

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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JPWard and Associates, LLC

Community Development District Advisors

Heritage Harbour Market Place Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

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 September 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						
	\$ 155,552	\$ -	\$ -	\$ -	\$ -	\$ 155,552
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	126,445	-	-	-	126,445
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	-	-	-	326,445	-	326,445
Amount to be Provided by Debt Service Funds	-	-	-	2,418,555	-	2,418,555
General Fixed Assets	-	-	-	-	2,605,142	2,605,142
Total Assets	<u>\$ 155,552</u>	<u>\$ 326,445</u>	<u>\$ -</u>	<u>\$ 2,745,000</u>	<u>\$ 2,605,142</u>	<u>\$ 5,832,139</u>

Heritage Harbour Market Place Community Development District

**Balance Sheet - All Funds and Account Groups
as of September 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	-	-	-	-	-	-
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	-	20,439	-	-	-	20,439
Unassigned						
Beginning: October 1, 2024	148,892	-	-	-	-	148,892
Results from Current Operations	6,661	-	-	-	-	6,661
Total Fund Equity and Other Credits	\$ 155,552	\$ 326,445	\$ -	\$ -	\$ 2,605,142	\$ 3,087,139
Total Liabilities, Fund Equity and Other Credits	\$ 155,552	\$ 326,445	\$ -	\$ 2,745,000	\$ 2,605,142	\$ 5,832,139

Heritage Harbour Market Place Community Development District

General Fund

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

	October	November	December	January	February	March	April	May	June	July	August	September	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	-	2,282	7	-	-	30,483	29,991	102%
Special Assessments - Non-Uniform Mthd	25,156	-	-	-	12,931	-	12,931	-	-	12,931	-	-	63,949	63,949	100%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 25,240	\$ -	\$ 5,204	\$ 14,030	\$ 16,202	\$ -	\$ 18,537	\$ -	\$ 2,282	\$ 12,938	\$ -	\$ -	\$ 94,432	\$ 93,956	101%
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	4,239	4,239	4,239	4,239	46,626	-	0%
Financial and Administrative															
Audit Services	-	-	-	6,500	-	-	-	-	-	-	-	-	6,500	6,500	100%
Accounting Services	-	700	350	350	350	350	350	350	350	350	350	350	4,200	4,200	100%
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	-	-	-	164	4,366	750	582%
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 September 30, 2025**

	October	November	December	January	February	March	April	May	June	July	August	September	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	-	-	-	-	-	-	-	900	1,200	7,560	16%
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	-	52	-	104	710	4,000	18%
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	\$ 4,589	\$ 4,641	\$ 4,589	\$ 5,757	\$ 87,772	\$ 93,956	93%
Net Increase/ (Decrease) of Fund Balance	13,519	(15,498)	(848)	2,381	10,917	(4,588.75)	13,775	(8,641)	(2,307)	8,297	(4,589)	(5,757)	6,661	-	
Fund Balance - Beginning	126,464	139,983	124,484	123,636	126,018	136,935	132,346	146,121	137,480	135,173	143,470	138,881	126,464	126,464	
Fund Balance - Ending	\$ 139,983	\$ 124,484	\$ 123,636	\$ 126,018	\$ 136,935	\$ 132,346	\$ 146,121	\$ 137,480	\$ 135,173	\$ 143,470	\$ 138,881	\$ 133,125	\$ 133,125	\$ 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 September 30, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	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	244	354	447	451	6,179	-	0%
Reserve Account	827	804	747	744	721	652	721	698	721	698	721	721	8,776	-	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	-	25,752	74	-	-	344,005	338,500	102%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In															
Total Revenue and Other Sources:	\$ 2,316	\$ 1,328	\$ 59,658	\$ 159,280	\$ 38,004	\$ 1,472	\$ 65,014	\$ 1,703	\$ 26,717	\$ 1,127	\$ 1,169	\$ 1,172	\$ 358,959	\$ 338,520	106%
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															
Inter-Fund Group Transfers Out															
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)	26,717	1,127	1,169	1,172	20,439	-	
Fund Balance - Beginning	329,006	331,322	250,890	310,548	469,829	507,832	509,304	574,318	319,261	345,978	347,105	348,273	329,006	329,006	
Fund Balance - Ending	\$ 331,322	\$ 250,890	\$ 310,548	\$ 469,829	\$ 507,832	\$ 509,304	\$ 574,318	\$ 319,261	\$ 345,978	\$ 347,105	\$ 348,273	\$ 349,445	\$ 349,445	\$ 329,006	