

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

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PREPARED BY:

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*Heritage Harbour Market Place Community Development District*

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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	
<b>Assets</b>						
<b>Cash and Investments</b>						
	\$ 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	-	-	-	-	-	-
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>	-	-	-	-	-	-
<b>Due from Other Governments</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Prepaid Expenses</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	484,832	-	484,832
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	2,435,168	-	2,435,168
<b>General Fixed Assets</b>	-	-	-	-	2,605,142	2,605,142
<b>Total Assets</b>	<b>\$ 159,362</b>	<b>\$ 484,832</b>	<b>\$ -</b>	<b>\$ 2,920,000</b>	<b>\$ 2,605,142</b>	<b>\$ 6,169,336</b>

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

# 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
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	16	0%
<b>Special Assessment Revenue</b>								
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%
<b>Inter-Fund Group Transfers In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 25,240</b>	<b>\$ -</b>	<b>\$ 5,204</b>	<b>\$ 14,030</b>	<b>\$ 16,202</b>	<b>\$ 60,676</b>	<b>\$ 93,956</b>	<b>65%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	-	-	-	-	-	600	0%
Board of Supervisor's - FICA	-	-	-	-	-	-	46	0%
<b>Executive</b>								
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%
<b>Financial and Administrative</b>								
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%
<b>Other Contractual Services</b>								
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
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	0%
<b>Communications &amp; Freight Services</b>								
Telephone	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	50	0%
<b>Rentals &amp; Leases</b>								
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	0%
Computer Services and Website Development	-	-	-	300	-	300	7,560	4%
<b>Insurance</b>	7,483	-	-	-	-	7,483	7,895	95%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	50	0%
<b>Office Supplies</b>	-	-	-	-	-	-	-	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	-	260	-	260	4,000	7%
Legal - Litigation Counsel	-	-	-	-	-	-	-	0%
<b>Comprehensive Planning</b>								
Professional Services-Planning	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>								
Engineering Services - General Fund	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	0%
Manatee County RE Taxes	-	-	963	-	696	1,659	-	0%
<b>Payroll Expenses</b>	-	-	-	-	-	-	-	0%
<b>Contingencies</b>	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,722</b>	<b>\$ 15,498</b>	<b>\$ 6,052</b>	<b>\$ 11,649</b>	<b>\$ 5,285</b>	<b>\$ 50,205</b>	<b>\$ 93,956</b>	<b>53%</b>
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	
<b>Fund Balance - Ending</b>	<b>\$ 139,983</b>	<b>\$ 124,484</b>	<b>\$ 123,636</b>	<b>\$ 126,018</b>	<b>\$ 136,935</b>	<b>\$ 136,935</b>	<b>\$ 126,464</b>	

**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**

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