

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 31, 2024

FISCAL YEAR 2024

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, 2024

	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						
Capital Projects Fund-Deferred Cost Account	\$ 370,722	\$ -	\$ -	\$ -	\$ -	\$ 370,722
Debt Service Fund						
Revenue Account	-	84,051	-	-	-	84,051
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	205,390	-	-	-	205,390
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	489,442	-	489,442
Amount to be Provided by Debt Service Funds	-	-	-	9,275,558	-	9,275,558
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 370,722	\$ 489,442	\$ -	\$ 9,765,000	\$ 4,346,527	\$ 14,971,691

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of January 31, 2024

	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	205,390	-	-	-	-	205,390
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	9,765,000	-	9,765,000
Total Liabilities	\$ 205,390	\$ -	\$ -	\$ 9,765,000	\$ -	\$ 9,970,390
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2023	-	338,030	-	-	-	338,030
Results from Current Operations	-	151,412	-	-	-	151,412
Unassigned						
Beginning: October 1, 2023	148,523	-	-	-	-	148,523
Results from Current Operations	16,809	-	-	-	-	16,809
Total Fund Equity and Other Credits	165,332	489,442	-	-	4,346,527	5,001,301
Total Liabilities, Fund Equity and Other Credits	\$ 370,722	\$ 489,442	\$ -	\$ 9,765,000	\$ 4,346,527	\$ 14,971,691

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending January 31, 2024**

	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	1	1	6	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method				17,183	17,183	28,398	61%
Special Assessments - Non-Uniform Mthd	27,017	69	4,865	11,408	43,359	61,241	71%
Inter-Fund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 27,018	\$ 70	\$ 4,867	\$ 28,592	\$ 60,547	\$ 89,639	68%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	0%
Board of Supervisor's - FICA	-	-	-	-	-	46	0%
Executive							
Executive Salaries	3,750	3,750	3,750	3,750	15,000	45,000	33%
Executive Salaries - FICA	287	287	287	287	1,148	3,443	33%
Executive Salaries - Insurance						-	N/A
Financial and Administrative							
Audit Services			6,300		6,300	6,300	100%
Accounting Services		405	355	575	1,335	2,600	51%
Assessment Roll Preparation						-	N/A
Arbitrage Rebate Services			500		500	500	100%
Other						-	N/A
Other Contractual Services							
Recording and Transcription						150	0%
Legal Advertising						2,400	0%
Trustee Services	5,064				5,064	5,065	100%
Dissemination Agent Services		5,000	-		5,000	5,000	100%
Property Appraiser Fees						-	N/A
Bank Services	75	124	23	22	245	500	49%
Travel and Per Diem						-	N/A
Communications & Freight Services							
Telephone						-	N/A
Postage, Freight & Messenger						50	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, 2024**

	<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	1,676	100	-		1,776	7,560	23%
Insurance	7,195				7,195	7,200	100%
Printing & Binding					-	50	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:	\$ 18,048	\$ 9,841	\$ 11,215	\$ 4,634	\$ 43,738	\$ 89,639	49%
Net Increase/ (Decrease) of Fund Balance	8,971	(9,771)	(6,348)	23,958	16,809	N/A	
Fund Balance - Beginning	148,523	157,494	147,723	141,374	148,523	149,136	
Fund Balance - Ending	<u>\$ 157,494</u>	<u>\$ 147,723</u>	<u>\$ 141,374</u>	<u>\$ 165,332</u>	<u>\$ 165,332</u>	<u>\$ 149,136</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, 2024**

	<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	395	843	102	237	1,576	-	N/A
Reserve Account	879	909	873	897	3,559	10	35589%
Interest Account					-	-	N/A
Sinking Fund Account					-	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method		820	58,158	205,390	264,369	339,420	78%
Special Assessments - Non-Uniform Mthd	170,028				170,028	791,810	21%
Inter-Fund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 171,302	\$ 2,572	\$ 59,133	\$ 206,525	\$ 439,532	\$ 1,131,240	39%
Expenditures and Other Uses							
Debt Service							
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	N/A
Interest Expense	-	288,120	-	-	288,120	576,240	50%
Legal Services							
Legal - Foreclosure Counsel	-	-	-	-	-	-	N/A
Operating Transfers Out							
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:	\$ -	\$ 288,120	\$ -	\$ -	\$ 288,120	\$ 1,131,240	25%
Net Increase/ (Decrease) of Fund Balance	171,302	(285,548)	59,133	206,525	151,412	-	
Fund Balance - Beginning	338,030	509,332	223,784	282,917	338,030	329,711	
Fund Balance - Ending	<u>\$ 509,332</u>	<u>\$ 223,784</u>	<u>\$ 282,917</u>	<u>\$ 489,442</u>	<u>\$ 489,442</u>	<u>\$ 329,711</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, 2024**

	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>	