



Heritage Harbour Market Place

Community Development District

*Financial Statements
August 31, 2026*

PFM Management Services LLC
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Heritage Harbor Market Place Community Development District

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Heritage Harbour Market Place Community Development District
Balance Sheet
Through August 31, 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	\$ 152,685	\$ -	\$ -	\$ -	\$ 152,685
Debt Service Fund					
Revenue Account	-	133,057	-	-	133,057
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	-	86	-	-	86
Amount Available in Debt Service Funds	-	-	333,144	-	333,144
Amount to be Provided by Debt Service Funds	-	-	2,226,856	-	2,226,856
General Fixed Assets	-	-	-	2,388,047	2,388,047
Total Assets:	\$ 152,685	\$ 333,144	\$ 2,560,000	\$ 2,388,047	\$ 5,433,876

Heritage Harbour Market Place Community Development District
Balance Sheet
Through August 31, 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	86	-	-	-	86
Debt Service - Series 2005	-	-	-	-	-
Bonds Payable					
Current Portion (Due within 12 months)					
Series 2005	-	-	195,000	-	195,000
Long Term					
Series 2005	-	-	2,365,000	-	2,365,000
Total Liabilities:	\$ 86	\$ -	\$ 2,560,000	\$ -	\$ 2,560,086
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	-	6,699	-	-	6,699
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Fund Additions/Expenditures	1,302	-	-	-	1,302
Results from Current Operations	(4,256)	-	-	-	(4,256)
Total Fund Equity and Other Credits:	\$ 152,598	\$ 333,144	\$ -	\$ 2,388,047	\$ 2,873,789
Total Liabilities, Fund Equity and Other Credits:	\$ 152,685	\$ 333,144	\$ 2,560,000	\$ 2,388,047	\$ 5,433,876

Heritage Harbour Market Place Community Development District
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
Through August 31, 2026

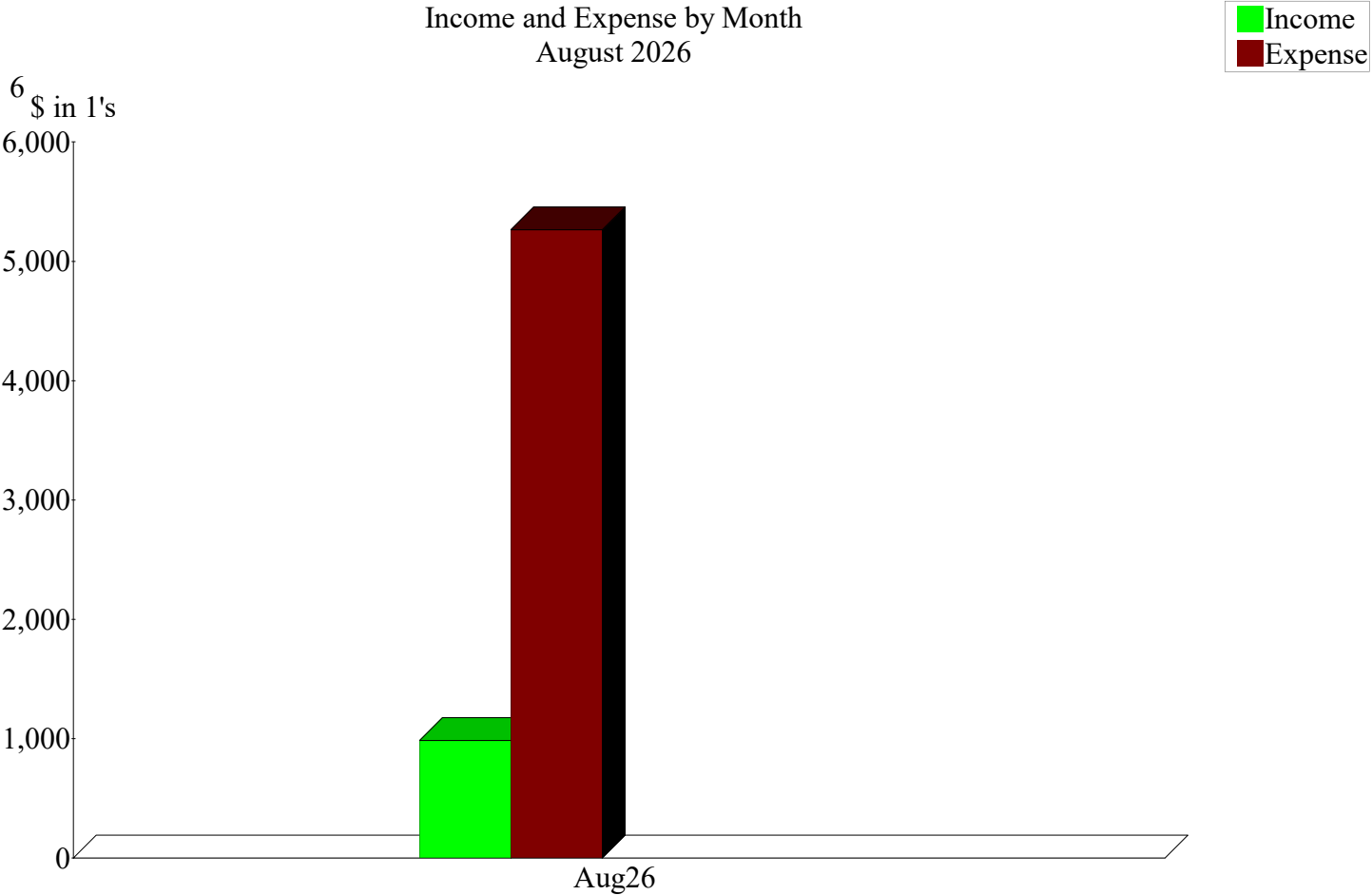
Description	August	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	26,766	31,977	84%
Special Assessments - Non-Uniform Mthd	-	53,544	67,331	80%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Total Revenue and Other Sources:	\$ -	\$ 80,309	\$ 93,608	86%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	52,158	56,900	92%
Financial and Administrative				
Audit Services	-	6,700	6,700	100%
Accounting Services	367	4,033	4,400	92%
Arbitrage Rebate Services	-	500	500	100%
Other Contractual Services				
Legal Advertising	156	2,380	750	317%
Trustee Services	-	4,256	4,400	97%
Dissemination Agent Services	-	3,250	5,500	59%
Bank Services	-	-	250	0%
Computer Services and Website	-	2,400	2,400	100%
Insurance	-	8,432	7,983	106%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	280	3,000	9%
Contingencies	-	-	-	0%
Total Expenditures and Other Uses:	\$ 5,265	\$ 84,565	\$ 93,608	90%
Net Increase/ (Decrease) of Fund Balance	(5,265)	(4,256)	-	
Fund Balance - Beginning	157,863	155,552	155,552	
Fund Additions/(Expenditures)	-	1,302	-	
Fund Balance - Ending	\$ 152,598	\$ 152,598	\$ 155,552	

Heritage Harbour Market Place Community Development District
Debt Service Fund - Series 2005
Statement of Revenue, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	594	6,637	-	0%
Revenue Account	392	6,278	12,345	51%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	332,504	349,221	95%
Other Fees and Charges				
Discounts and Fees	-	-	(22,846)	0%
Total Revenue and Other Sources:	\$ 986	\$ 345,419	\$ 338,720	102%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	-	185,000	185,000	100%
Interest Expense	-	153,720	153,720	100%
Total Expenditures and Other Uses:	\$ -	\$ 338,720	\$ 338,720	100%
Net Increase/ (Decrease) of Fund Balance	986	6,699	-	
Fund Balance - Beginning	332,158	326,445	326,445	
Fund Balance - Ending	\$ 333,144	\$ 333,144	\$ 326,445	

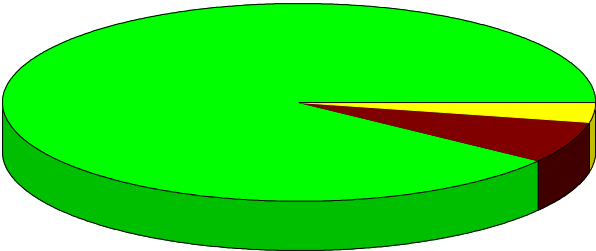
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Income and Expense by Month
August 2026



Expense Summary
August 2026

5120000 · Executive	90.07%
5130000 · Financial and Administrative	6.96
5133400 · Other Contractual Services	2.97
Total	\$5,264.56



By Account