Heritage Harbour Market Place Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
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Heritage Harbour Market Place Community Development District
Balance Sheeet
Through September 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	$ 147,121	$ -	$ -	$ -	$ 147,121
Debt Service Fund					
Revenue Account	-	134,133	-	-	134,133
Reserve Account	-	200,000	-	-	200,000
Accounts Receivable	13,787	-	-	-	13,787
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	334,133	-	334,133
Amount to be Provided by Debt Service Funds	-	-	2,225,867	-	2,225,867
General Fixed Assets	-	-	-	2,170,952	2,170,952
Total Assets:	**$ 160,908**	**$ 334,133**	**$ 2,560,000**	**$ 2,170,952**	**$ 5,225,993**

Heritage Harbour Market Place Community Development District
Balance Sheeet
Through September 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	-	-	-	-	-
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:	**$ -**	**$ -**	**$ 2,560,000**	**$ -**	**$ 2,560,000**
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	2,170,952	2,170,952
Fund Balance					
Restricted					
Beginning: October 1, 2025	-	326,445	-	-	326,445
Results from Current Operations	-	7,688	-	-	7,688
Unassigned					
Beginning: October 1, 2025	155,552	-	-	-	155,552
Fund Additions/Expenditures	1,302	-	-	-	1,302
Results from Current Operations	4,054	-	-	-	4,054
Total Fund Equity and Other Credits:	**$ 160,908**	**$ 334,133**	**$ -**	**$ 2,170,952**	**$ 2,665,993**
Total Liabilities, Fund Equity and Other Credits:	**$ 160,908**	**$ 334,133**	**$ 2,560,000**	**$ 2,170,952**	**$ 5,225,993**

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

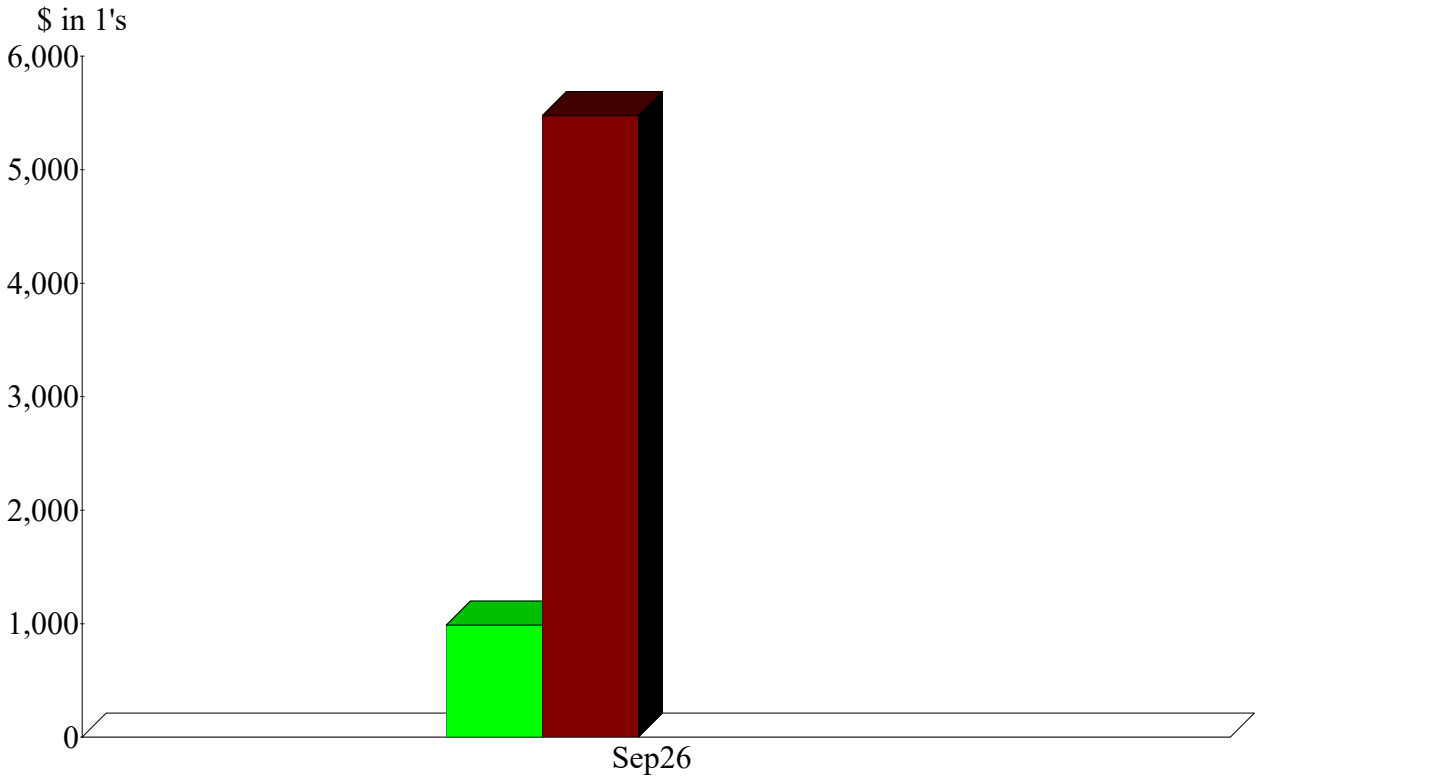
Description	September	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	26,766	31,977	84%
Special Assessments - Non-Uniform Mthd	13,787	67,331	67,331	100%
Other Fees and Charges				
Discounts and Fees	-	-	(5,700)	0%
Total Revenue and Other Sources:	**$ 13,787**	**$ 94,097**	**$ 93,608**	**101%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	600	0%
Executive				
Professional Management	4,742	56,900	56,900	100%
Financial and Administrative				
Audit Services	-	6,700	6,700	100%
Accounting Services	367	4,400	4,400	100%
Arbitrage Rebate Services	-	500	500	100%
Other Contractual Services				
Legal Advertising	133	2,513	750	335%
Trustee Services	-	4,256	4,400	97%
Dissemination Agent Services	-	3,250	5,500	59%
Bank Services	83	83	250	33%
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	153	433	3,000	14%
Contingencies	-	-	-	0%
Total Expenditures and Other Uses:	**$ 5,477**	**$ 90,043**	**$ 93,608**	**96%**
Net Increase/ (Decrease) of Fund Balance	**8,310**	**4,054**	**-**	
Fund Balance - Beginning	152,598	155,552	155,552	
Fund Additions/(Expenditures)	-	1,302	-	
Fund Balance - Ending	**$ 160,908**	**$ 160,908**	**$ 155,552**	

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

Description	September	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	594	7,231	-	0%
Revenue Account	395	6,673	12,345	54%
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:	**$ 989**	**$ 346,408**	**$ 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	**989**	**7,688**	**-**	
Fund Balance - Beginning	333,144	326,445	326,445	
Fund Balance - Ending	**$ 334,133**	**$ 334,133**	**$ 326,445**	

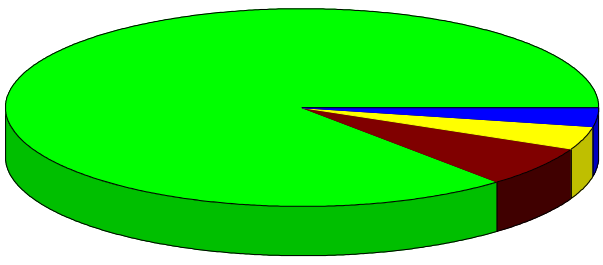
Heritage Harbour Community Development District

Income and Expense by Month
September 2026



Expense Summary
September 2026

5120000 · Executive		86.57%
5130000 · Financial and Administrative		6.69
5133400 · Other Contractual Services		3.95
5140000 · Legal		2.79
Total		$5,477.49



By Account