

Heritage Harbour Market Place

Community Development District

*Financial Statements
April 30, 2026*

*PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900*

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
Through April 30, 2026

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund					
Truist Checking Account	\$ 186,423	\$ -	\$ -	\$ -	\$ 186,423
Debt Service Fund					
Revenue Account	-	366,038	-	-	366,038
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	-	-	-	-	-
Due from Other Funds					
General Fund	-	12,689	-	-	12,689
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	578,726	-	578,726
Amount to be Provided by Debt Service Funds	-	-	2,166,274	-	2,166,274
General Fixed Assets	-	-	-	2,388,047	2,388,047
Total Assets:	\$ 186,423	\$ 578,726	\$ 2,745,000	\$ 2,388,047	\$ 5,898,196

Heritage Harbour Market Place Community Development District
Balance Sheet
Through April 30, 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	12,689	-	-	-	12,689
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:	\$ 12,689	\$ -	\$ 2,745,000	\$ -	\$ 2,757,689
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	-	252,282	-	-	252,282
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Fund Additions/Expenditures	1,302	-	-	-	1,302
Results from Current Operations	16,880	-	-	-	16,880
Total Fund Equity and Other Credits:	\$ 173,734	\$ 578,726	\$ -	\$ 2,388,047	\$ 3,140,507
Total Liabilities, Fund Equity and Other Credits:	\$ 186,423	\$ 578,726	\$ 2,745,000	\$ 2,388,047	\$ 5,898,196

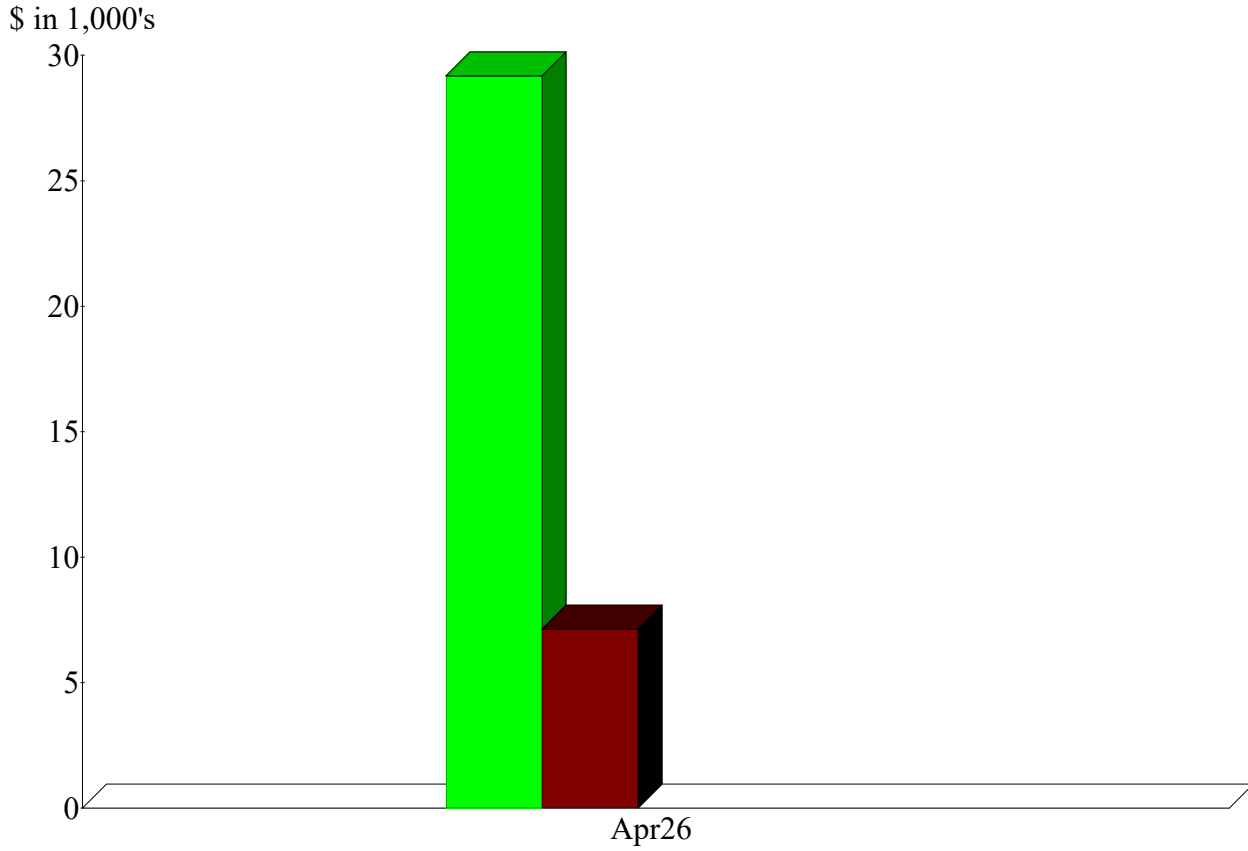
Heritage Harbour Market Place Community Development District
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	1,021	25,814	31,977	81%
Special Assessments - Non-Uniform Mthd	13,788	53,544	67,331	80%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Total Revenue and Other Sources:	\$ 14,809	\$ 79,357	\$ 93,608	85%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	33,192	56,900	58%
Financial and Administrative				
Audit Services	-	6,700	6,700	100%
Accounting Services	367	2,567	4,400	58%
Arbitrage Rebate Services	-	500	500	100%
Other Contractual Services				
Legal Advertising	1,941	2,078	750	277%
Trustee Services	-	4,256	4,400	97%
Dissemination Agent Services	-	3,250	5,500	59%
Bank Services	-	-	250	0%
Computer Services and Website	-	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	78	128	3,000	4%
Contingencies				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,128	\$ 62,478	\$ 93,608	67%
Net Increase/ (Decrease) of Fund Balance	7,681	16,880	-	
Fund Balance - Beginning	159,460	155,552	155,552	
Fund Additions/(Expenditures)	-	1,302	-	
Fund Balance - Ending	\$ 167,141	\$ 173,734	\$ 155,552	

Heritage Harbour Market Place Community Development District
Debt Service Fund - Series 2005
Statement of Revenue, Expenditures and Changes in Fund Balance
Through April 30, 2026

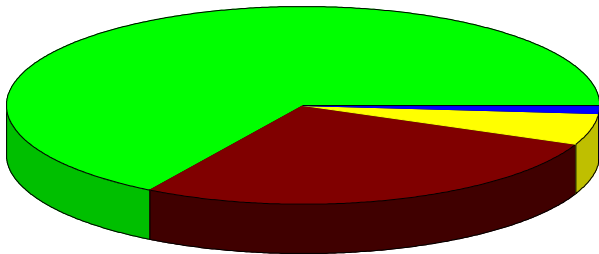
Description	April	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	1,082	4,164	12,345	34%
Reserve Account	594	4,299	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	12,689	320,678	349,221	92%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Total Revenue and Other Sources:	\$ 14,364	\$ 329,142	\$ 338,720	97%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	-	185,000	0%
Interest Expense	-	76,860	153,720	50%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ 338,720	23%
Net Increase/ (Decrease) of Fund Balance	14,364	252,282	-	
Fund Balance - Beginning	562,929	326,445	326,445	
Fund Balance - Ending	\$ 577,293	\$ 578,726	\$ 326,445	

Income and Expense by Month
April 2026



Expense Summary
April 2026

5120000 · Executive	66.52%
5133400 · Other Contractual Services	27.24
5130000 · Financial and Administrative	5.14
5140000 · Legal	1.09
Total	\$7,127.66



By Account