

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 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 April 30, 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						
	\$ 231,809	\$ -	\$ -	\$ -	\$ -	\$ 231,809
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	288,057	-	-	-	288,057
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	63,261	-	-	-	63,261
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	551,318	-	551,318
Amount to be Provided by Debt Service Funds	-	-	-	2,368,682	-	2,368,682
General Fixed Assets	-	-	-	-	2,605,142	2,605,142
Total Assets	\$ 231,809	\$ 551,318	\$ -	\$ 2,920,000	\$ 2,605,142	\$ 6,308,269

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of April 30, 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	63,261	-	-	-	-	63,261
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	\$ 63,261	\$ -	\$ -	\$ 2,920,000	\$ -	\$ 2,983,261
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	-	245,312	-	-	-	245,312
Unassigned						
Beginning: October 1, 2024	148,892	-	-	-	-	148,892
Results from Current Operations	19,657	-	-	-	-	19,657
Total Fund Equity and Other Credits	\$ 168,548	\$ 551,318	\$ -	\$ -	\$ 2,605,142	\$ 3,325,008
Total Liabilities, Fund Equity and Other Credits	\$ 231,809	\$ 551,318	\$ -	\$ 2,920,000	\$ 2,605,142	\$ 6,308,269

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending April 30, 2025**

	October	November	December	January	February	March	April	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	-	5,606	28,195	29,991	94%
Special Assessments - Non-Uniform Mthd	25,156	-	-	-	12,931	-	12,931	51,018	63,949	80%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 25,240	\$ -	\$ 5,204	\$ 14,030	\$ 16,202	\$ -	\$ 18,537	\$ 79,213	\$ 93,956	84%
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	4,239	25,433	-	0%
Financial and Administrative										
Audit Services	-	-	-	6,500	-	-	-	6,500	6,500	100%
Accounting Services	-	700	350	350	350	350	350	2,450	4,200	58%
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 April 30, 2025**

	October	November	December	January	February	March	April	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services										
Telephone	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	9	9	50	19%
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	-	-	164	424	4,000	11%
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	\$ 4,762	\$ 59,556	\$ 93,956	63%
 Net Increase/ (Decrease) of Fund Balance	 13,519	 (15,498)	 (848)	 2,381	 10,917	 (4,588.75)	 13,775	 19,657	 -	
Fund Balance - Beginning	126,464	139,983	124,484	123,636	126,018	136,935	132,346	126,464	126,464	
Fund Balance - Ending	\$ 139,983	\$ 124,484	\$ 123,636	\$ 126,018	\$ 136,935	\$ 132,346	\$ 146,121	\$ 146,121	\$ 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 April 30, 2025

	October	November	December	January	February	March	April	Year to Date	Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Revenue Account	533	524	188	206	374	820	1,032	3,677	-	0%
Reserve Account	827	804	747	744	721	652	721	5,216	-	0%
Interest Account	-	-	-	-	-	-	-	-	20	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - Uniform Method	956	-	58,723	158,331	36,908	-	63,261	318,178	338,500	94%
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	\$ 65,014	\$ 327,072	\$ 338,520	97%
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	65,014	245,312	-	
Fund Balance - Beginning	329,006	331,322	250,890	310,548	469,829	507,832	509,304	329,006	329,006	
Fund Balance - Ending	\$ 331,322	\$ 250,890	\$ 310,548	\$ 469,829	\$ 507,832	\$ 509,304	\$ 574,318	\$ 574,318	\$ 329,006	