

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 31, 2022

FISCAL YEAR 2023

PREPARED BY:

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Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of December 31, 2022

	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						
General Fund - Invested Cash	\$ 380,486	\$ -	\$ -	\$ -	\$ -	\$ 380,486
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	4	-	-	-	4
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	228,304	-	-	-	228,304
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments						
Due from Other Governments						
Assessments Receivable						
Prepaid Expenses						
Amount Available in Debt Service Funds	-	-	-	428,307	-	428,307
Amount to be Provided by Debt Service Funds	-	-	-	10,386,693	-	10,386,693
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 380,486	\$ 428,307	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,970,320

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of December 31, 2022

	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	228,304	-	-	-	-	228,304
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	10,815,000	-	10,815,000
Total Liabilities	\$ 228,304	\$ -	\$ -	\$ 10,815,000	\$ -	\$ 11,043,304
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2022	-	329,711	-	-	-	329,711
Results from Current Operations	-	98,597	-	-	-	98,597
Unassigned						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	4,697	-	-	-	-	4,697
Total Fund Equity and Other Credits	152,182	428,307	-	-	4,346,527	4,927,017
Total Liabilities, Fund Equity and Other Credits	\$ 380,486	\$ 428,307	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,970,320

Heritage Harbour Market Place Community Development District

General Fund

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

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	N/A
Interest						
Interest - General Checking	1	1	2	5	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	106	38	18,276	18,420	27,409	67%
Special Assessments - Non-Uniform Mthd	11,170	-	-	11,170	58,435	19%
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,277	\$ 40	\$ 18,279	\$ 29,596	\$ 85,844	34%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,600	0%
Board of Supervisor's - FICA	-	-	-	-	122	0%
Executive						
Executive Salaries	3,417	-	6,833	10,250	41,000	25%
Executive Salaries - FICA	261	-	523	784	3,137	25%
Executive Salaries - Insurance	-	-	-	-	-	N/A
Financial and Administrative						
Audit Services	-	-	-	-	6,200	0%
Accounting Services	-	353	329	681	2,600	26%
Assessment Roll Preparation	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	500	500	100%
Other	-	-	-	-	-	N/A
Other Contractual Services						
Recording and Transcription	-	-	96	96	150	64%
Legal Advertising	-	180	-	180	2,400	8%
Trustee Services	5,064	-	-	5,064	5,100	99%
Dissemination Agent Services	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Services	23	54	23	100	500	20%
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
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 December 31, 2022

	October	November	December	Year to Date	Annual Budget	% of Budget
Rentals & Leases						
Miscellaneous Equipment Leasing	-	-	-	-	-	N/A
Computer Services and Website Development	-	50	100	150	7,560	2%
Insurance	-	6,918	-	6,918	6,600	105%
Printing & Binding	-	-	-	-	100	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	-	-	3,000	0%
Legal - Litigation Counsel	-	-	-	-	-	N/A
Comprehensive Planning						
Professional Services-Planning	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General Fund	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,765	\$ 7,729	\$ 8,404	\$ 24,898	\$ 85,844	29%
Net Increase/ (Decrease) of Fund Balance	2,512	(7,690)	9,875	4,697	N/A	
Fund Balance - Beginning	147,485	149,997	142,308	147,485	127,500	
Fund Balance - Ending	<u>\$ 149,997</u>	<u>\$ 142,308</u>	<u>\$ 152,182</u>	<u>\$ 152,182</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 December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Revenue Account	0	1	-	1	-	N/A
Reserve Account	1	1	1	2	10	25%
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	1,307	474	226,060	227,841	339,246	67%
Special Assessments - Non-Uniform Mthd	173,572	-	-	173,572	791,384	22%
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 174,880	\$ 475	\$ 226,061	\$ 401,417	\$ 1,130,640	36%
Expenditures and Other Uses						
Debt Service						
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ 525,000	0%
Principal - Early Redemptions	-	-	-	-	-	N/A
Interest Expense	-	302,820	-	302,820	605,640	50%
Legal Services						
Legal - Foreclosure Counsel	-	-	-	-	-	N/A
Operating Transfers Out						
	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out						
Trustee Services	-	-	-	-	-	N/A
GF-Litigation (Parcel 19/20)	-	-	-	-	-	N/A
CPF-Deferred Cost Account	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 302,820	\$ -	\$ 302,820	\$ 1,130,640	27%
Net Increase/ (Decrease) of Fund Balance	174,880	(302,345)	226,061	98,597	-	
Fund Balance - Beginning	329,711	504,591	202,247	329,711	309,910	
Fund Balance - Ending	<u>\$ 504,591</u>	<u>\$ 202,247</u>	<u>\$ 428,307</u>	<u>\$ 428,307</u>	<u>\$ 309,910</u>	

Heritage Harbour Market Place Community Development District

Capital Projects Fund

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

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