

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

FEBRUARY 2, 2023

PREPARED BY:

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

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HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

January 26, 2023

Board of Supervisors

Heritage Harbour Market Place Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District will be held on **Thursday, February 2, 2023, at 1:00 P.M.** at the **River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=mc3dd3ac4d62f712d057892137103e996>

Access Code: **2345 596 4639**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2345 596 4639** to join the meeting.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. November 3, 2022 – Landowners Meeting Minutes.
 - II. November 3, 2022 - Regular Meeting Minutes.
3. Consideration and acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022.
4. Consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District approving the proposed Fiscal Year 2024 Budget and setting the Public Hearing on **Thursday, May 4, 2023, at 1:00 P.M.** at the **River Strand Golf & Country Club** (Club House), **7155 Grand Estuary Trail, Bradenton, Florida 34212.**
5. Consideration of **Resolution 2023-6**, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District approving in substantial form the Amended Consent to and Notice of Heritage Harbour Market Place Community Development District's Allocation of Debt Assessments; authorizing the Execution and recordation of the notice; and addressing severability, conflicts, and an effective date.

6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - I. Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 - i. Public Hearings:
 1. FY2024 Budget Adoption – **May 4, 2023, 3:00 P.M.**
 - a) Financial Statement for period ending November 30, 2022 (unaudited).
 - b) Financial Statement for period ending December 31, 2022 (unaudited).
7. Supervisor’s Requests and Audience Comments.
8. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is consideration of the Minutes from the Heritage Harbour Market Place Community Development District Landowners Meeting and the Regular Board of Supervisors Meeting, held on November 3, 2022.

The third order of business is consideration is the acceptance of the Audited Financial Statements for Fiscal Year 2022, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

The fourth order of business is consideration of **Resolution 2023-5**, a resolution of the Board which approves the Proposed Budget for Fiscal Year 2024 and sets the public hearing date, time, and location.

The District’s enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for Thursday, May 4, 2023, at the at the River Strand Golf & Country Club (Club House), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Furthermore, the approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated because of the preparation of the Budget.

The public hearing is scheduled for Thursday, May 4, 2023, 1:00 P.M. at the River Strand Golf & Country Club (Club House), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

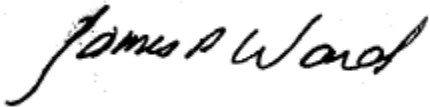
The fifth order of business is the consideration of **Resolution 2023-6**, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District approving in substantial form the Amended Consent to and Notice of Heritage Harbour Market Place Community Development District's Allocation of Debt Assessments; authorizing the Execution and recordation of the notice; and addressing severability, conflicts, and an effective date.

The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on (i) the remainder of the Fiscal Year 2023 meeting schedule; and (ii) Financial Statements (unaudited) for the periods ending November 30, 2022, and December 31, 2022.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Heritage Harbour Market Place Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

February 2, 2023	March 2, 2023
April 6, 2023	May 4, 2023 – Public Hearing
June 1, 2023	July 6, 2023
August 3, 2023	September 7, 2023

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

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The Landowners Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, November 3, 2022, at 1:00 P.M. at the River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

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Landowners Present:

James Ward

Also present were:

Andrew Gill

JPWard and Associates

Audience:

All Property Owner's names were not included with the minutes. If a Property Owner 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

Mr. Andrew Gill called the meeting to order at approximately 1:03 p.m.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Election of a Chairperson for the purpose of Conducting the Landowner's Meeting

Mr. Gill: The purpose of today's landowner's meeting is to elect three individuals to serve on the Board of Supervisors in Seats 1, 2, and 4. The first thing we will do to start this process is elect a Chairperson for purposes of conducting the landowner's meeting. I have a proxy here on behalf of TH Harbour LLLP, appointing you, James Ward as Proxy Holder and authorizing you to cast their 87 votes. You can select a person to be chairperson, yourself, or me as you choose.

Mr. Ward asked Mr. Gill to continue as Chair.

THIRD ORDER OF BUSINESS

Election of Supervisors

Election of Supervisors

- 49 **a) Determination of the Number of Voting Units Represented or Assigned by Proxy**
- 50 **b) Nominations of Supervisors (Three Positions)**
- 51 **c) Casting of Ballots**
- 52 **d) Ballot Tabulations and Results**
- 53

54 *Mr. Gill: You have been authorized to cast the 87 votes on behalf of TH Harbour, LLLP.* He asked if
 55 there were any other landowners present; there were none. He indicated the next item was the
 56 nomination of Supervisors. He noted three seats were available and asked Mr. Ward for his
 57 nominations.

58
 59 Mr. Ward nominated Bill Nesbitt, Daniel Hulgás, and Brian Billingham

60
 61 Mr. Gill explained next was the casting of ballots. He provided Mr. Ward a ballot to fill out, sign and
 62 return upon completion. Mr. Ward complied.

63
 64 Mr. Gill read the results into the record: Mr. Bill Nesbitt received 86 votes, Mr. Hulgás received 87
 65 votes, and Mr. Billingham received 87 votes indicating Dan Hulgás and Brian Billingham would serve
 66 four-year terms while Bill Nesbitt would serve a two-year term.

67
 68
 69 **FOURTH ORDER OF BUSINESS**

Landowner’s Questions or Comments

70
 71 Mr. Gill asked if there were any questions or comments; there were none.

72
 73
 74 **FIFTH ORDER OF BUSINESS**

Adjournment

75
 76 Mr. Gill adjourned the meeting at approximately 1:05 p.m.

77
 78 Heritage Harbour Market Place
 79 Community Development District

80
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 82
 83 _____
 James P. Ward, Secretary

Danielle Graef, Chairperson

OFFICIAL BALLOT
HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates 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>
<u>SEE EXHIBIT A</u>	<u>87</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, JAMES P. WARD, as Landowner, or as the proxy holder of THE HARBOUR LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1	<u>BILL NEGBIT</u>	<u>76</u>
2	<u>DAN HULGAS</u>	<u>87</u>
4	<u>BRIAN BILLINGHAM</u>	<u>87</u>

Date: November 3, 2022

Signed: James P. Ward
 Printed Name: JAMES P. WARD

LANDOWNER PROXY

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints James Ward ("**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 River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212, on November 3, 2022, at 1:00 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.

TH Harbour, LLLP, By: M&M Bradenton GP, LLC, General Partner

Printed Name of Legal Owner

By:

10/13/22

Signature of Legal Owner Joseph Marino, Manager

Date

Parcel Description

Acreage

Authorized Votes

See attached Exhibit A

[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:

87

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), 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.).

**Heritage Harbour Marketplace Community Development District
Landowners' Meeting, November 3, 2022
Exhibit A:
Parcels Owned by TH Harbour LLLP**

Parcel ID	Owner	Legal Description	Acres	Votes
1108601709	TH HARBOUR LLLP 1260 STELTON RD PISCATAWAY NJ 08854	LOT 2, THE LANDINGS AT HERITAGE HARBOUR PH II PI #11086.0170/9	15.6718	16
1108601759	TH HARBOUR LLLP 1260 STELTON RD PISCATAWAY NJ 08854	TRACT 100 (PRIVATE ROAD), THE LANDINGS AT HERITAGE HARBOUR PH II PI #11086.0175/9	6.6337	7
1108601919	TH HARBOUR LLLP 1260 STELTON RD PISCATAWAY NJ 08854	THOSE PARTS OF SEC 25, 26, 35 & 36, TWN 34S, RNG 18E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT ON W R/ LN OF GRAND HARBOUR PKWY AS SHOWN ON PLAT OF STONEYBROOK	63.594	64

Total Votes:

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

The Regular Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, November 3, 2022, at 1:00 p.m., at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

Danielle Graef	Chairperson
Bill Nesbitt	Vice Chairperson
Brian Billingham	Assistant Secretary
Dan Huglas	Assistant Secretary
Hector Mencia	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Andrew Gill	JPWard and Associates

Audience:

All resident's 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. Andrew Gill called the meeting to order at approximately 1:07 p.m. He called roll and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Heritage Harbour Market Place Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Law and Code of Ethics for Public Employees
- c) Form 1 – Statement of Financial Interests

48 Mr. Gill, as a notary public, administered the Oath of Office to Daniel Huglas, William Nesbitt, and
49 Brian Billingham who signed and returned the Oath for purposes of inclusion in the record. He
50 discussed filing the Form-1; Board Members should file the Form-1 in the County in which said
51 Board Member resides within 30 days of today's date.

52
53 Mr. Ward explained if you failed to file the Form-1 within the 30 days, significant fines could accrue.
54 He explained this Form should be filed with the Supervisor of Elections Office and could be filed
55 electronically. He indicated he would be happy to help with the Form-1 if needed.

56
57

58 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2023-1**

59
60 **Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of the Heritage Harbour**
61 **Market Place Community Development District canvassing and certifying the results of the**
62 **Landowners' election of Supervisors held pursuant to Section 190.006(2), Florida Statutes**

63
64 *Mr. Gill: The three individuals elected were Bill Nesbitt, Dan Hulgas and Brian Billingham for Seats 1, 2*
65 *and 4, respectively. He stated Dan Hulgas and Brian Billingham would serve four-year terms which*
66 *expired in November in 2026, and Bill Nesbit would serve a two-year term expiring November 2024. He*
67 *asked if there were any questions; hearing none, he called for a motion.*

68

69 **On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt,**
70 **and with all in favor, Resolution 2023-1 was adopted, and the Chair**
71 **was authorized to sign.**

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74 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-2**

75
76 **Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Heritage Harbour**
77 **Market Place Community Development District declaring a vacancy in Seat (5) on the Board of**
78 **Supervisors; appointing an Individual to fill the vacancy in Seat (5) on the Board of Supervisors**
79 **Pursuant to Section 190.006(4), Florida Statutes; providing for severability, conflicts and an effective**
80 **date**

81

82 Mr. Gill asked if the Board would like to appoint someone to fill Seat 5.

83

84 Ms. Graef appointed Hector Mencia.

85

86 **On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt,**
87 **and with all in favor, Resolution 2023-2 was adopted, and the Chair**
88 **was authorized to sign.**

89

90 Mr. Gill, as a notary public, administered the Oath of Office to Hector Mencia who signed and returned
91 the Oath for purposes of inclusion in the record. He again discussed the Form-1.

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94 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-3**

95
 96 **Consideration of Resolution 2023-3, a resolution of the Board of Supervisors of the Heritage Harbour**
 97 **Market Place Community Development District Re-Designating Certain Officers of the Heritage**
 98 **Harbour Market Place Community Development District following the Landowners’ Election**
 99

100 Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant
 101 Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.
 102

103 The Board chose Danielle Graef to serve as Chairperson, Bill Nesbitt to serve as Vice Chairperson and the
 104 remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and
 105 Treasurer.
 106

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

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 112 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes**

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 114 **April 7, 2022 – Regular Meeting Minutes**
 115

116 Mr. Gill asked if there were any corrections or deletions; hearing none, he called for a motion.
 117

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, the April 7, 2022 Regular Meeting Minutes were approved.

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 123 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-4**

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 125 **Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the Heritage Harbour**
 126 **Market Place Community Development District a resolution designating the Registered Agent;**
 127 **designating the Office and Location of the Registered Office; and providing for conflicts and invalid**
 128 **provisions and providing for an effective date**
 129

130 Mr. Gill indicated this Resolution set James Ward as the Registered Agent, and the Office was the
 131 District’s Office. He asked if there were any questions; hearing none, he called for a motion.
 132

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

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 138 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

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 140 **I. District Attorney**
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142 No report.

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144 **II. District Engineer**

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146 No report.

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148 **III. District Manager**

149 **a) Tentative Board Meeting Dates for Balance of Fiscal Year 2023**

150 **1. Presentation of Proposed FY 2024 Budget, and Setting of the Budget Adoption Public**
151 **Hearing – February 2, 2023, 1:00 P.M.**

152 **2. Public Hearings: F2024 Budget Adoption – May 4, 2023, 1:00 P.M.**

153 **b) Form 8B Reminder**

154 **c) Financial Statement for period ending March 31, 2022 (unaudited).**

155 **d) Financial Statement for period ending April 30, 2022 (unaudited)**

156 **e) Financial Statement for period ending May 31, 2022 (unaudited)**

157 **f) Financial Statement for period ending June 30, 2022 (unaudited)**

158 **g) Financial Statement for period ending July 31, 2022 (unaudited)**

159 **h) Financial Statement for period ending August 30, 2022 (unaudited)**

160 **i) Financial Statement for period ending September 30, 2022 (unaudited)**

161

162 No report.

163

164 **NINTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

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166 Mr. Gill asked if there were any Supervisor’s requests; there were none. He asked if there were any
167 members of the audience present in person or by video or audio with questions or comments; there
168 were none.

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171 **TENTH ORDER OF BUSINESS**

Adjournment

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173 Mr. Gill adjourned the meeting at approximately 1:20 p.m.

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**On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt,
and with all in favor, the Meeting was adjourned.**

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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, 2022**

**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, 2022, 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, 2022, 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 January 13, 2023, 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.



January 13, 2023

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, 2022. 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 liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$7,550,822). The net position deficit balance is due to the District conveying improvements which were acquired with its Bonds in prior fiscal years.
- The change in the District's total net position in comparison with the prior fiscal year was \$293,001, an increase. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense. Depreciation expense represents amortization of capital assets purchased by the District in prior fiscal years. It does not represent cash outflow of current year's program revenues. Since depreciation expense is not a cash outflow, it is not budgeted by the District. 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, 2022, the District's governmental funds reported combined ending fund balances of \$477,196, an increase of \$3,546 in comparison with the prior fiscal year. The total 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, liabilities exceeded assets 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,	
	2022	2021
Current and other assets	\$ 479,195	\$ 763,659
Capital assets, net of depreciation	3,039,332	3,256,427
Total assets	3,518,527	4,020,086
Current liabilities	254,349	553,909
Long-term liabilities	10,815,000	11,310,000
Total liabilities	11,069,349	11,863,909
Net Position		
Net investment in capital assets	(7,775,668)	(8,053,573)
Restricted	77,361	64,701
Unrestricted	147,485	145,049
Total net position	\$ (7,550,822)	\$ (7,843,823)

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 increased during the most recent fiscal year. 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,		
	2022	2021
Revenues:		
Program revenues:		
Charges for services	\$ 1,215,733	\$ 1,214,804
Operating grants and contributions	22	19
Interest earnings	17	13
Total revenues	<u>1,215,772</u>	<u>1,214,836</u>
Expenses:		
General government	83,866	76,443
Maintenance and operations*	217,095	217,095
Interest	621,810	648,713
Total expenses	<u>922,771</u>	<u>942,251</u>
Change in net position	<u>293,001</u>	<u>272,585</u>
Net position - beginning	<u>(7,843,823)</u>	<u>(8,116,408)</u>
Net position - ending	<u>\$ (7,550,822)</u>	<u>\$ (7,843,823)</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, 2022, was \$922,771. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the current fiscal year. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was the due to less 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, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$6,927,093 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,887,761 has been taken, which resulted in a net book value of \$3,039,332. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$10,815,000 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, land owners, 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, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 134,130
Assessments receivable	131,038
Restricted assets:	
Investments	214,027
Capital assets:	
Depreciable, net	3,039,332
Total assets	3,518,527
 LIABILITIES	
Accounts payable	1,999
Accrued interest payable	252,350
Non-current liabilities:	
Due within one year	525,000
Due in more than one year	10,290,000
Total liabilities	11,069,349
 NET POSITION	
Net investment in capital assets	(7,775,668)
Restricted for debt service	77,361
Unrestricted	147,485
Total net position	\$ (7,550,822)

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, 2022**

<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	\$ 83,866	\$ 86,285	\$ -	\$ 2,419
Maintenance and operations*	217,095	-	-	(217,095)
Interest on long-term debt	621,810	1,129,448	22	507,660
Total governmental activities	<u>922,771</u>	<u>1,215,733</u>	<u>22</u>	<u>292,984</u>
			General revenues:	
			Investment earnings	17
			Total general revenues	<u>17</u>
			Change in net position	<u>293,001</u>
			Net position - beginning	<u>(7,843,823)</u>
			Net position - ending	<u>\$ (7,550,822)</u>

*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, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and cash equivalents	\$ 134,130	\$ -	\$ 134,130
Investments	-	214,027	214,027
Assessments receivable	15,817	115,221	131,038
Due from other funds	-	463	463
Total assets	<u>\$ 149,947</u>	<u>\$ 329,711</u>	<u>\$ 479,658</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,999	\$ -	\$ 1,999
Due to other funds	463	-	463
Total liabilities	<u>2,462</u>	<u>-</u>	<u>2,462</u>
Fund balances:			
Restricted for:			
Debt service	-	329,711	329,711
Unassigned	147,485	-	147,485
Total fund balances	<u>147,485</u>	<u>329,711</u>	<u>477,196</u>
Total liabilities and fund balances	<u>\$ 149,947</u>	<u>\$ 329,711</u>	<u>\$ 479,658</u>

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, 2022**

Fund balance - governmental funds \$ 477,196

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>(3,887,761)</u>	3,039,332

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	(252,350)	
Bonds payable	<u>(10,815,000)</u>	<u>(11,067,350)</u>

Net position of governmental activities		<u>\$ (7,550,822)</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, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Special assessments	\$ 86,285	\$ 1,129,448	\$ 1,215,733
Interest earnings	17	22	39
Total revenues	86,302	1,129,470	1,215,772
EXPENDITURES			
Current:			
General government	83,866	-	83,866
Debt service:			
Principal	-	495,000	495,000
Interest	-	633,360	633,360
Total expenditures	83,866	1,128,360	1,212,226
Excess (deficiency) of revenues over (under) expenditures	2,436	1,110	3,546
Fund balances - beginning	145,049	328,601	473,650
Fund balances - ending	\$ 147,485	\$ 329,711	\$ 477,196

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, 2022**

Net change in fund balances - total governmental funds	\$	3,546
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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.		495,000
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.		(217,095)
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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.		11,550
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Change in net position of governmental activities	\$	<u>293,001</u>
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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. At September 30, 2022, only one of the Board members is affiliated with Lennar Homes, LLC (the "Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. 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.
- 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, 2022:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5	\$ 214,027	S&P A-1+	N/A
	<u>\$ 214,027</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, 2022 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	3,256,425	217,095	-	3,473,520
Total accumulated depreciation	3,670,666	217,095	-	3,887,761
Total capital assets, being depreciated, net	3,256,427	(217,095)	-	3,039,332
Governmental activities capital assets, net	\$ 3,256,427	\$ (217,095)	\$ -	\$ 3,039,332

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.

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, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005	\$ 11,310,000	\$ -	\$ 495,000	\$ 10,815,000	\$ 525,000
Total	\$ 11,310,000	\$ -	\$ 495,000	\$ 10,815,000	\$ 525,000

NOTE 6 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 525,000	\$ 605,640	\$ 1,130,640
2024	555,000	576,240	1,131,240
2025	585,000	545,160	1,130,160
2026	620,000	512,400	1,132,400
2027	655,000	477,680	1,132,680
2028-2032	3,880,000	1,795,080	5,675,080
2033-2036	3,995,000	575,120	4,570,120
	<u>\$ 10,815,000</u>	<u>\$ 5,087,320</u>	<u>\$ 15,902,320</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 manager to perform management advisory services, which include financial and accounting advisory services. The manager also serves as an officer (Board appointed non-voting positions) of the District.

**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, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Special assessments	\$ 88,110	\$ 86,285	\$ (1,825)
Interest earnings	10	17	7
Total revenues	88,120	86,302	(1,818)
EXPENDITURES			
Current:			
General government	88,120	83,866	4,254
Total expenditures	88,120	83,866	4,254
Excess (deficiency) of revenues over (under) expenditures	\$ -	2,436	\$ 2,436
Fund balance - beginning		145,049	
Fund balance - ending		\$ 147,485	

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, 2022.

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2022	1
Number of independent contractors compensated in September 2022	1
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$42,000
Independent contractor compensation for FYE 9/30/2022	\$3,887.00
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$700.91 Debt service - \$9,435.94
Special assessments collected FYE 9/30/2022	\$367,279.36
Outstanding Bonds:	
Series 2005, due November 1, 2036	See Note 6 for details - \$10,815,000



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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 13, 2023.

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 may exist that have not been 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.

A handwritten signature in blue ink that reads "Brian J. Associates".

January 13, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**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, 2022. 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.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

January 13, 2023



**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, 2022 and have issued our report thereon dated January 13, 2023.

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 January 13, 2023, 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

January 13, 2023

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, 2021.

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, 2022.

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, 2022.

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, 2022. 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 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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, 2023, a proposed Budget for Fiscal Year 2024; 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. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2024 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Thursday, May 4, 2023
HOUR: 1:00 P.M.
LOCATION: River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

SECTION 4. 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.

SECTION 5. 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. 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. 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.

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of February 2023.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual as of 12/31/2022	Anticipated as of 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -		
Interest Income - General Account	\$ -	\$ 3	\$ 10	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 29,328	\$ 18,420	\$ 29,328	\$ 30,624
Special Assessment - Non-Uniform	\$ 58,435	\$ 11,170	\$ 58,435	\$ 61,018
Total Revenue & Other Sources	\$ 87,763	\$ 29,593	\$ 87,773	\$ 91,642
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 1,600	\$ -	\$ -	\$ 600
Board of Supervisor's - FICA	\$ 122	\$ -	\$ -	\$ 46
Executive				
Executive Salaries	\$ 41,000	\$ 10,250	\$ 41,000	\$ 45,000
Executive Salaries - FICA	\$ 3,137	\$ 784	\$ 3,137	\$ 3,443
Executive Salaries - Insurance	\$ -	\$ -	\$ -	\$ -
Financial and Administrative				
Audit Services	\$ 6,200	\$ -	\$ 6,100	\$ 6,300
Accounting Services	\$ 2,600	\$ 681	\$ 2,600	\$ 2,600
Assessment Roll Preparation		\$ -	\$ -	
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ 150	\$ 96	\$ 150	\$ 150
Legal Advertising	\$ 2,400	\$ 180	\$ 2,400	\$ 2,400
Trustee Services	\$ 5,100	\$ 5,064	\$ 5,064	\$ 5,065
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 500	\$ 100	\$ 500	\$ 500
Travel and Per Diem		\$ -	\$ -	
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 100	\$ -	\$ 50	\$ 50
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services and Website	\$ 7,560	\$ 150	\$ 7,560	\$ 7,560
Insurance	\$ 6,600	\$ 6,918	\$ 6,918	\$ 7,200
Printing and Binding	\$ 100	\$ -	\$ 50	\$ 50
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Litigaton Counsel	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -

**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual as of 12/31/2022	Anticipated as of 09/30/2023	Fiscal Year 2024 Budget
Other Fees and Charges				
Discounts and Fees	\$ 1,919	\$ -	\$ 1,919	\$ 2,003
Total Appropriations	\$ 87,763	\$ 24,898	\$ 86,123	\$ 91,642
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 4,695	\$ 1,651	
Fund Balance - Beginning	\$ 147,485	\$ 147,485	\$ 147,485	\$ 149,136
Fund Balance - Ending (Projected)	\$ 147,485	\$ 152,180	\$ 149,136	\$ 149,136

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2023		Fiscal Year 2024	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 47,451.61		\$ 49,353.61
Parcel 19 THH Tract 1 LLC	16		\$ 11,214.56		\$ 11,664.07
Parcel 22	3.38	\$ 2,524.91		\$ 2,636.52	
Parcel 23	2.13	\$ 1,591.14		\$ 1,661.47	
Parcel 24	3.13	\$ 2,338.16		\$ 2,441.51	
Parcel 25	16.36	\$ 12,221.17		\$ 12,761.37	
Parcel 26 moved to split folios		\$ -		\$ -	
Parcel 26 (split 2018)	3.36	\$ 2,510.75		\$ 2,621.73	
Parcel 26 (split 2018)	1.37	\$ 1,024.79		\$ 1,070.09	
Parcel 26 Common - Parking Lot					
Parcel 26 (split 2018)	1.03	\$ 768.60		\$ 802.57	
Parcel 26 (split 2018)	3.50	\$ 2,613.22		\$ 2,728.74	
Parcel 27 - Unit 1	1.34	\$ 1,001.00		\$ 1,045.25	
Parcel 27 - Unit 2	1.47	\$ 1,098.11		\$ 1,146.65	
Parcel 27 - Unit 3	0.96	\$ 717.13		\$ 748.83	
Parcel 27 - Unit 4	1.23	\$ 968.82		\$ 959.44	
Total Acres	122.96				

**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2024**

Revenues and Other Sources

Carryforward		\$	-
	The amount of anticipated Fund Balance is recommended to be utilized to fund the operating expenses of the District for the first three (3) months of the Fiscal Year, pending the receipt of assessment collections.		
Interest Income - General Account		\$	-
	With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.		

Appropriations

Legislative			
Board of Supervisor's Fees		\$	646
	The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District.		

Executive			
Executive Saleries and Benefits		\$	48,443
	The District has one employee - that is the District Manager who handles the daily activities of the District, and which is shared with other CDD's. The expenditures are this District's anticipated share of those costs.		

	FY 2023	FY 2024
Salary	\$ 41,000	\$ 45,000
FICA	\$ 2,675	\$ 3,443
Total:	\$ 43,675	\$ 48,443

Financial and Administrative			
Audit Services		\$	6,300
	Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Accounting Services		\$	2,600
	For the maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation		\$	-
	For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Manatee County Property Appraiser.		
Arbitrage Rebate Fees		\$	500
	For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		

Other Contractual Services			
Recording and Transcription		\$	150
Legal Advertising		\$	2,400
Trustee Services		\$	5,065
	With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.		

**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2024**

Dissemination Agent Services	\$	5,000
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.</p>		
Bank Service Fees	\$	500
Travel and Per Diem	\$	-
Communitcations and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	50
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services & Web Site Maintenance	\$	7,560
<p>The District maintains all of it's Public Records, including all of it's programs for accounting and the administration of the District in a cloud computing envrionment with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records, along with the continued development/maintenance of a web site for the District.</p>		
Insurance	\$	7,200
Printing and Binding	\$	50
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	3,000
<p>The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".</p>		
Litigaton Counsel	\$	-
Comprehensive Planning Services		
Professional Services - Planning	\$	-
Other General Government Services		
Engineering Services	\$	-
<p>The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Contingencies	\$	-
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	2,003
<p>4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee</p>		
Total Appropriations:		\$ 91,642

Heritage Harbour Market Place
Community Development District

Debt Service Fund
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual as of 12/31/2022	Anticipated as of 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 3	\$ 10	\$ 10
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 362,993	\$ 227,841	\$ 362,993	\$ 363,186
Special Assessment - Non-Uniform Method	\$ 791,384	\$ 173,572	\$ 791,384	\$ 791,804
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Operating Transfers In				
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,154,387	\$ 401,417	\$ 1,154,387	\$ 1,155,000
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 525,000	\$ -	\$ 525,000	\$ 555,000
Principal Debt Service - Early Redemptions				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2007 Bonds	\$ 605,640	\$ 302,820	\$ 605,640	\$ 576,240
Trustee Services	\$ -	\$ -	\$ -	\$ -
Legal - Foreclosure Counsel	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out				
Other Fees and Charges	\$ -	\$ -	\$ -	\$ -
Discounts and Fees	\$ 23,747	\$ -	\$ 23,747	\$ 23,760
Total Appropriations	\$ 1,154,387	\$ 302,820	\$ 1,154,387	\$ 1,155,000
Net Increase/(Decrease) in Fund Balance				
	-	98,597	-	-
Fund Balance - Beginning	329,711	329,711	329,711	329,711
Fund Balance - Ending (Projected)	329,711	428,308	329,711	329,711
Restricted Fund Balance:				
Reserve Account Requirement			200,000	
Restricted for November 1, 2024 Interest Payment			\$ 272,580	
Total - Restricted Fund Balance:			\$ 472,580	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2023		Fiscal Year 2024	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7	\$ 640,104.12		\$ 640,443.81	
Parcel 19	16	\$151,280.15		\$ 151,360.43	
Parcel 22	PREPAID		PREPAID		PREPAID
Parcel 23	2.13		\$ 21,548.91		\$ 21,560.35
Parcel 24	3.13		\$ 31,665.77		\$ 31,682.58
Parcel 25	16.36		\$ 165,511.83		\$ 165,599.66
Parcel 26 moved to split folios			\$ -		\$ -
Parcel 26 (split 2018)	3.36		\$ 34,003.14		\$ 34,021.19
Parcel 26 (split 2018)	1.37		\$ 13,878.83		\$ 13,886.20
Parcel 26 Appraiser move this to common parking lot			\$ -		\$ -
Parcel 26 (split 2018)	1.03		\$ 10,409.12		\$ 10,414.65
Parcel 26 (split 2018)	3.50		\$ 35,391.02		\$ 35,409.81
Parcel 27 - Unit 1	1.34		\$ 13,556.59		\$ 13,563.79
Parcel 27 - Unit 2	1.47		\$ 14,871.78		\$ 14,879.68
Parcel 27 - Unit 3	0.96		\$ 9,712.19		\$ 9,717.34
Parcel 27 - Unit 4	1.23		\$ 12,443.74		\$ 12,450.34
Total Acres	119.58				

**Heritage Harbour Market Place
Community Development District
Debt Service Fund**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - at March 14, 2017	\$13,035,000	5.60%		
5/1/2018	\$ 395,000	5.60%	\$ 364,980.00	\$ 1,095,140
11/1/2018			\$ 353,920.00	
5/1/2019	\$ 420,000	5.60%	\$ 353,920.00	\$ 1,127,840
11/1/2019			\$ 342,160.00	
5/1/2020	\$ 440,000	5.60%	\$ 342,160.00	\$ 1,124,320
11/1/2020			\$ 329,840.00	
5/1/2021	\$ 470,000	5.60%	\$ 329,840.00	\$ 1,129,680
11/1/2021			\$ 316,680.00	
5/1/2022	\$ 495,000	5.60%	\$ 316,680.00	\$ 1,128,360
11/1/2022			\$ 302,820.00	
5/1/2023	\$ 525,000	5.60%	\$ 302,820.00	\$ 1,130,640
11/1/2023			\$ 288,120.00	
5/1/2024	\$ 555,000	5.60%	\$ 288,120.00	\$ 1,131,240
11/1/2024			\$ 272,580.00	
5/1/2025	\$ 585,000	5.60%	\$ 272,580.00	\$ 1,130,160
11/1/2025			\$ 256,200.00	
5/1/2026	\$ 620,000	5.60%	\$ 256,200.00	\$ 1,132,400
11/1/2026			\$ 238,840.00	
5/1/2027	\$ 655,000	5.60%	\$ 238,840.00	\$ 1,132,680
11/1/2027			\$ 220,500.00	
5/1/2028	\$ 690,000	5.60%	\$ 220,500.00	\$ 1,131,000
11/1/2028			\$ 201,180.00	
5/1/2029	\$ 730,000	5.60%	\$ 201,180.00	\$ 1,132,360
11/1/2029			\$ 180,740.00	
5/1/2030	\$ 775,000	5.60%	\$ 180,740.00	\$ 1,136,480
11/1/2030			\$ 159,040.00	
5/1/2031	\$ 820,000	5.60%	\$ 159,040.00	\$ 1,138,080
11/1/2031			\$ 136,080.00	
5/1/2032	\$ 865,000	5.60%	\$ 136,080.00	\$ 1,137,160
11/1/2032			\$ 111,860.00	
5/1/2033	\$ 915,000	5.60%	\$ 111,860.00	\$ 1,138,720
11/1/2033			\$ 86,240.00	
5/1/2034	\$ 970,000	5.60%	\$ 86,240.00	\$ 1,142,480
11/1/2034			\$ 59,080.00	
5/1/2035	\$ 1,025,000	5.60%	\$ 59,080.00	\$ 1,143,160
11/1/2035			\$ 30,380.00	
5/1/2036	\$ 1,085,000	5.60%	\$ 30,380.00	\$ 1,145,760

RESOLUTION 2023-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE AMENDED CONSENT TO AND NOTICE OF HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT'S ALLOCATION OF DEBT ASSESSMENTS; AUTHORIZING THE EXECUTION AND RECORDATION OF THE NOTICE; AND ADDRESSING SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the 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* ("Act"), being situated entirely within Manatee County, Florida; and

WHEREAS, the District, Brownstar Properties, LLC, and Heritage Harbour Land Condominium Association, Inc. (collectively the "Property Owners") previously entered into that certain *Consent To and Notice of Heritage Harbour Market Place Community Development District's Allocation of Debt Assessments* (the "Prior Consent"), attached hereto as Exhibit A; and

WHEREAS, as a result of a change in the manner in which the property subject to the Prior Consent is being developed, the Property Owners desire to enter into, execute, and record that certain *Amended Consent To and Notice of Heritage Harbour Market Place Community Development District's Allocation of Debt Assessments* (the "Consent"), attached hereto as Exhibit B; and

WHEREAS, the District desires to approve the Consent in substantial form and authorize the execution and recordation of the Consent.

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

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. The District's Board of Supervisors (the "Board") hereby approves the Consent in substantial form and delegates authority, as set forth in more detail in Section Three, for the execution and recordation of the Consent Resolution shall become effective immediately upon its adoption.

SECTION 3. The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved. The Vice Chairperson shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as

they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

SECTION 4. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 5. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of February, 2023.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P Ward
Secretary

Danielle Graef
Chairperson, Board of Supervisors

Exhibit A

Prepared by and return to:
Wesley S. Haber, Esquire
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

(Above Space for Recorder's Use Only)

**CONSENT TO AND NOTICE OF HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT'S ALLOCATION OF DEBT
ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Heritage Harbour Market Place Community Development District (the "**District**") in accordance with Chapters 170, 190, and 197, Florida Statutes, adopted Resolution Nos. 2005-08 and 2005-12 (the "**Assessment Resolutions**") levying non ad-valorem special assessments constituting a governmental lien on real property within the boundaries of the District. In addition to other property located within the District's boundary, the Assessment Resolutions levied assessments on Parcel 26 as designated on the *Heritage Harbour Land Condominium*, recorded in Condominium Book 41, Pages 17 through 19 of the Public Records of Manatee County, Florida (the "**Property**") and is comprised, in part, of the following property identification numbers: 1442304759, 1442304559, 1442304709, 1442304659, and 1442304609 (the "**PID Numbers**"). The District and the below signed property owners hereby declare, acknowledge, and agree as follows:

1. The District issued its \$16,755,000 Capital Improvement Revenue Bonds, Series 2005 (the "**Bonds**") and levied special debt assessments to secure the Bonds.
2. In connection with the issuance of the Bonds, the District adopted and approved that certain *Adopted Master Assessment Methodology Heritage Harbour Marketplace Community Development District* (the "**Master Report**") dated September 21, 2005, as supplemented by that certain *Supplemental Assessment Report for the Series 2005 Bonds Heritage Harbour Marketplace Community Development District* (the "**Supplemental Report**") dated October 10, 2005 (collectively, the "**Methodology Report**"), which allocated \$1,261,803.03 ("**Initial Debt**") of the total par debt from the Bonds, and debt assessments securing the Initial Debt (the "**Debt Assessments**") to the Property.
3. The Methodology Report allocated the Debt Assessments on the Property on an equal acreage basis on all 9.26 acres that make up the Property.
4. Subsequent to the issuance of the Bonds, the Property has been assigned the PID Numbers, which include the following acres and types of property: PID Number 1442304759 - 7.9 acres of common area property; PID Number 1442304559 - .49 acres of developable property; PID Number 1442304709 - .20 acres of developable property; PID Number

1442304659 - .15 acres of developable property; and PID Number 1442304609 - .51 acres of developable property.

5. PID Number 1442304759 (the "**Common Area PID Number**") has been developed into a common area parking lot where members of the public desiring to visit the developable property identified on the remaining PID Numbers (the "**Developable PID Numbers**") can park for free. As a result, the Debt Assessments originally allocated to the Common Area PID Number have been assigned to the Developable PID Numbers. The outstanding amount of principal Debt Assessments allocated to the Developable PID Numbers for the Fiscal Year commencing on October 1, 2021 is set forth in more detail on **Exhibit A** (the "**Debt Allocation**").

6. The below signed property owners (the "**Property Owners**") herby confirm, acknowledge, and agree that the Debt Assessments, including the Debt Allocation, were imposed pursuant to the Assessment Resolutions, which were duly adopted by the Board of Supervisors of the District and all proceedings undertaken by the District with respect thereto, including, but not limited to the Debt Allocation, have been in accordance with applicable Florida law, that the District has taken all action necessary to levy and impose the Debt Assessments, and the Debt Assessments, as allocated in the Debt Allocation, are legal, valid and binding first liens co-equal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.


7. The Property Owners further confirm, acknowledge, and agree that should the property within the Common Area PID Number ever be used for developable purposes instead of common area property, the District shall have the right to reallocate the Debt Assessments such that a proportionate share of the Debt Assessments allocated to the Developable PID Numbers will be allocated to the portion of the property within the Common Area PID being used for developable purposes based on the number of such acres being developed.

8. This Notice is intended to supplement and shall in no way impact the validity and effectiveness of any prior declaration of consent recorded against the Property related to the Debt Assessments. Moreover, this notice shall have no impact on the remaining assessable property located within the District's boundaries. Such remaining assessable property shall have its debt assessments allocated and levied in the manner as originally set forth in the Assessment Methodology, as may be amended.

THE DECLARATIONS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING ON THE PROPERTY OWNERS AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREE TO THE PROVISIONS OF THIS NOTICE AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS NOTICE OR THE DEBT ASSESSMENTS.

IN WITNESS WHEREOF, this Consent to and Notice of Allocation of Heritage Harbour Market Place Community Development District's Debt Assessments has been executed on the 17 day of May, 2021, and recorded in the Official Records of Manatee County, Florida.

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**


Witness
Cori Dissinger
Print Name

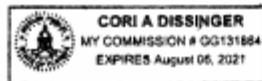

District Manager


Witness
Miguel Giraldo
Print Name

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 17 day of May, 2021, by James P. Ward, District Manager of the Heritage Harbour Market Place Community Development District, who is personally known to me or [] who has produced _____ as identification and did not take an oath.




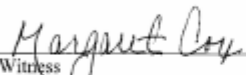
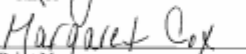

Print Name: Cori Dissinger
Notary Public, State of Florida


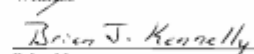
Commission No.: GG 131864
My Commission Expires: 08/06/2021

**BROWNSTAR PROPERTIES, LLC,
a Florida limited liability company**

**KNS Development Corporation, as Member
Manager**


By: Fred M. Starling
Its: President


Witness

Print Name


Witness

Print Name

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17th day of May, 2021, by Fred M. Starling, as President of KNS Development Corporation, as Member Manager of Brownstar Properties, LLC, who is personally known to me or who has produced _____ as identification and did not take an oath.




Print Name: Margaret M. Cox
Notary Public, State of Florida

Commission No.: _____
My Commission Expires: _____

**HERITAGE HARBOUR LAND
CONDOMINIUM ASSOCIATION, INC.,
a Florida not for profit corporation**

By: *[Signature]*
Fred M. Starling
Its: President

Witness *[Signature]*
Margaret Cox
Print Name

Witness *[Signature]*
Brian J. Kennedy
Print Name

STATE OF FLORIDA
COUNTY OF SALASCA

The foregoing instrument was acknowledged before me this 17th day of May, 2021, by Fred M. Starling, as President of Heritage Harbour Land Condominium Association, Inc., who [] is personally known to me or [] who has produced _____ as identification and did not take an oath.



[Signature]
Print Name Margaret M. Cox
Notary Public, State of Florida

Commission No.: _____
My Commission Expires: _____

**Exhibit A
 Debt Allocation**

Parcel 26 - Split for FY 2021 and beyond

PID 1442304789 is common parking lot - acreage allocated to remaining PI

Total Parcel 26 Acres 9.26
 Acres in PID 1442304789 7.91

Parcel ID	PID	Orig Ac	% Allocated	Common Allocated	NEW AC Allocated	Revised Par Outstanding at 09 30 2021	Par before Removing Parking Lot
Parcel A	1442304559	0.49	56.30%	2.57	3.36	\$ 317,890.36	\$ 46,344.71
Parcel D	1442304709	0.2	14.81%	1.17	1.37	\$ 129,751.17	\$ 18,916.21
Parcel C	1442304659	0.15	11.11%	0.88	1.03	\$ 97,313.37	\$ 14,187.16
Parcel B	1442304809	0.51	37.78%	2.99	3.50	\$ 330,865.47	\$ 48,236.33
Totals:		1.35	100%	7.91	9.26	\$ 875,820.37	\$ 127,684.40
						Par on the Parking Lot	\$ 748,135.98
						Allocation of Par to Parcels A-D	\$ 748,135.98

Exhibit B

Return to:
Heritage Harbour Market Place CDD
 2301 Northeast 37th Street
 Fort Lauderdale, Florida 33308

4865-4337-2876.2

(Above Space for Recorder's Use Only)

AMENDED CONSENT TO AND NOTICE OF HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT'S ALLOCATION OF DEBT ASSESSMENTS

PLEASE TAKE NOTICE that the Board of Supervisors of the Heritage Harbour Market Place Community Development District (the "**District**") in accordance with Chapters 170, 190, and 197, Florida Statutes, adopted Resolution Nos. 2005-08 and 2005-12 (the "**Assessment Resolutions**") levying non ad-valorem special assessments constituting a governmental lien on real property within the boundaries of the District. In addition to other property located within the District's boundary, the Assessment Resolutions levied assessments on Parcel 26 as designated on the *Heritage Harbour Land Condominium*, recorded in Condominium Book 41, Pages 17 through 19 of the Public Records of Manatee County, Florida (the "**Condominium**"), which was subsequently amended by that certain *Heritage Harbour Land Condominium Amended*, recorded in Condominium Book [REDACTED], Pages [REDACTED] through [REDACTED] of the Public Records of Manatee County, Florida (the "**Amended Condominium**"). The property subject to the Amended Condominium shall be referred to herein as the "**Property**" and is comprised, in part, of the following property identification numbers: 1442304759, 1442304559, 1442304709, 1442304659, and 1442304609 (the "**PID Numbers**"). The District and the below signed property owners (the "**Property Owners**") hereby declare, acknowledge, and agree as follows:

1. The District issued its \$16,755,000 Capital Improvement Revenue Bonds, Series 2005 (the "**Bonds**") and levied special debt assessments to secure the Bonds.

2. In connection with the issuance of the Bonds, the District adopted and approved that certain *Adopted Master Assessment Methodology Heritage Harbour Market Place Community Development District* (the "**Master Report**") dated September 21, 2005, as supplemented by that certain *Supplemental Assessment Report for the Series 2005 Bonds Heritage Harbour Market Place Community Development District* (the "**Supplemental Report**") dated October 10, 2005 (collectively, the "**Methodology Report**"), which allocated \$1,261,803.03 ("**Initial Debt**") of the total par debt from the Bonds, and debt assessments securing the Initial Debt (the "**Debt Assessments**") to the Property.

3. The Methodology Report allocated the Debt Assessments on the Property on an equal acreage basis on all 9.26 acres that make up the Property.

4. Subsequent to the issuance of the Bonds, the Property was assigned PID Numbers, which include the following acres and types of property: PID Number 1442304759 – 7.9 acres of common area property; PID Number 1442304559 - .49 acres of developable property; PID Number 1442304709 - .20 acres of developable property; PID Number 1442304659 - .15 acres of developable property; and PID Number 1442304609 - .51 acres of developable property (collectively the "**PID Numbers**").

5. As a result of the manner in which the Property and the PID Numbers were developed, and as described in more detail in the Prior Notice (defined herein), the District and the Property Owners executed that certain *Consent To and Notice of Heritage Harbour Market Place Community Development District's Allocation of Debt Assessments* recorded in the Manatee County Official Records as Instrument Number 202141069130 (the "**Prior Notice**").

6. Pursuant to the Prior Notice, the Debt Assessments were allocated to the PID Numbers as set forth in more detail on **Exhibit A** (the "**Prior Debt Allocation**").

7. As a result of a change in the manner in which the Property is being developed, as depicted in more detail in the Amended Condominium, the District is reallocating the Prior Debt Allocation as set forth in more detail on **Exhibit B** (the "**Amended Debt Allocation**").

8. The Property Owners hereby confirm, acknowledge, and agree that the Debt Assessments, including the Amended Debt Allocation, were imposed pursuant to the Assessment Resolutions, which were duly
4865-4337-2876.2

adopted by the Board of Supervisors of the District and all proceedings undertaken by the District with respect thereto, including, but not limited to the Amended Debt Allocation, have been in accordance with applicable Florida law, that the District has taken all action necessary to levy and impose the Debt Assessments, and the Debt Assessments, as allocated in the Amended Debt Allocation, are legal, valid and binding first liens co-equal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

9. The Property Owners further confirm, acknowledge, and agree that should any portion of the Property that is presently being used as common area ever be used for developable purposes instead of common area property, the District shall have the right to reallocate the Debt Assessments such that a proportionate share of the Debt Assessments allocated to the property subject to the Debt Assessments will be allocated to the portion of the Property being used for developable purposes based on the number of such acres being developed.

10. This Notice is intended to supplement and shall in no way impact the validity and effectiveness of any prior declaration of consent recorded against the Property related to the Debt Assessments. Moreover, this notice shall have no impact on the remaining assessable property located within the District's boundaries. Such remaining assessable property shall have its debt assessments allocated and levied in the manner as originally set forth in the Assessment Methodology, as may be amended.

THE DECLARATIONS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING ON THE PROPERTY OWNERS AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREE TO THE PROVISIONS OF THIS NOTICE AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS NOTICE OR THE DEBT ASSESSMENTS.

IN WITNESS WHEREOF, this Amended Consent to and Notice of Allocation of Heritage Harbour Market Place Community Development District's Debt Assessments has been executed on the ____ day of _____, 2023, and recorded in the Official Records of Manatee County, Florida.

(SIGNATURES ON FOLLOWING PAGE)

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

District Manager

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, District Manager of the Heritage Harbour Market Place Community Development District, who [] is personally known to me or [] who has produced _____ as identification and did not take an oath.

Print Name: _____
Notary Public, State of Florida

Commission No.: _____
My Commission Expires: _____

**BROWNSTAR PROPERTIES, LLC,
a Florida limited liability company**

KNS Development Corporation, as Member Manager

By: Fred M. Starling
Its: President

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Fred M. Starling, as President of KNS Development Corporation, as Member Manager of Brownstar Properties, LLC, who [] is personally known to me or [] who has produced _____ as identification and did not take an oath.

Print Name: _____
Notary Public, State of Florida

Commission No.: _____
My Commission Expires: _____

**HERITAGE HARBOUR LAND CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation**

By: _____
Its: _____

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ of Heritage Harbour Land Condominium Association, Inc., who [] is personally known to me or [] who has produced _____ as identification and did not take an oath.

Print Name: _____
Notary Public, State of Florida

Commission No.: _____
My Commission Expires: _____

**Exhibit A
Debt Allocation**

Parcel 26 - Split for FY 2021 and beyond

PID 1442304789 is common parking lot - acreage allocated to remaining PIDs

Total Parcel 26 Acres 9.26
 Acres is PID 1442304759 7.91

Parcel I.D	PID	Orig Ac	% Allocated	Common Allocated	NEW AC Allocated	Revised Par Outstanding at 09 30 2021	Par before Removing Parking Lot
Parcel A	1442304559	0.49	36.30%	2.87	3.36	\$ 317,890.36	\$ 46,344.71
Parcel D	1442304709	0.2	14.81%	1.17	1.37	\$ 129,751.17	\$ 18,916.21
Parcel C	1442304659	0.15	11.11%	0.88	1.03	\$ 97,313.37	\$ 14,187.16
Parcel B	1442304609	0.51	37.78%	2.99	3.50	\$ 330,865.47	\$ 48,236.33
Totals:		1.35	100%	7.91	9.26	\$ 875,820.37	\$ 127,684.40
						Par on the Parking Lot	\$ 748,135.98
						Allocation of Par to Parcels A-D	\$ 748,135.98

**Exhibit B
 Amended Debt Allocation**

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 30, 2022

FISCAL YEAR 2023

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of November 30, 2022

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 144,551	\$ -	\$ -	\$ -	\$ -	\$ 144,551
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	3	-	-	-	3
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	2,244	-	-	-	2,244
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments						
Due from Other Governments						
Assessments Receivable						
Prepaid Expenses						
Amount Available in Debt Service Funds	-	-	-	202,247	-	202,247
Amount to be Provided by Debt Service Funds	-	-	-	10,612,753	-	10,612,753
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 144,551	\$ 202,247	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,508,325

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of November 30, 2022

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	2,244	-	-	-	-	2,244
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	10,815,000	-	10,815,000
Total Liabilities	\$ 2,244	\$ -	\$ -	\$ 10,815,000	\$ -	\$ 10,817,244
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2022	-	329,711	-	-	-	329,711
Results from Current Operations	-	(127,464)	-	-	-	(127,464)
Unassigned						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	(5,177)	-	-	-	-	(5,177)
Total Fund Equity and Other Credits	142,308	202,247	-	-	4,346,527	4,691,081
Total Liabilities, Fund Equity and Other Credits	\$ 144,551	\$ 202,247	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,508,325

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending November 30, 2022

	October	November	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	N/A
Interest					
Interest - General Checking	1	1	3	-	N/A
Special Assessment Revenue					
Special Assessments - Uniform Method	106	38	144	27,409	1%
Special Assessments - Non-Uniform Mthd	11,170	-	11,170	58,435	19%
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,277	\$ 40	\$ 11,317	\$ 85,844	13%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ 1,600	0%
Board of Supervisor's - FICA	-	-	-	122	0%
Executive					
Executive Salaries	3,417	-	3,417	41,000	8%
Executive Salaries - FICA	261	-	261	3,137	8%
Executive Salaries - Insurance	-	-	-	-	N/A
Financial and Administrative					
Audit Services	-	-	-	6,200	0%
Accounting Services	-	353	353	2,600	14%
Assessment Roll Preparation	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	0%
Other	-	-	-	-	N/A
Other Contractual Services					
Recording and Transcription	-	-	-	150	0%
Legal Advertising	-	180	180	2,400	8%
Trustee Services	5,064	-	5,064	5,100	99%
Dissemination Agent Services	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Services	23	54	76	500	15%
Travel and Per Diem	-	-	-	-	N/A
Communications & Freight Services					
Telephone	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	100	0%

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending November 30, 2022

	October	November	Year to Date	Annual Budget	% of Budget
Rentals & Leases					
Miscellaneous Equipment Leasing	-	-	-	-	N/A
Computer Services and Website Development	-	50	50	7,560	1%
Insurance	-	6,918	6,918	6,600	105%
Printing & Binding	-	-	-	100	0%
Office Supplies	-	-	-	-	N/A
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	3,000	0%
Legal - Litigation Counsel	-	-	-	-	N/A
Comprehensive Planning					
Professional Services-Planning	-	-	-	-	N/A
Other General Government Services					
Engineering Services - General Fund	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,765	\$ 7,729	\$ 16,494	\$ 85,844	19%
Net Increase/ (Decrease) of Fund Balance	2,512	(7,690)	(5,177)	N/A	
Fund Balance - Beginning	147,485	149,997	147,485	127,500	
Fund Balance - Ending	\$ 149,997	\$ 142,308	\$ 142,308	\$ 127,500	

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, 2022

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Revenue Account	0	1	1	-	N/A
Reserve Account	1	1	2	10	17%
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - Uniform Method	1,307	474	1,781	339,246	1%
Special Assessments - Non-Uniform Mthd	173,572	-	173,572	791,384	22%
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 174,880	\$ 475	\$ 175,356	\$ 1,130,640	16%
Expenditures and Other Uses					
Debt Service					
Principal - Mandatory	\$ -	\$ -	\$ -	\$ 525,000	0%
Principal - Early Redemptions	-	-	-	-	N/A
Interest Expense	-	302,820	302,820	605,640	50%
Legal Services					
Legal - Foreclosure Counsel	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	N/A
Trustee Services	-	-	-	-	N/A
GF-Litigation (Parcel 19/20)	-	-	-	-	N/A
CPF-Deferred Cost Account	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 302,820	\$ 302,820	\$ 1,130,640	27%
Net Increase/ (Decrease) of Fund Balance	174,880	(302,345)	(127,464)	-	
Fund Balance - Beginning	329,711	504,591	329,711	309,910	
Fund Balance - Ending	\$ 504,591	\$ 202,247	\$ 202,247	\$ 309,910	

Heritage Harbour Market Place Community Development District

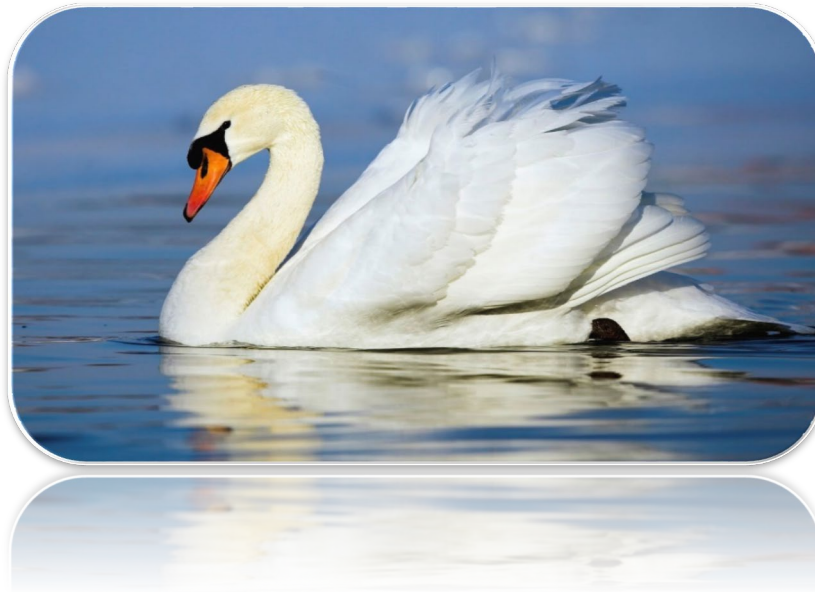
Capital Projects Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending November 30, 2022

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Deferred Cost Account	-	-	-	-	N/A
Operating Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses					
Flood Control - Stormwater Management					
Engineering Services	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 31, 2022

FISCAL YEAR 2023

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of December 31, 2022

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 380,486	\$ -	\$ -	\$ -	\$ -	\$ 380,486
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	4	-	-	-	4
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	228,304	-	-	-	228,304
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments						
Due from Other Governments						
Assessments Receivable						
Prepaid Expenses						
Amount Available in Debt Service Funds	-	-	-	428,307	-	428,307
Amount to be Provided by Debt Service Funds	-	-	-	10,386,693	-	10,386,693
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 380,486	\$ 428,307	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,970,320

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of December 31, 2022

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	228,304	-	-	-	-	228,304
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	10,815,000	-	10,815,000
Total Liabilities	\$ 228,304	\$ -	\$ -	\$ 10,815,000	\$ -	\$ 11,043,304
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2022	-	329,711	-	-	-	329,711
Results from Current Operations	-	98,597	-	-	-	98,597
Unassigned						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	4,697	-	-	-	-	4,697
Total Fund Equity and Other Credits	152,182	428,307	-	-	4,346,527	4,927,017
Total Liabilities, Fund Equity and Other Credits	\$ 380,486	\$ 428,307	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,970,320

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	N/A
Interest						
Interest - General Checking	1	1	2	5	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	106	38	18,276	18,420	27,409	67%
Special Assessments - Non-Uniform Mthd	11,170	-	-	11,170	58,435	19%
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,277	\$ 40	\$ 18,279	\$ 29,596	\$ 85,844	34%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,600	0%
Board of Supervisor's - FICA	-	-	-	-	122	0%
Executive						
Executive Salaries	3,417	-	6,833	10,250	41,000	25%
Executive Salaries - FICA	261	-	523	784	3,137	25%
Executive Salaries - Insurance	-	-	-	-	-	N/A
Financial and Administrative						
Audit Services	-	-	-	-	6,200	0%
Accounting Services	-	353	329	681	2,600	26%
Assessment Roll Preparation	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	500	500	100%
Other	-	-	-	-	-	N/A
Other Contractual Services						
Recording and Transcription	-	-	96	96	150	64%
Legal Advertising	-	180	-	180	2,400	8%
Trustee Services	5,064	-	-	5,064	5,100	99%
Dissemination Agent Services	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Services	23	54	23	100	500	20%
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Telephone	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	100	0%

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending December 31, 2022

	October	November	December	Year to Date	Annual Budget	% of Budget
Rentals & Leases						
Miscellaneous Equipment Leasing	-	-	-	-	-	N/A
Computer Services and Website Development	-	50	100	150	7,560	2%
Insurance	-	6,918	-	6,918	6,600	105%
Printing & Binding	-	-	-	-	100	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	-	-	3,000	0%
Legal - Litigation Counsel	-	-	-	-	-	N/A
Comprehensive Planning						
Professional Services-Planning	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General Fund	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,765	\$ 7,729	\$ 8,404	\$ 24,898	\$ 85,844	29%
Net Increase/ (Decrease) of Fund Balance	2,512	(7,690)	9,875	4,697	N/A	
Fund Balance - Beginning	147,485	149,997	142,308	147,485	127,500	
Fund Balance - Ending	<u>\$ 149,997</u>	<u>\$ 142,308</u>	<u>\$ 152,182</u>	<u>\$ 152,182</u>	<u>\$ 127,500</u>	

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, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Revenue Account	0	1	-	1	-	N/A
Reserve Account	1	1	1	2	10	25%
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	1,307	474	226,060	227,841	339,246	67%
Special Assessments - Non-Uniform Mthd	173,572	-	-	173,572	791,384	22%
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 174,880	\$ 475	\$ 226,061	\$ 401,417	\$ 1,130,640	36%
Expenditures and Other Uses						
Debt Service						
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ 525,000	0%
Principal - Early Redemptions	-	-	-	-	-	N/A
Interest Expense	-	302,820	-	302,820	605,640	50%
Legal Services						
Legal - Foreclosure Counsel	-	-	-	-	-	N/A
Operating Transfers Out						
	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out						
Trustee Services	-	-	-	-	-	N/A
GF-Litigation (Parcel 19/20)	-	-	-	-	-	N/A
CPF-Deferred Cost Account	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 302,820	\$ -	\$ 302,820	\$ 1,130,640	27%
Net Increase/ (Decrease) of Fund Balance	174,880	(302,345)	226,061	98,597	-	
Fund Balance - Beginning	329,711	504,591	202,247	329,711	309,910	
Fund Balance - Ending	<u>\$ 504,591</u>	<u>\$ 202,247</u>	<u>\$ 428,307</u>	<u>\$ 428,307</u>	<u>\$ 309,910</u>	

Heritage Harbour Market Place Community Development District

Capital Projects Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Deferred Cost Account	-	-	-	-	-	N/A
Operating Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses						
Flood Control - Stormwater Management						
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	-	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	