	\$ 185,000	\$ 195,000
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Series 2007 Bonds	\$ 153,720	\$ 76,860	\$ 153,720	\$ 143,360
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Total Appropriations	\$ 361,566	\$ 76,860	\$ 361,566	\$ 361,289
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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
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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		\$ -		\$ -
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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
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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 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Heritage Harbour Market Place Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Manatee County, Florida; and

WHEREAS, pursuant to [Section 190.006\(1\), Florida Statutes](#), the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, Florida Statutes],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to [Section 190.006\(2\), Florida Statutes](#).

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Chelsea Rusk	2026
2	Brian Billingham	2026
3	Danielle Graef	2028
4	Daniel Hulgas	2026
5	Bob Beene	2028

This year, Seat 1, currently held by Chelsea Rusk, Seat 2, currently Brian Billingham, and Seat 4, currently Daniel Hulgas, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

1. **LANDOWNER’S ELECTION.** In accordance with [Section 190.006\(2\), Florida Statutes](#), the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on Thursday, the 5th day of November, 2026, at 12:30 PM and located at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-5**

April 2, 2026

2. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of [Section 190.006\(2\), Florida Statutes](#).

3. **FORMS.** Pursuant to [Section 190.006\(2\), Florida Statutes](#), the landowners’ meeting and election have been announced by the Board at its April 11, 2024, meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District’s Local Records Office, located at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone: 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Heritage Harbour Market Place Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 258 acres, and is located east of Interstate 75, north of State Road 64, and south of the Manatee River, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2026
TIME: 12:30PM
PLACE: River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings

and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James P. Ward
District Manager

Run Date(s): October 14, 2026 & October 21, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 5, 2026**

TIME: **12:30PM**

LOCATION: **River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. **Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or

tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - November 5, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Heritage Harbour Market Place Community Development District to be held at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212, on November 5, 2026, at 12:30 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS MEETING - November 5, 2026

For Election (1 Supervisor): The (1) candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Heritage Harbour Market Place Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.][If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1	Click or tap here to enter text.	Click or tap here to enter text.
2	Click or tap here to enter text.	Click or tap here to enter text.
4	Click or tap here to enter text.	Click or tap here to enter text.

Date: _____

Signed: _____
 Printed Name: _____

RESOLUTION 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Heritage Harbour Market Place Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a) **Date:** The first Thursday of each month for Fiscal Year 2027, which covers the period October 1, 2026 through September 30, 2027.

Meeting Schedule-FY 2027	Thursday, October 1, 2026	Thursday, November 5, 2026
	Thursday, December 3, 2026	Thursday, January 7, 2027
	Thursday, February 4, 2027	Thursday, March 4, 2027
	Thursday, April 1, 2027	Thursday, May 6, 2027
	Thursday, June 3, 2027	Thursday, July 1, 2027
	Thursday, August 5, 2027	Thursday, September 2, 2027

- b) **Time:** 12:30 P.M. (Eastern Standard Time)

- c) **Location:** River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail,
Bradenton, Florida 34212

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. 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 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour Market Place Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

Heritage Harbour Market Place

Community Development District

*Financial Statements
January 31, 2026*

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 January 31, 2026

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments	\$ 165,302	\$ -	\$ -	\$ -	\$ 165,302
Debt Service Fund					
Revenue Account	-	360,737	-	-	360,737
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	-	-	-	-	-
Due from Other Funds					
General Fund	-	684	-	-	684
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	561,421	-	561,421
Amount to be Provided by Debt Service Funds	-	-	2,183,579	-	2,183,579
General Fixed Assets	-	-	-	2,388,047	2,388,047
Total Assets	<u>\$ 165,302</u>	<u>\$ 561,421</u>	<u>\$ 2,745,000</u>	<u>\$ 2,388,047</u>	<u>\$ 5,859,770</u>

Heritage Harbour Market Place Community Development District
Balance Sheet - All Funds and Account Groups
as of January 31, 2026

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	684	-	-	-	684
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	\$ 684	\$ -	\$ 2,745,000	\$ -	\$ 2,745,684
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	2,388,047	2,388,047
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	234,976	-	-	234,976
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Fund Additions/Expenditures	1,302	-	-	-	1,302
Results from Current Operations	7,764	-	-	-	7,764
Total Fund Equity and Other Credits	\$ 164,618	\$ 561,421	\$ -	\$ 2,388,047	\$ 3,114,086
Total Liabilities, Fund Equity and Other Credits	\$ 165,302	\$ 561,421	\$ 2,745,000	\$ 2,388,047	\$ 5,859,770

Prepared by:

JPWARD and Associates, LLC

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending January 31, 2026

	January	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	765	24,792	31,977	78%
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:	\$ 765	\$ 50,761	\$ 93,608	54%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	18,967	56,900	33%
Financial and Administrative				
Audit Services	-	6,700	6,700	100%
Accounting Services	367	1,467	4,400	33%
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:	\$ 5,108	\$ 42,996	\$ 93,608	46%
Net Increase/ (Decrease) of Fund Balance	(4,343)	7,764	-	
Fund Balance - Beginning	167,660	155,552	155,552	
Fund Balance - Ending	\$ 163,317	\$ 163,317	\$ 155,552	

Prepared by:

JWARD and Associates, LLC

Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

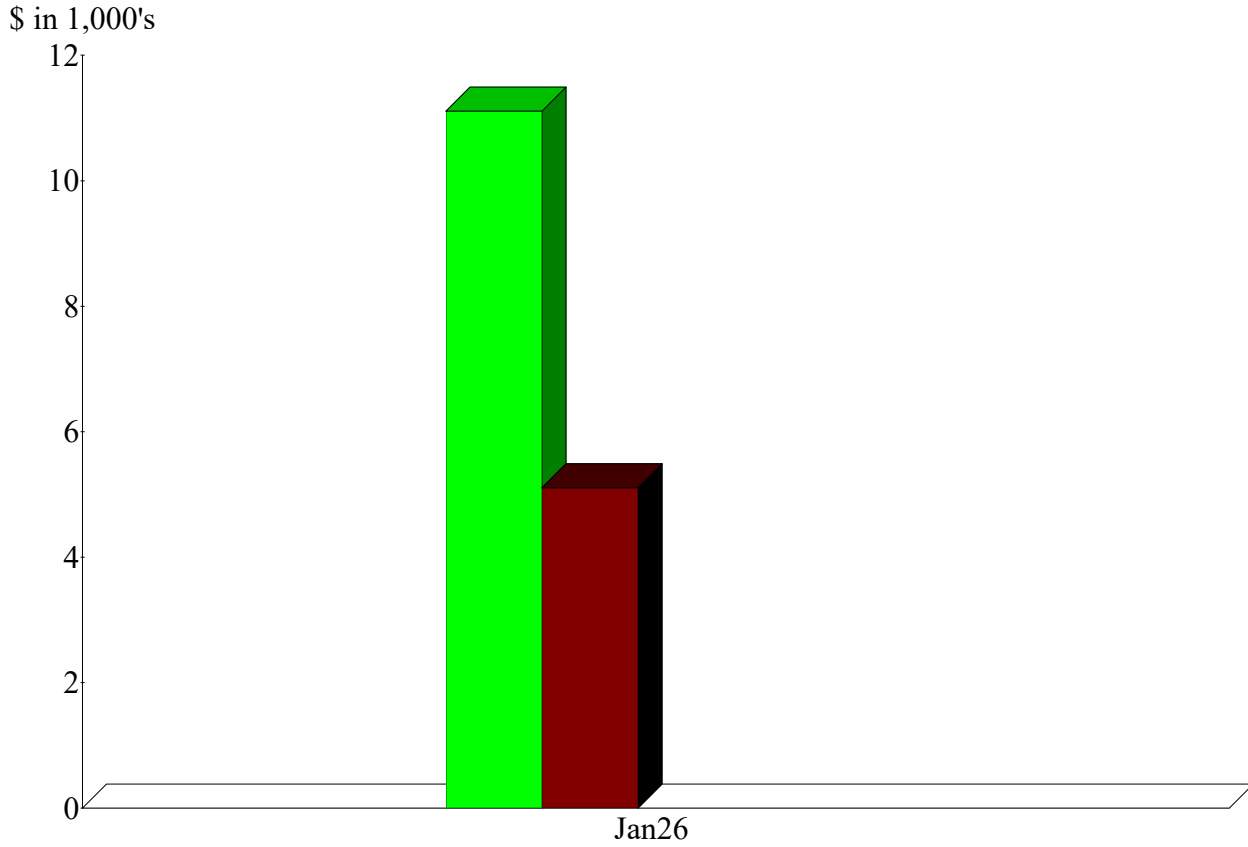
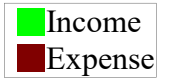
Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending January 31, 2026



	January	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	238	1,272	12,345	10%
Reserve Account	608	2,575	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	9,502	307,989	349,221	88%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 10,347	\$ 311,836	\$ 338,720	92%
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	10,347	234,976	-	
Fund Balance - Beginning	551,074	326,445	326,445	
Fund Balance - Ending	\$ 561,421	\$ 561,421	\$ 326,445	

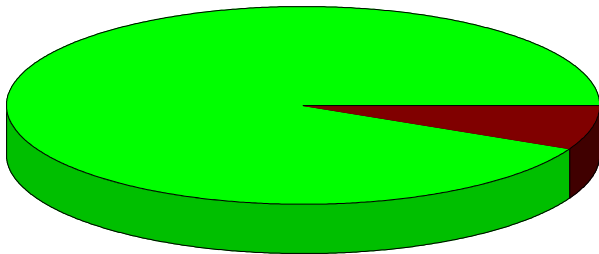
Heritage Harbour Market Place Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

 5120000 · Executive	92.82%
 5130000 · Financial and Administrative	7.18
Total	\$5,108.34



By Account

Heritage Harbour Market Place

Community Development District

*Financial Statements
February 28, 2026*

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 February 28, 2026

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments	\$ 171,211	\$ -	\$ -	\$ -	\$ 171,211
Debt Service Fund					
Revenue Account	-	362,854	-	-	362,854
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	562,854	-	562,854
Amount to be Provided by Debt Service Funds	-	-	2,182,146	-	2,182,146
General Fixed Assets	-	-	-	2,388,047	2,388,047
Total Assets	<u>\$ 171,211</u>	<u>\$ 562,854</u>	<u>\$ 2,745,000</u>	<u>\$ 2,388,047</u>	<u>\$ 5,867,112</u>

Heritage Harbour Market Place Community Development District
Balance Sheet - All Funds and Account Groups
as of February 28, 2026

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
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	-	-	-	2,388,047	2,388,047
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	236,409	-	-	236,409
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Fund Additions/Expenditures	1,302	-	-	-	1,302
Results from Current Operations	14,357	-	-	-	14,357
Total Fund Equity and Other Credits	<u>\$ 171,211</u>	<u>\$ 562,854</u>	<u>\$ -</u>	<u>\$ 2,388,047</u>	<u>\$ 3,122,112</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 171,211</u>	<u>\$ 562,854</u>	<u>\$ 2,745,000</u>	<u>\$ 2,388,047</u>	<u>\$ 5,867,112</u>

Prepared by:

JPWARD and Associates, LLC

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending February 28, 2026

	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	24,792	31,977	78%
Special Assessments - Non-Uniform Mthd	13,788	39,756	67,331	59%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Total Revenue and Other Sources:	\$ 13,788	\$ 64,548	\$ 93,608	69%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	23,708	56,900	42%
Financial and Administrative				
Audit Services	-	6,700	6,700	100%
Accounting Services	367	1,833	4,400	42%
Arbitrage Rebate Services	-	500	500	100%
Other Contractual Services				
Legal Advertising	137	137	750	18%
Trustee Services	-	4,256	4,400	97%
Dissemination Agent Services	750	3,250	5,500	59%
Bank Services	-	-	250	0%
Computer Services and Website	1,200	1,200	2,400	50%
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:	\$ 7,195	\$ 50,192	\$ 93,608	54%
Net Increase/ (Decrease) of Fund Balance	6,592	14,357	-	
Fund Balance - Beginning	164,618	155,552	155,552	
Fund Additions/(Expenditures)	-	1,302	-	
Fund Balance - Ending	\$ 171,211	\$ 171,211	\$ 155,552	

Prepared by:

JPWARD and Associates, LLC

Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

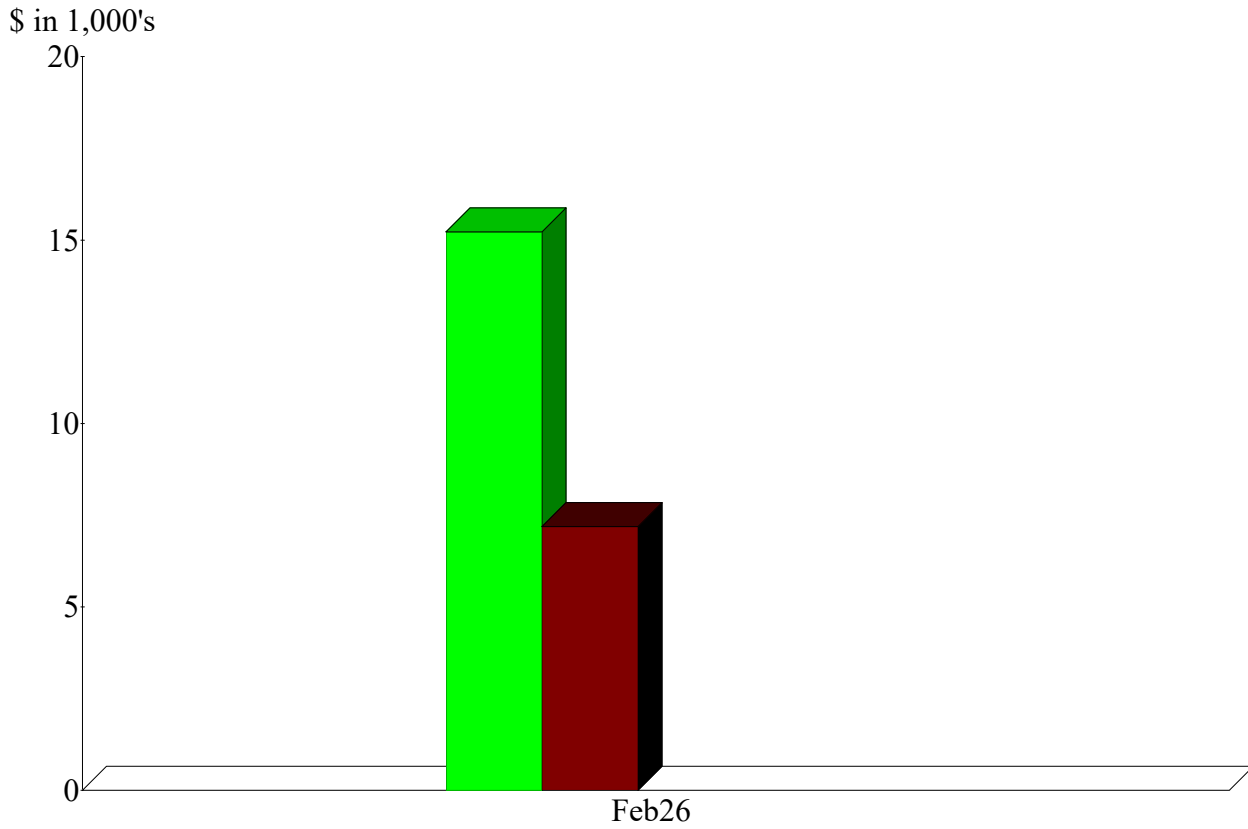
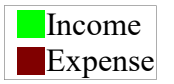
Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending February 28, 2026

	February	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	839	2,111	12,345	17%
Reserve Account	594	3,169	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	307,989	349,221	88%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,433	\$ 313,269	\$ 338,720	92%
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	1,433	236,409	-	
Fund Balance - Beginning	561,421	326,445	326,445	
Fund Balance - Ending	\$ 562,854	\$ 562,854	\$ 326,445	

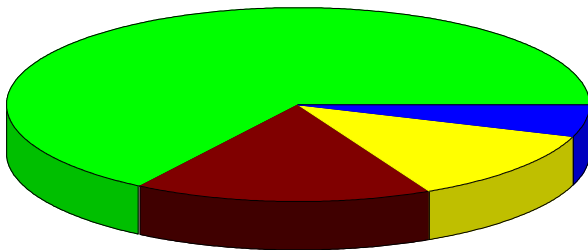
Heritage Harbour Market Place Community Development District

Income and Expense by Month
February 2026



Expense Summary
February 2026

5120000 · Executive	65.90%
5134100 · Communications & Freight Serv.	16.68
5133400 · Other Contractual Services	12.32
5130000 · Financial and Administrative	5.10
Total	\$7,195.14



By Account