

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 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						
	\$ 159,908	\$ -	\$ -	\$ -	\$ -	\$ 159,908
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	96,261	-	-	-	96,261
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	-	-	-	296,261	-	296,261
Amount to be Provided by Debt Service Funds	-	-	-	2,448,739	-	2,448,739
General Fixed Assets	-	-	-	-	2,605,142	2,605,142
Total Assets	\$ 159,908	\$ 296,261	\$ -	\$ 2,745,000	\$ 2,605,142	\$ 5,806,311

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of May 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	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ 2,745,000	\$ -	\$ 2,745,000
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	-	(9,745)	-	-	-	(9,745)
Unassigned						
Beginning: October 1, 2024	148,892	-	-	-	-	148,892
Results from Current Operations	11,016	-	-	-	-	11,016
Total Fund Equity and Other Credits	\$ 159,908	\$ 296,261	\$ -	\$ -	\$ 2,605,142	\$ 3,061,311
Total Liabilities, Fund Equity and Other Credits	\$ 159,908	\$ 296,261	\$ -	\$ 2,745,000	\$ 2,605,142	\$ 5,806,311

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending May 31, 2025**

	October	November	December	January	February	March	April	May	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	4,239	29,671	-	0%
Financial and Administrative											
Audit Services	-	-	-	6,500	-	-	-	-	6,500	6,500	100%
Accounting Services	-	700	350	350	350	350	350	350	2,800	4,200	67%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	500	-	-	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	200	0%
Legal Advertising	-	320	-	-	-	-	-	3,882	4,202	750	560%
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 May 31, 2025**

	October	November	December	January	February	March	April	May	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	-	-	-	-	-	-	-	40	40	50	80%
Office Supplies	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	260	-	-	164	130	554	4,000	14%
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	\$ 8,641	\$ 68,197	\$ 93,956	73%
 Net Increase/ (Decrease) of Fund Balance	13,519	(15,498)	(848)	2,381	10,917	(4,588.75)	13,775	(8,641)	11,016	-	
Fund Balance - Beginning	126,464	139,983	124,484	123,636	126,018	136,935	132,346	146,121	126,464	126,464	
Fund Balance - Ending	\$ 139,983	\$ 124,484	\$ 123,636	\$ 126,018	\$ 136,935	\$ 132,346	\$ 146,121	\$ 137,480	\$ 137,480	\$ 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 May 31, 2025**

	October	November	December	January	February	March	April	May	Year to Date	Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Revenue Account	533	524	188	206	374	820	1,032	1,005	4,682	-	0%
Reserve Account	827	804	747	744	721	652	721	698	5,915	-	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	\$ 1,703	\$ 328,775	\$ 338,520	97%
Expenditures and Other Uses											
Debt Service											
Principal - Mandatory	-	-	-	-	-	-	-	175,000	175,000	175,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense	-	81,760	-	-	-	-	-	81,760	163,520	163,520	100%
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,760	\$ 338,520	\$ 338,520	100%
Net Increase/ (Decrease) of Fund Balance	2,316	(80,432)	59,658	159,280	38,004	1,472	65,014	(255,057)	(9,745)	-	
Fund Balance - Beginning	329,006	331,322	250,890	310,548	469,829	507,832	509,304	574,318	329,006	329,006	
Fund Balance - Ending	\$ 331,322	\$ 250,890	\$ 310,548	\$ 469,829	\$ 507,832	\$ 509,304	\$ 574,318	\$ 319,261	\$ 319,261	\$ 329,006	