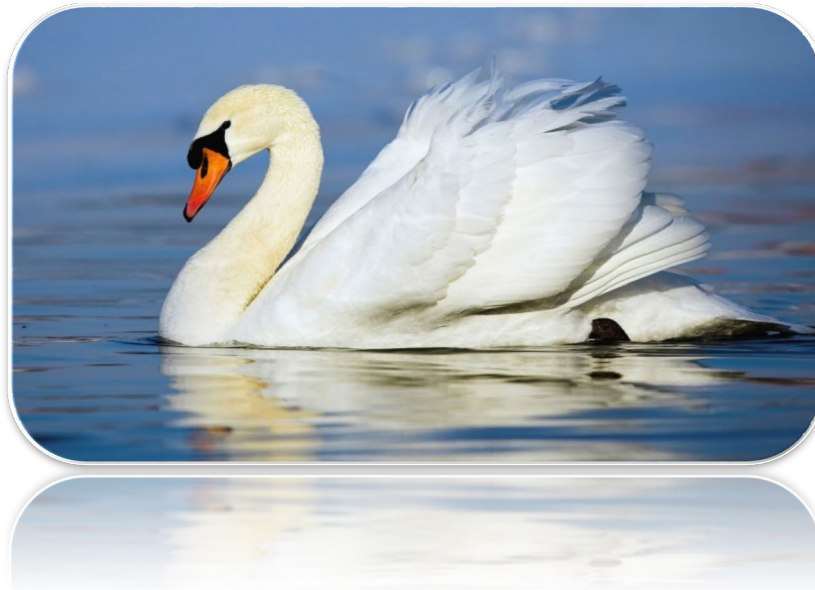


HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 31, 2023

FISCAL YEAR 2023

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of January 31, 2023

	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	\$ 260,925	\$ -	\$ -	\$ -	\$ -	\$ 260,925
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	228,308	-	-	-	228,308
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	100,543	-	-	-	100,543
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	528,851	-	528,851
Amount to be Provided by Debt Service Funds	-	-	-	10,286,149	-	10,286,149
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 260,925	\$ 528,851	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,951,303

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of January 31, 2023

	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	100,543	-	-	-	-	100,543
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	10,815,000	-	10,815,000
Total Liabilities	\$ 100,543	\$ -	\$ -	\$ 10,815,000	\$ -	\$ 10,915,543
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	-	199,140	-	-	-	199,140
Unassigned						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	12,897	-	-	-	-	12,897
Total Fund Equity and Other Credits	160,382	528,851	-	-	4,346,527	5,035,760
Total Liabilities, Fund Equity and Other Credits	\$ 260,925	\$ 528,851	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 15,951,303

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending January 31, 2023**

	October	November	December	January	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	N/A
Interest							
Interest - General Checking	1	1	2	2	7	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	106	38	18,276	23,884	42,304	27,409	154%
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	\$ 23,886	\$ 53,481	\$ 85,844	62%
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	3,417	13,667	41,000	33%
Executive Salaries - FICA	261	-	523	261	1,046	3,137	33%
Executive Salaries - Insurance	-	-	-	-	-	-	N/A
Financial and Administrative							
Audit Services	-	-	-	6,100	6,100	6,200	98%
Accounting Services	-	353	329	705	1,387	2,600	53%
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	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Services	23	54	23	23	122	500	24%
Travel and Per Diem							
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 January 31, 2023**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Rentals & Leases							
Miscellaneous Equipment Leasing	-	-	-	-	-	-	N/A
Computer Services and Website Development	-	50	100	50	200	7,560	3%
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	-	-	-	130	130	3,000	4%
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	\$ 15,686	\$ 40,585	\$ 85,844	47%
Net Increase/ (Decrease) of Fund Balance	2,512	(7,690)	9,875	8,200	12,897	N/A	
Fund Balance - Beginning	147,485	149,997	142,308	152,182	147,485	127,500	
Fund Balance - Ending	<u>\$ 149,997</u>	<u>\$ 142,308</u>	<u>\$ 152,182</u>	<u>\$ 160,382</u>	<u>\$ 160,382</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 January 31, 2023**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</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	1	3	10	33%
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	1,307	474	226,060	100,543	328,384	339,246	97%
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	\$ 100,544	\$ 501,960	\$ 1,130,640	44%
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	-	-	-	-	-	-	N/A
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	100,544	199,140	-	
Fund Balance - Beginning	329,711	504,591	202,247	428,307	329,711	309,910	
Fund Balance - Ending	<u>\$ 504,591</u>	<u>\$ 202,247</u>	<u>\$ 428,307</u>	<u>\$ 528,851</u>	<u>\$ 528,851</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 January 31, 2023

	October	November	December	January	Year to Date	Budget	% of Budget
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>	<u>\$ -</u>	-