

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2025

FISCAL YEAR 2025

PREPARED BY:

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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	