

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - SEPTEMBER 30, 2022

FISCAL YEAR 2022

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

## Heritage Harbour Market Place Community Development District

### Balance Sheet - All Funds and Account Groups

as of October 31, 2022

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 151,767	\$ -	\$ -	\$ -	\$ -	\$ 151,767
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
<b>Debt Service Fund</b>						
Revenue Account	-	302,821	-	-	-	302,821
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
Sinking Fund	-	0	-	-	-	0
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	1,770	-	-	-	1,770
Capital Projects Fund	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>						
<b>Due from Other Governments</b>						
<b>Assessments Receivable</b>						
<b>Prepaid Expenses</b>						
Amount Available in Debt Service Funds	-	-	-	504,591	-	504,591
Amount to be Provided by Debt Service Funds	-	-	-	10,310,409	-	10,310,409
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
<b>Total Assets</b>	<b>\$ 151,767</b>	<b>\$ 504,591</b>	<b>\$ -</b>	<b>\$ 10,815,000</b>	<b>\$ 4,346,527</b>	<b>\$ 15,817,885</b>

**Heritage Harbour Market Place Community Development District**

**Balance Sheet - All Funds and Account Groups**

as of October 31, 2022

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Deferred Revenue</b>	-	-	-	-	-	-
<b>Due to Other Governments</b>	-	-	-	-	-	-
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	1,770	-	-	-	-	1,770
<b>Matured Bonds Payable - Series 2005</b>	-	-	-	-	-	-
<b>Matured Interest Payable - Series 2005</b>	-	-	-	-	-	-
<b>Bonds Payable - Series 2005</b>	-	-	-	10,815,000	-	10,815,000
<b>Total Liabilities</b>	<b>\$ 1,770</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,815,000</b>	<b>\$ -</b>	<b>\$ 10,816,770</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	-	4,346,527	4,346,527
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2022	-	329,711	-	-	-	329,711
Results from Current Operations	-	174,880	-	-	-	174,880
<b>Unassigned</b>						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	2,512	-	-	-	-	2,512
<b>Total Fund Equity and Other Credits</b>	<b>149,997</b>	<b>504,591</b>	<b>-</b>	<b>-</b>	<b>4,346,527</b>	<b>5,001,115</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 151,767</b>	<b>\$ 504,591</b>	<b>\$ -</b>	<b>\$ 10,815,000</b>	<b>\$ 4,346,527</b>	<b>\$ 15,817,885</b>

## Heritage Harbour Market Place Community Development District

### General Fund

#### Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending October 31, 2022

	October	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	N/A
<b>Interest</b>				
Interest - General Checking	1	1	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	106	106	27,409	0%
Special Assessments - Non-Uniform Mthd	11,170	11,170	58,435	19%
Inter-Fund Group Transfers In	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 11,277</b>	<b>\$ 11,277</b>	<b>\$ 85,844</b>	<b>13%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ -	\$ -	\$ 1,600	0%
Board of Supervisor's - FICA	-	-	122	0%
<b>Executive</b>				
Executive Salaries	3,417	3,417	41,000	8%
Executive Salaries - FICA	261	261	3,137	8%
Executive Salaries - Insurance	-	-	-	N/A
<b>Financial and Administrative</b>				
Audit Services	-	-	6,200	0%
Accounting Services	-	-	2,600	0%
Assessment Roll Preparation	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	0%
Other	-	-	-	N/A
<b>Other Contractual Services</b>				
Recording and Transcription	-	-	150	0%
Legal Advertising	-	-	2,400	0%
Trustee Services	5,064	5,064	5,100	99%
Dissemination Agent Services	-	-	5,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Services	23	23	500	5%
<b>Travel and Per Diem</b>	-	-	-	N/A
<b>Communications &amp; Freight Services</b>				
Telephone	-	-	-	N/A
Postage, Freight & Messenger	-	-	100	0%

# Heritage Harbour Market Place Community Development District

## General Fund

### Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending October 31, 2022

	<u>October</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
<b>Rentals &amp; Leases</b>				
Miscellaneous Equipment Leasing	-	-	-	N/A
Computer Services and Website Development	-	-	7,560	0%
<b>Insurance</b>	-	-	6,600	0%
<b>Printing &amp; Binding</b>	-	-	100	0%
<b>Office Supplies</b>	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	3,000	0%
Legal - Litigation Counsel	-	-	-	N/A
<b>Comprehensive Planning</b>				
Professional Services-Planning	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services - General Fund	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	N/A
Property Owner Refunds	-	-	-	N/A
<b>Payroll Expenses</b>	-	-	-	N/A
<b>Capital Outlay</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,765</b>	<b>\$ 8,765</b>	<b>\$ 85,844</b>	<b>10%</b>
Net Increase/ (Decrease) of Fund Balance	2,512	2,512	N/A	
Fund Balance - Beginning	147,485	147,485	127,500	
Fund Balance - Ending	<u>\$ 149,997</u>	<u>\$ 149,997</u>	<u>\$ 127,500</u>	

## 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 October 31, 2022

	October	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Revenue Account	0	0	-	N/A
Reserve Account	1	1	10	8%
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	1,307	1,307	339,246	0%
Special Assessments - Non-Uniform Mthd	173,572	173,572	791,384	22%
<b>Inter-Fund Group Transfers In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 174,880</b>	<b>\$ 174,880</b>	<b>\$ 1,130,640</b>	<b>15%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal - Mandatory	\$ -	\$ -	\$ 525,000	0%
Principal - Early Redemptions	-	-	-	N/A
Interest Expense	-	-	605,640	0%
<b>Legal Services</b>				
Legal - Foreclosure Counsel	-	-	-	N/A
<b>Operating Transfers Out</b>				
Operating Transfers Out	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>				
Trustee Services	-	-	-	N/A
GF-Litigation (Parcel 19/20)	-	-	-	N/A
CPF-Deferred Cost Account	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,130,640</b>	<b>0%</b>
Net Increase/ (Decrease) of Fund Balance	174,880	174,880	-	
Fund Balance - Beginning	329,711	329,711	309,910	
Fund Balance - Ending	<b>\$ 504,591</b>	<b>\$ 504,591</b>	<b>\$ 309,910</b>	

## Heritage Harbour Market Place Community Development District

### Capital Projects Fund

#### Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending October 31, 2022

	October	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Deferred Cost Account	-	-	-	N/A
<b>Operating Transfers In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	N/A
 <b>Expenditures and Other Uses</b>				
<b>Flood Control - Stormwater Management</b>				
Engineering Services	\$ -	\$ -	\$ -	N/A
Legal Services	-	-	-	N/A
<b>Operating Transfers Out</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
 Net Increase/ (Decrease) of Fund Balance				
	-	-	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	