

Heritage Harbour Market Place

Community Development District

*Financial Statements
February 28, 2026*

*JPWard and Associates, LLC
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TABLE OF CONTENTS

Heritage Harbor Market Place Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund Series 2005	4
Income & Expense Graph – All Funds	5

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

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

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

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-
Bonds Payable					
Current Portion (Due within 12 months)					
Series 2005	-	-	185,000	-	185,000
Long Term					
Series 2005	-	-	2,560,000	-	2,560,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,745,000</u>	<u>\$ -</u>	<u>\$ 2,745,000</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	2,388,047	2,388,047
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	236,409	-	-	236,409
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Fund Additions/Expenditures	1,302	-	-	-	1,302
Results from Current Operations	14,357	-	-	-	14,357
Total Fund Equity and Other Credits	<u>\$ 171,211</u>	<u>\$ 562,854</u>	<u>\$ -</u>	<u>\$ 2,388,047</u>	<u>\$ 3,122,112</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 171,211</u>	<u>\$ 562,854</u>	<u>\$ 2,745,000</u>	<u>\$ 2,388,047</u>	<u>\$ 5,867,112</u>

Prepared by:

JPWARD and Associates, LLC

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending February 28, 2026

	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	24,792	31,977	78%
Special Assessments - Non-Uniform Mthd	13,788	39,756	67,331	59%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Total Revenue and Other Sources:	\$ 13,788	\$ 64,548	\$ 93,608	69%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	23,708	56,900	42%
Financial and Administrative				
Audit Services	-	6,700	6,700	100%
Accounting Services	367	1,833	4,400	42%
Arbitrage Rebate Services	-	500	500	100%
Other Contractual Services				
Legal Advertising	137	137	750	18%
Trustee Services	-	4,256	4,400	97%
Dissemination Agent Services	750	3,250	5,500	59%
Bank Services	-	-	250	0%
Computer Services and Website	1,200	1,200	2,400	50%
Insurance	-	8,432	7,983	106%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	-	3,000	0%
Contingencies	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,195	\$ 50,192	\$ 93,608	54%
Net Increase/ (Decrease) of Fund Balance	6,592	14,357	-	
Fund Balance - Beginning	164,618	155,552	155,552	
Fund Additions/(Expenditures)	-	1,302	-	
Fund Balance - Ending	\$ 171,211	\$ 171,211	\$ 155,552	

Prepared by:

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Heritage Harbour Market Place Community Development District

Debt Service Fund - Series 2005 Bonds

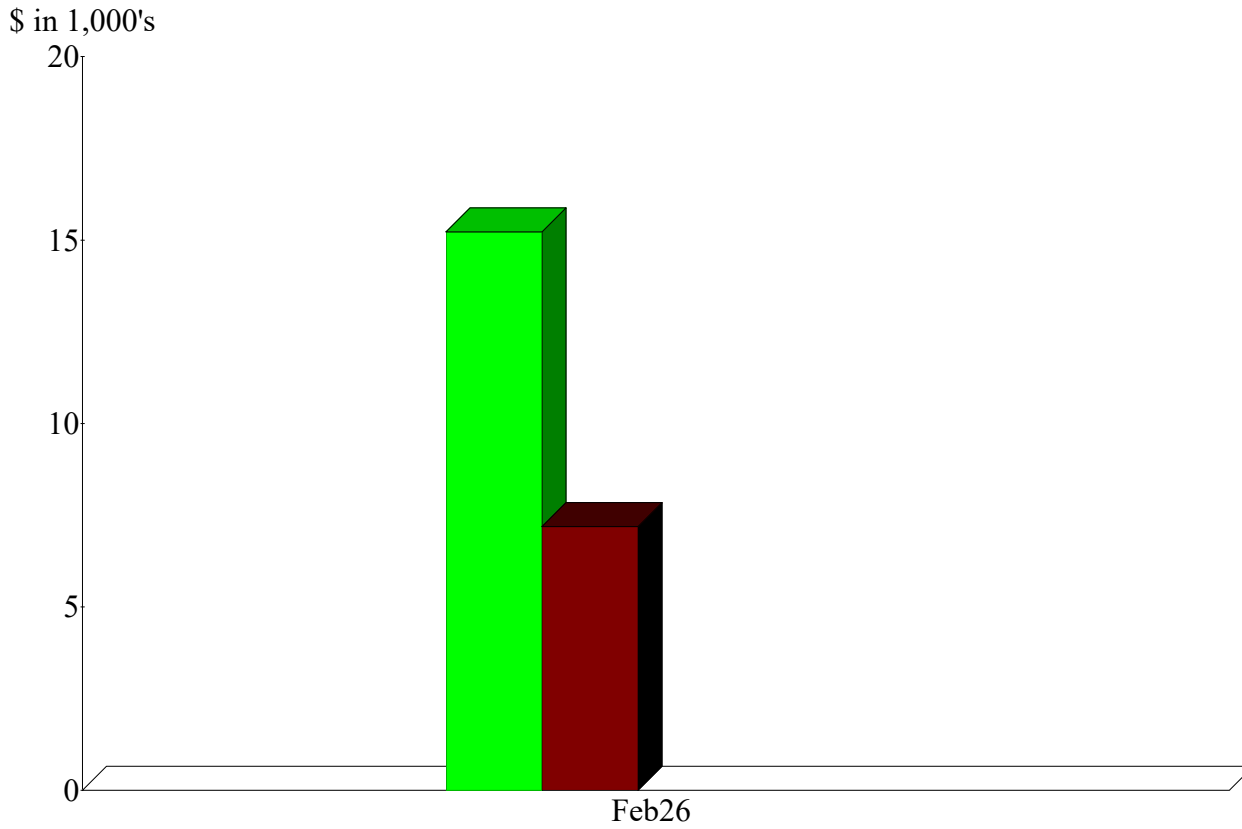
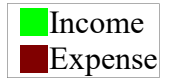
Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending February 28, 2026

	February	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	839	2,111	12,345	17%
Reserve Account	594	3,169	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	307,989	349,221	88%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Inter-Fund Group Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,433	\$ 313,269	\$ 338,720	92%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	185,000	0%
Interest Expense	-	76,860	153,720	50%
Inter-Fund Group Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ 338,720	23%
Net Increase/ (Decrease) of Fund Balance	1,433	236,409	-	
Fund Balance - Beginning	561,421	326,445	326,445	
Fund Balance - Ending	\$ 562,854	\$ 562,854	\$ 326,445	

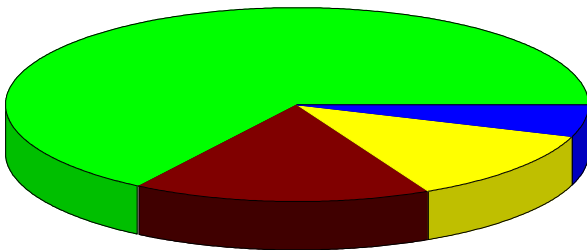
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Income and Expense by Month
February 2026



Expense Summary
February 2026

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



By Account