

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MAY 1, 2025

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

April 24, 2025

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, May 1, 2025, at 12:30 P.M.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, 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=m657ac082a9fd74b0c1bdbe6195b0bb37>

Access Code: **2349 415 4986**, Event password: **Jpward**

Or phone: **408-418-9388** enter the access code **2349 415 4986**, password: **Jpward** to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to order & roll call.
2. Notice of Advertisement of Public Hearings.
3. Consideration of Minutes:
 - I. February 2, 2025 – Regular Board Meeting.
4. **PUBLIC HEARING.**
 - a) **FISCAL YEAR 2026 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2025-6**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026.

- b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND ADOPTING AN ASSESSMENT ROLL.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2025-7**, a Resolution of the Board of Supervisors imposing special assessments and adopting an assessment roll.
5. Consideration of **Resolution 2025-8**, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District.
6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Supervisor of Elections Qualified Elector Report as of April 15, 2025.
 - b) Special District Reporting: Goals and Objectives for Fiscal Year 2026.
 - c) **Important Board Meeting Dates for Fiscal Year 2025.**
 1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure).
 - d) Financial Statement for the period ending January 31, 2025 (unaudited).
 - e) Financial Statement for the period ending February 28, 2025 (unaudited).
 - f) Financial Statement for the period ending March 31, 2025 (unaudited).
7. Public Comments:

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
8. Supervisor's Requests.
9. Adjournment.

Staff Review

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

The second order of business is the consideration of the minutes from the Heritage Harbour Market Place Board of Supervisors February 2, 2025, Regular Meeting.

The third order of business are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments and General Fund Special Assessment Methodology. The

first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2005 Bonds. In the way of background, the Board approved the proposed Fiscal Year 2026 Budget at the February 2, 2025, meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year. As a suggested form for the Public Hearing – it would be appropriate to formally open the Public Hearing for consideration of the Budget, take a few moments to have the District Manager review the salient points of the Budget for the Public, then seek Public Comment or testimony, and at the conclusion of the Public Comment and testimony to close the Public Hearing by motion of the Board, then to move into the Board’s consideration of the Budget and once that is concluded, to consider **Resolution 2025-6** to adopt the annual appropriation and budget for the District. Once this item is concluded, then it would be recommended for the Board to move to the second Public Hearing utilizing the same process as just completed for the Budget Hearing.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-7** does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2024-9**, and finally it approves the General Fund Special Assessment Methodology.

The fourth item is the consideration of **Resolution 2025-8**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

Currently, the Board will be scheduled to meet on the first Thursday of each month at **12:30 P.M.**, unless otherwise indicated, at the **River Strand Golf and Country Club, (Clubhouse), 7155 Grand Estuary Trail, Bradenton Florida, 34212.**

The Fiscal Year 2026 schedule is as follows:

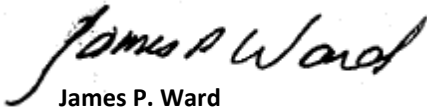
October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

The fifth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on Financial Statements (unaudited) for the periods ending January 31, 2025, February 28, 2025, and March 31, 2025.

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 by phoning (954) 658-4900.

Yours sincerely,

Heritage Harbour Market Place Community Development District



James P. Ward
District Manager

The Fiscal Year 2025 schedule is as follows:

June 5, 2025	July – No Meeting
August 7, 2025	September 4, 2025

HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for Heritage Harbour Market Place Community Development District will hold two public hearings and a regular meeting on May 1, 2025 at 12:30 p.m. at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District’s website at www.HeritageHarbourMarketplacecdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District’s proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budget and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District’s web site www.HeritageHarbourMarketplacecdd.org at least seven (7) days in advance of the meeting.

In addition, you may obtain a copy of the proposed budget on the District’s website: www.HeritageHarbourMarketplacecdd.org immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026 Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2026 Proposed Schedule of Assessments
The chart below identifies the proposed assessments by Parcel

Schedule of Rates			
Parcel Identification		Acres	Assessment
Parcel 19/20	TH Harbour LLLP	67.70	\$ 51,542.03
Parcel 19	THH Tract 1 LLC	16.00	\$ 12,181.28
Parcel 22		3.38	\$ 2,753.43
Parcel 23		2.13	\$ 1,735.15
Parcel 24		3.13	\$ 2,549.77
Parcel 25		0.00	\$ -
Parcel 26	Parcel A	2.91	\$ 2,373.23
Parcel 26	Parcel D	1.19	\$ 969.40
Parcel 26	Parcel C	0.00	\$ -
Parcel 26	Parcel B	5.15	\$ 4,195.31
Parcel 27 - Unit 1		1.34	\$ 1,091.59
Parcel 27 - Unit 2		1.47	\$ 1,197.50
Parcel 27 - Unit 3		0.96	\$ 782.04
Parcel 27 - Unit 4		1.23	\$ 1,001.93

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

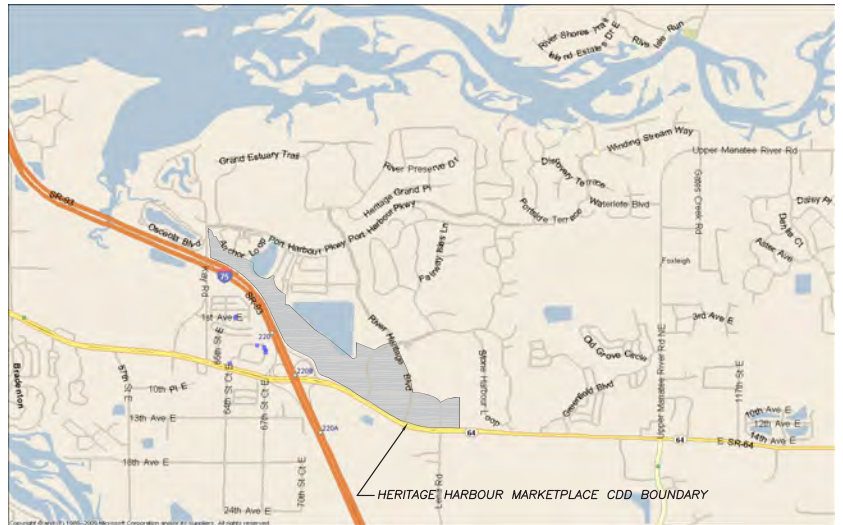
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year’s county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

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



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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, February 6, 2025, at 12:30 P.M. at the River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

Danielle Graef	Chairperson
Brian Billingham	Vice Chair
Bob Beene	Assistant Secretary

Absent:

Chelsea Rusk	Assistant Secretary
Dan Hulgass	Assistant Secretary

Also present were:

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

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 12:45 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Hulgass and Supervisor Rusk, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

I. November 7, 2024 – Landowner Meeting

II. November 7, 2024 – Regular Board Meeting

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

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, the November 7, 2024 Regular Meeting Minutes and November 7, 2024 Landowner Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2024, which ended September 30, 2024

Mr. Ward introduced Mr. Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP) in the United States of America. He stated pages 3 through 6 were the Management's Discussion and Analysis which provided an overview summary of the financial position and activities of the District. He indicated pages 7 through 12 were the basic financial statements. He noted the governmental fund level financial statements were the most informative. He stated pages 13 through 20 were the notes to the financial statements. He indicated page 13 through 18 were fairly standard notes and pages 19 and 20 showed the District's capital assets and long term liabilities. He stated page 21 was a schedule comparing the general fund actual activity to the budget. He indicated page 23 included information required by the State of Florida. He stated page 24 and 25 was the report on internal controls over financial reporting. He stated the District was in compliance with all statutes which were relevant. He reported page 27 and 28 contained the Management Letter. He stated there were no findings and no recommendations; this was a clean audit with a clean opinion. He asked if there were any questions.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, the Audited Financial Statements for the Fiscal Year 2024, which ended September 30, 2024 were accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-5

Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2026 Budget and setting a Public Hearing for Thursday, May 1, 2025, at 12:30 p.m. at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212

Mr. Ward stated this resolution approved the proposed budget and set the public hearing for Thursday, May 1, 2025 at 12:30 p.m. in the Sanctuary Clubhouse. He noted the calendar invites would include the new location.

Ms. Graef explained how to get to the Sanctuary Clubhouse.

Mr. Ward indicated the Budget consisted of two parts, a general fund which covered the administrative operations of the District and the debt service fund which covered the special assessments levied on the properties. He reported the total budget for last year was \$91,035 dollars, and it was \$95,700 dollars for fiscal year 2026. He noted the assessment rates remained relatively consistent year after year and were actually slightly lower than the previous year due to the way the calculations were done. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Fiscal Year 2026

1. May 1, 2025 – Public Hearings: Proposed Fiscal Year 2026 Budget

b) Financial Statement for period ending October 31, 2024 (unaudited)

c) Financial Statement for period ending November 30, 2024 (unaudited)

d) Financial Statement for period ending December 31, 2024 (unaudited)

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

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

SEVENTH ORDER OF BUSINESS

Public Comments

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

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

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 12:52 p.m.

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

Heritage Harbour Market Place
Community Development District

James P. Ward, Secretary

Danielle Graef, Chairperson

RESOLUTION 2025-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT (“THE DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

WHEREAS, the Board set May 1, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

RESOLUTION 2025-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

- c. That the adopted budget, as amended, shall be maintained by the District Manager, identified as "The Budget for the Heritage Harbour Market Place Community Development District for the Fiscal Year Ending September 30, 2025." As adopted by the Board of Supervisors on May 2, 2024.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Heritage Harbour Marketplace Community Development District, for fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of **\$457,266.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 95,700.00
DEBT SERVICE FUND (SERIES 2005)	\$ 361,566.00
TOTAL ALL FUNDS	\$ 457,266.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

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

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

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2025-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 1st day of May 2025.

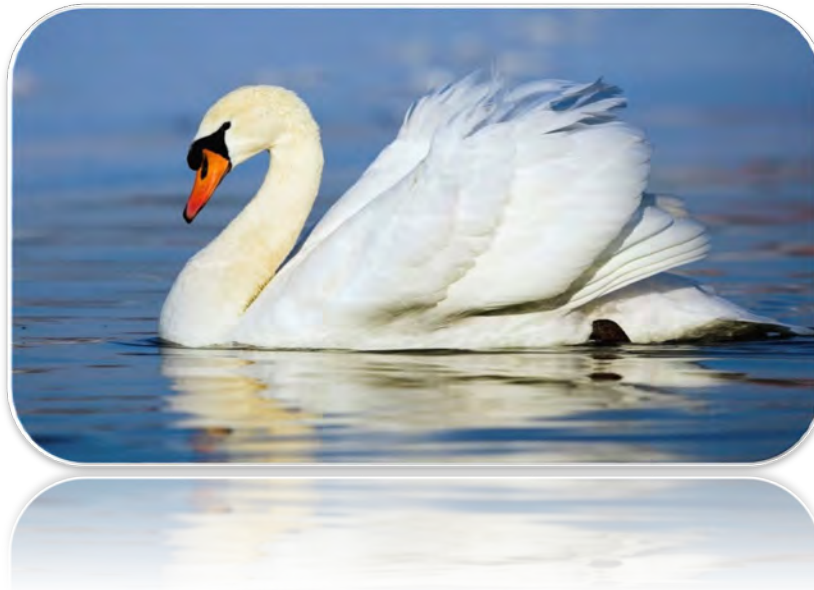
ATTEST:

**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 2026

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 2026

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

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

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

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

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

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

Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 175,000	\$ -	\$ 175,000	\$ 185,000
Principal Debt Service - Early Redemptions				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2007 Bonds	\$ 163,520	\$ 81,760	\$ 163,520	\$ 153,720
Trustee Services	\$ -	\$ -	\$ -	\$ -
Legal - Foreclosure Counsel	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Fees	\$ 23,695	\$ -	\$ 23,695	\$ 22,846
Total Appropriations	\$ 362,215	\$ 81,760	\$ 362,215	\$ 361,566

Net Increase/(Decrease) in Fund Balance	-	140,822	13,696	-
Fund Balance - Beginning	306,006	306,006	306,006	319,702
Fund Balance - Ending (Projected)	306,006	446,827	319,702	319,702
Restricted Fund Balance:				
Reserve Account Requirement			200,000	
Restricted for November 1, 2026 Interest Payment			\$ 71,680	
Total - Restricted Fund Balance:			\$ 271,680	

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

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

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

RESOLUTION 2025-7

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

RECITALS

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

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

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

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

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

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

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

RESOLUTION 2025-7

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

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

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

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

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

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

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

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

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

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

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

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025-7

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

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

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

RESOLUTION 2025-7

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

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, on this 1st day of May 2025.

ATTEST:

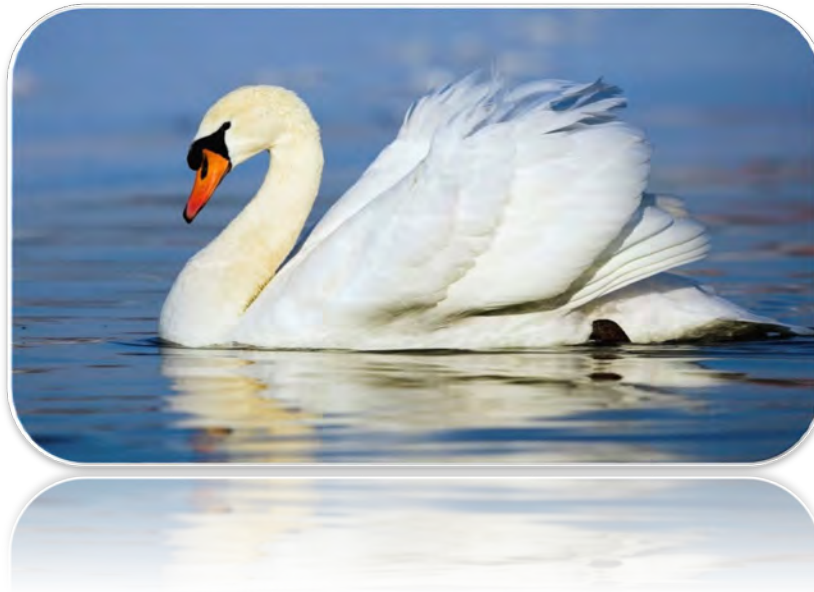
**HERITAGE HARBOUR MARKET
PLACECOMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

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 2026**

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

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

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

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

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

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

Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 175,000	\$ -	\$ 175,000	\$ 185,000
Principal Debt Service - Early Redemptions				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2007 Bonds	\$ 163,520	\$ 81,760	\$ 163,520	\$ 153,720
Trustee Services	\$ -	\$ -	\$ -	\$ -
Legal - Foreclosure Counsel	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Fees	\$ 23,695	\$ -	\$ 23,695	\$ 22,846
Total Appropriations	\$ 362,215	\$ 81,760	\$ 362,215	\$ 361,566

Net Increase/(Decrease) in Fund Balance	-	140,822	13,696	-
Fund Balance - Beginning	306,006	306,006	306,006	319,702
Fund Balance - Ending (Projected)	306,006	446,827	319,702	319,702
Restricted Fund Balance:				
Reserve Account Requirement			200,000	
Restricted for November 1, 2026 Interest Payment			\$ 71,680	
Total - Restricted Fund Balance:			\$ 271,680	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2025		Fiscal Year 2026	
		Off-Roll	On-Roll	Off-Roll	On-Roll
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Parcel 26 moved to split folios (Condo Revision 2023)			\$ -		\$ -
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Parcel 26 Parcel D (Revised 2023)	1.19		\$ 12,050.61		\$ 11,618.96
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ -		\$ -
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Parcel 27 - Unit 1	1.34		\$ 13,527.16		\$ 13,042.63
Parcel 27 - Unit 2	1.47		\$ 14,839.50		\$ 14,307.96
Parcel 27 - Unit 3	0.96		\$ 9,691.10		\$ 9,343.97
Parcel 27 - Unit 4	1.23		\$ 12,416.72		\$ 11,971.96
Total Acres	35.88				

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

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

RESOLUTION 2025-8

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

RECITALS

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

WHEREAS, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

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

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

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

- a. **Date:** The first Thursday of each month for Fiscal Year 2026, which covers the period October 1, 2025, through September 30, 2026.

The Fiscal Year 2026 schedule is as follows:

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

- b. **Time:** 12:30 P.M. (Eastern Standard Time)
- c. **Location:** River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212

RESOLUTION 2025-8

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

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

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour Market Place Community Development District, Manatee County, Florida, this 1st day of May 2025.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Danielle Graef, Chairperson



SCOTT FARRINGTON
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 15, 2025

Heritage Harbour Marketplace
Attn: Cori Dissinger
J.P. Ward & Associates, LLC
2301 NE 37th St
Fort Lauderdale FL 33308

Dear Ms. Dissinger,

We are in receipt of your request for the number of registered voters in the Heritage Harbour Market Place Community Development District of April 15, 2025. According to our records, there were 0 persons registered in the Heritage Harbour Market Place Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/hk

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

May 1, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

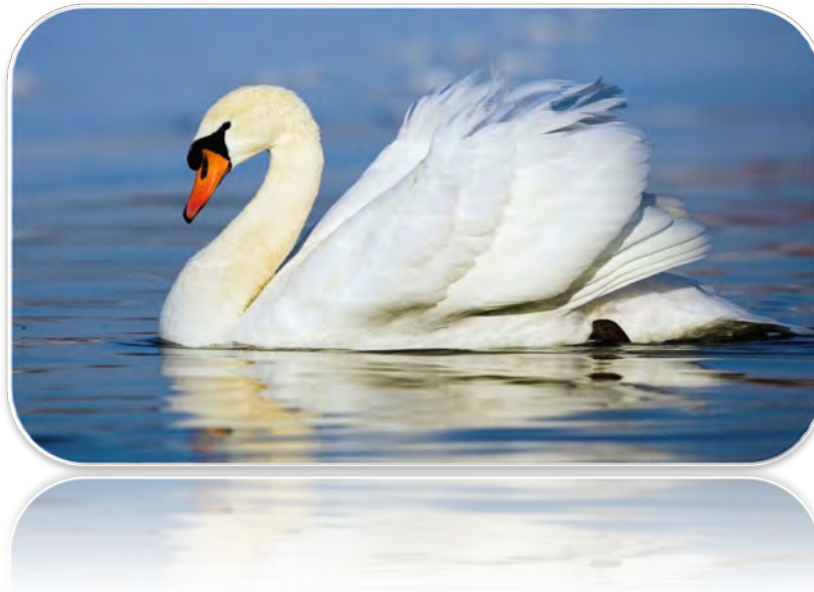
James P. Ward, District Manager

Date

Danielle Graef, Chairperson

Date

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JANUARY 2025

FISCAL YEAR 2025

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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of January 31, 2025

	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						
	\$ 148,445	\$ -	\$ -	\$ -	\$ -	\$ 148,445
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	246,828	-	-	-	246,828
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	446,828	-	446,828
Amount to be Provided by Debt Service Funds	-	-	-	2,473,172	-	2,473,172
General Fixed Assets	-	-	-	-	2,822,237	2,822,237
Total Assets	\$ 148,445	\$ 446,828	\$ -	\$ 2,920,000	\$ 2,822,237	\$ 6,337,511

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of January 31, 2025

	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	-	-	-	-	-	-
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	2,920,000	-	2,920,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 2,920,000	\$ -	\$ 2,920,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-		-	2,822,237	2,822,237
Fund Balance						
Restricted						
Beginning: October 1, 2024	-	306,006	-	-	-	306,006
Results from Current Operations	-	140,823	-	-	-	140,823
Unassigned						
Beginning: October 1, 2024	148,892	-	-	-	-	148,892
Results from Current Operations	(446)	-	-	-	-	(446)
Total Fund Equity and Other Credits	\$ 148,445	\$ 446,828	\$ -	\$ -	\$ 2,822,237	\$ 3,417,511
Total Liabilities, Fund Equity and Other Credits	\$ 148,445	\$ 446,828	\$ -	\$ 2,920,000	\$ 2,822,237	\$ 6,337,511

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending January 31, 2025

	October	November	December	January	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	N/A
Interest							
Interest - General Checking	-	-	-	-	-	16	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	85	-	5,204	14,030	19,318	29,991	64%
Special Assessments - Non-Uniform Mthd	25,156	-	-	-	25,156	63,949	39%
Inter-Fund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 25,240	\$ -	\$ 5,204	\$ 14,030	\$ 44,474	\$ 93,956	47%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	-	-	-	-	600	0%
Board of Supervisor's - FICA	-	-	-	-	-	46	0%
Executive							
Executive Salaries	3,938	-	-	-	3,938	47,250	8%
Executive Salaries - FICA	301	-	-	-	301	3,615	8%
Professional Management	-	4,239	4,239	4,239	12,716	-	N/A
Financial and Administrative							
Audit Services	-	-	-	6,500	6,500	6,500	100%
Accounting Services	-	700	350	350	1,400	4,200	33%
Assessment Roll Preparation	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	-	500	500	100%
Other	-	-	-	-	-	-	N/A
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	200	0%
Legal Advertising	-	320	-	-	320	750	43%
Trustee Services	-	5,064	-	-	5,064	5,065	100%
Dissemination Agent Services	-	5,000	-	-	5,000	5,000	100%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Services	-	-	-	-	-	500	0%

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending January 31, 2025

	October	November	December	January	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Telephone	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	50	0%
Rentals & Leases							
Miscellaneous Equipment Leasing	-	-	-	-	-	-	N/A
Computer Services and Website Development	-	-	-	300	300	7,560	4%
Insurance	7,483	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	-	50	0%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	260	260	4,000	7%
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
Manatee County RE Taxes	-	-	963	-	963	-	N/A
Payroll Expenses	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 11,722	\$ 15,498	\$ 6,052	\$ 11,649	\$ 44,920	\$ 93,956	48%
Net Increase/ (Decrease) of Fund Balance	13,519	(15,498)	(848)	2,381	(446)	N/A	
Fund Balance - Beginning	126,464	139,983	124,484	123,636	126,464	126,464	
Fund Balance - Ending	\$ 139,983	\$ 124,484	\$ 123,636	\$ 126,018	\$ 126,018	\$ 126,464	

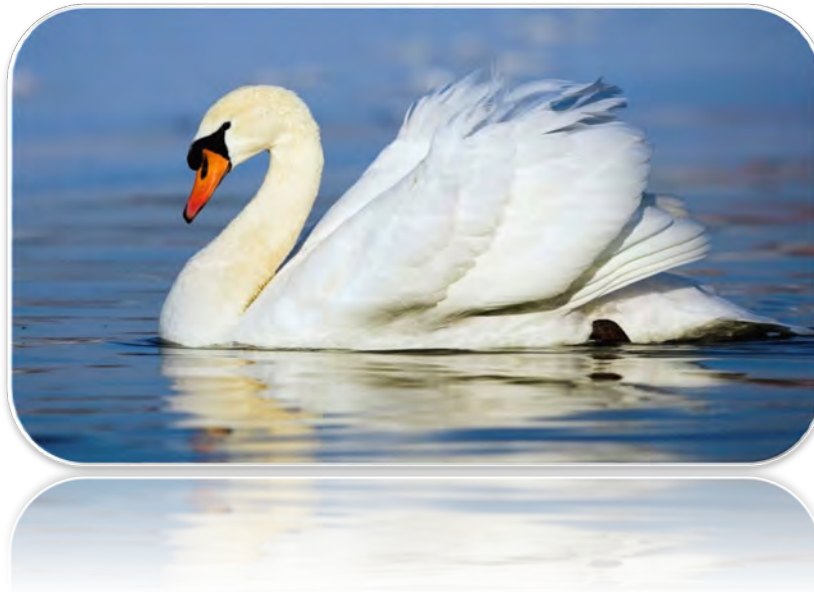
Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending January 31, 2025**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Revenue Account	533	524	188	206	1,451	-	N/A
Reserve Account	827	804	747	744	3,122	-	N/A
Interest Account	-	-	-	-	-	20	0%
Sinking Fund Account	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	956	-	58,723	158,331	218,009	338,500	64%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,316	\$ 1,328	\$ 59,658	\$ 159,280	\$ 222,583	\$ 338,520	66%
Expenditures and Other Uses							
Debt Service							
Principal - Mandatory	-	-	-	-	-	175,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	N/A
Interest Expense	-	81,760	-	-	81,760	163,520	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:	\$ -	\$ 81,760	\$ -	\$ -	\$ 81,760	\$ 338,520	24%
Net Increase/ (Decrease) of Fund Balance	2,316	(80,432)	59,658	159,280	140,823	-	
Fund Balance - Beginning	329,006	331,322	250,890	310,548	329,006	329,006	
Fund Balance - Ending	\$ 331,322	\$ 250,890	\$ 310,548	\$ 469,829	\$ 469,829	\$ 329,006	

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – FEBRUARY 2025

FISCAL YEAR 2025

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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of February 28, 2025

	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						
	\$ 159,362	\$ -	\$ -	\$ -	\$ -	\$ 159,362
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	284,832	-	-	-	284,832
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	484,832	-	484,832
Amount to be Provided by Debt Service Funds	-	-	-	2,435,168	-	2,435,168
General Fixed Assets	-	-	-	-	2,605,142	2,605,142
Total Assets	\$ 159,362	\$ 484,832	\$ -	\$ 2,920,000	\$ 2,605,142	\$ 6,169,336

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of February 28, 2025

	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	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2005	-	-	-	175,000	-	175,000
Long Term						
Series 2005	-	-	-	2,745,000	-	2,745,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 2,920,000	\$ -	\$ 2,920,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-		-	2,605,142	2,605,142
Fund Balance						
Restricted						
Beginning: October 1, 2024	-	306,006	-	-	-	306,006
Results from Current Operations	-	178,826	-	-	-	178,826
Unassigned						
Beginning: October 1, 2024	148,892	-	-	-	-	148,892
Results from Current Operations	10,471	-	-	-	-	10,471
Total Fund Equity and Other Credits	\$ 159,362	\$ 484,832	\$ -	\$ -	\$ 2,605,142	\$ 3,249,336
Total Liabilities, Fund Equity and Other Credits	\$ 159,362	\$ 484,832	\$ -	\$ 2,920,000	\$ 2,605,142	\$ 6,169,336

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending February 28, 2025**

	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	16	0%
Special Assessment Revenue								
Special Assessments - Uniform Method	85	-	5,204	14,030	3,271	22,589	29,991	75%
Special Assessments - Non-Uniform Mthd	25,156	-	-	-	12,931	38,087	63,949	60%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 25,240	\$ -	\$ 5,204	\$ 14,030	\$ 16,202	\$ 60,676	\$ 93,956	65%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	-	-	-	-	-	600	0%
Board of Supervisor's - FICA	-	-	-	-	-	-	46	0%
Executive								
Executive Salaries	3,938	-	-	-	-	3,938	47,250	8%
Executive Salaries - FICA	301	-	-	-	-	301	3,615	8%
Professional Management	-	4,239	4,239	4,239	4,239	16,955	-	0%
Financial and Administrative								
Audit Services	-	-	-	6,500	-	6,500	6,500	100%
Accounting Services	-	700	350	350	350	1,750	4,200	42%
Assessment Roll Preparation	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	500	-	-	500	500	100%
Other	-	-	-	-	-	-	-	0%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	200	0%
Legal Advertising	-	320	-	-	-	320	750	43%
Trustee Services	-	5,064	-	-	-	5,064	5,065	100%
Dissemination Agent Services	-	5,000	-	-	-	5,000	5,000	100%
Bond Amortization Schedules	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	500	0%

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending February 28, 2025

	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	0%
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	50	0%
Rentals & Leases								
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	0%
Computer Services and Website Development	-	-	-	300	-	300	7,560	4%
Insurance	7,483	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	-	-	50	0%
Office Supplies	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	-	260	-	260	4,000	7%
Legal - Litigation Counsel	-	-	-	-	-	-	-	0%
Comprehensive Planning								
Professional Services-Planning	-	-	-	-	-	-	-	0%
Other General Government Services								
Engineering Services - General Fund	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	0%
Manatee County RE Taxes	-	-	963	-	696	1,659	-	0%
Payroll Expenses	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 11,722	\$ 15,498	\$ 6,052	\$ 11,649	\$ 5,285	\$ 50,205	\$ 93,956	53%
Net Increase/ (Decrease) of Fund Balance	13,519	(15,498)	(848)	2,381	10,917	10,471	-	
Fund Balance - Beginning	126,464	139,983	124,484	123,636	126,018	126,464	126,464	
Fund Balance - Ending	\$ 139,983	\$ 124,484	\$ 123,636	\$ 126,018	\$ 136,935	\$ 136,935	\$ 126,464	

Heritage Harbour Market Place Community Development District

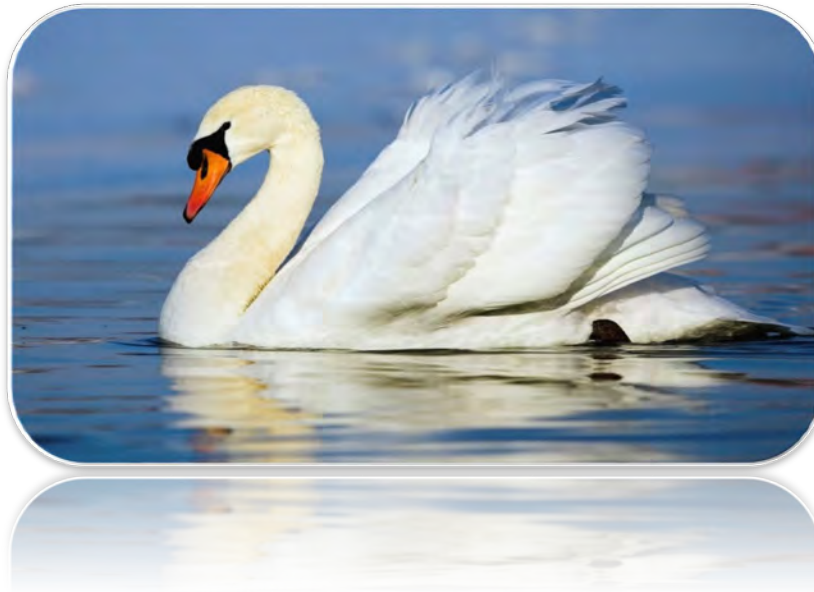
Debt Service Fund - Series 2005 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending February 28, 2025

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Revenue Account	533	524	188	206	374	1,825	-	0%
Reserve Account	827	804	747	744	721	3,844	-	0%
Interest Account	-	-	-	-	-	-	20	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Special Assessment Revenue								
Special Assessments - Uniform Method	956	-	58,723	158,331	36,908	254,918	338,500	75%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,316	\$ 1,328	\$ 59,658	\$ 159,280	\$ 38,004	\$ 260,586	\$ 338,520	77%
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	-	-	-	-	-	-	175,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	0%
Interest Expense	-	81,760	-	-	-	81,760	163,520	50%
Legal Services								
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	0%
Operating Transfers Out	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	0%
GF-Litigation (Parcel 19/20)	-	-	-	-	-	-	-	0%
CPF-Deferred Cost Account	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 81,760	\$ -	\$ -	\$ -	\$ 81,760	\$ 338,520	24%
Net Increase/ (Decrease) of Fund Balance	2,316	(80,432)	59,658	159,280	38,004	178,826	-	
Fund Balance - Beginning	329,006	331,322	250,890	310,548	469,829	329,006	329,006	
Fund Balance - Ending	\$ 331,322	\$ 250,890	\$ 310,548	\$ 469,829	\$ 507,832	\$ 507,832	\$ 329,006	

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025

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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour Market Place Community Development District

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

	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						
	\$ 154,774	\$ -	\$ -	\$ -	\$ -	\$ 154,774
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	286,304	-	-	-	286,304
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	486,304	-	486,304
Amount to be Provided by Debt Service Funds	-	-	-	2,433,696	-	2,433,696
General Fixed Assets	-	-	-	-	2,605,142	2,605,142
Total Assets	\$ 154,774	\$ 486,304	\$ -	\$ 2,920,000	\$ 2,605,142	\$ 6,166,219

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of March 31, 2025

	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	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2005	-	-	-	175,000	-	175,000
Long Term						
Series 2005	-	-	-	2,745,000	-	2,745,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 2,920,000	\$ -	\$ 2,920,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-		-	2,605,142	2,605,142
Fund Balance						
Restricted						
Beginning: October 1, 2024	-	306,006	-	-	-	306,006
Results from Current Operations	-	180,298	-	-	-	180,298
Unassigned						
Beginning: October 1, 2024	148,892	-	-	-	-	148,892
Results from Current Operations	5,882	-	-	-	-	5,882
Total Fund Equity and Other Credits	\$ 154,774	\$ 486,304	\$ -	\$ -	\$ 2,605,142	\$ 3,246,219
Total Liabilities, Fund Equity and Other Credits	\$ 154,774	\$ 486,304	\$ -	\$ 2,920,000	\$ 2,605,142	\$ 6,166,219

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending March 31, 2025**

	October	November	December	January	February	March	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	16	0%
Special Assessment Revenue									
Special Assessments - Uniform Method	85	-	5,204	14,030	3,271	-	22,589	29,991	75%
Special Assessments - Non-Uniform Mthd	25,156	-	-	-	12,931	-	38,087	63,949	60%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 25,240	\$ -	\$ 5,204	\$ 14,030	\$ 16,202	\$ -	\$ 60,676	\$ 93,956	65%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	-	-	-	-	-	-	600	0%
Board of Supervisor's - FICA	-	-	-	-	-	-	-	46	0%
Executive									
Executive Salaries	3,938	-	-	-	-	-	3,938	47,250	8%
Executive Salaries - FICA	301	-	-	-	-	-	301	3,615	8%
Professional Management	-	4,239	4,239	4,239	4,239	4,239	21,194	-	0%
Financial and Administrative									
Audit Services	-	-	-	6,500	-	-	6,500	6,500	100%
Accounting Services	-	700	350	350	350	350	2,100	4,200	50%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	500	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Recording and Transcription	-	-	-	-	-	-	-	200	0%
Legal Advertising	-	320	-	-	-	-	320	750	43%
Trustee Services	-	5,064	-	-	-	-	5,064	5,065	100%
Dissemination Agent Services	-	5,000	-	-	-	-	5,000	5,000	100%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	-	500	0%

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending March 31, 2025**

	October	November	December	January	February	March	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Telephone	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	-	50	0%
Rentals & Leases									
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	0%
Computer Services and Website Development	-	-	-	300	-	-	300	7,560	4%
Insurance	7,483	-	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	-	-	-	50	0%
Office Supplies	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	260	-	-	260	4,000	7%
Legal - Litigation Counsel	-	-	-	-	-	-	-	-	0%
Comprehensive Planning									
Professional Services-Planning	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services - General Fund	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
Manatee County RE Taxes	-	-	963	-	696	-	1,659	-	0%
Payroll Expenses	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 11,722	\$ 15,498	\$ 6,052	\$ 11,649	\$ 5,285	\$ 4,589	\$ 54,794	\$ 93,956	58%
 Net Increase/ (Decrease) of Fund Balance	 13,519	 (15,498)	 (848)	 2,381	 10,917	 (4,588.75)	 5,882	 -	
Fund Balance - Beginning	126,464	139,983	124,484	123,636	126,018	136,935	126,464	126,464	
Fund Balance - Ending	\$ 139,983	\$ 124,484	\$ 123,636	\$ 126,018	\$ 136,935	\$ 132,346	\$ 132,346	\$ 126,464	

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 March 31, 2025**

	October	November	December	January	February	March	Year to Date	Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Revenue Account	533	524	188	206	374	820	2,645	-	0%
Reserve Account	827	804	747	744	721	652	4,495	-	0%
Interest Account	-	-	-	-	-	-	-	20	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - Uniform Method	956	-	58,723	158,331	36,908	-	254,918	338,500	75%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,316	\$ 1,328	\$ 59,658	\$ 159,280	\$ 38,004	\$ 1,472	\$ 262,058	\$ 338,520	77%
Expenditures and Other Uses									
Debt Service									
Principal - Mandatory	-	-	-	-	-	-	-	175,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	0%
Interest Expense	-	81,760	-	-	-	-	81,760	163,520	50%
Legal Services									
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	0%
Operating Transfers Out	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	0%
GF-Litigation (Parcel 19/20)	-	-	-	-	-	-	-	-	0%
CPF-Deferred Cost Account	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 81,760	\$ -	\$ -	\$ -	\$ -	\$ 81,760	\$ 338,520	24%
 Net Increase/ (Decrease) of Fund Balance	 2,316	 (80,432)	 59,658	 159,280	 38,004	 1,472	 180,298	 -	
Fund Balance - Beginning	329,006	331,322	250,890	310,548	469,829	507,832	329,006	329,006	
Fund Balance - Ending	\$ 331,322	\$ 250,890	\$ 310,548	\$ 469,829	\$ 507,832	\$ 509,304	\$ 509,304	\$ 329,006	