

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 30, 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 April 30, 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						
Capital Projects Fund-Deferred Cost Account	\$ 161,567	\$ -	\$ -	\$ -	\$ -	\$ 161,567
Debt Service Fund	-	-	-	-	-	-
Revenue Account	-	828,906	-	-	-	828,906
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,028,906	-	1,028,906
Amount to be Provided by Debt Service Funds	-	-	-	9,786,094	-	9,786,094
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 161,567	\$ 1,028,906	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 16,352,001

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of April 30, 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	-	-	-	-	-	-
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	10,815,000	-	10,815,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 10,815,000	\$ -	\$ 10,815,000
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	-	699,195	-	-	-	699,195
Unassigned						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	14,082	-	-	-	-	14,082
Total Fund Equity and Other Credits	161,567	1,028,906	-	-	4,346,527	5,537,001
Total Liabilities, Fund Equity and Other Credits	\$ 161,567	\$ 1,028,906	\$ -	\$ 10,815,000	\$ 4,346,527	\$ 16,352,001

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending April 30, 2023**

	October	November	December	January	February	March	April	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	2	2	1	13	-	N/A
Special Assessment Revenue										
Special Assessments - Uniform Method	106	38	18,276	23,884	-	950	-	43,254	27,409	158%
Special Assessments - Non-Uniform Mthd	11,170	-	-	-	-	-	15,755	26,925	58,435	46%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,277	\$ 40	\$ 18,279	\$ 23,886	\$ 2	\$ 952	\$ 15,756	\$ 70,192	\$ 85,844	82%
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	-	6,833	3,417	23,917	41,000	58%
Executive Salaries - FICA	261	-	523	261	-	523	261	1,830	3,137	58%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	N/A
Financial and Administrative										
Audit Services	-	-	-	6,100	-	-	-	6,100	6,200	98%
Accounting Services	-	353	329	705	-	300	-	1,687	2,600	65%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	-	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Recording and Transcription	-	-	96	-	-	-	53	149	150	99%
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	40	21	22	205	500	41%
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 April 30, 2023**

	October	November	December	January	February	March	April	Year to Date	Annual Budget	% of Budget
Rentals & Leases										
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website Development	-	50	100	50	-	3,453	50	3,703	7,560	49%
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	-	319	234	683	3,000	23%
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	\$ 11,449	\$ 4,037	\$ 56,110	\$ 85,844	65%
Net Increase/ (Decrease) of Fund Balance	2,512	(7,690)	9,875	8,200	(37)	(10,497)	11,720	14,082	N/A	
Fund Balance - Beginning	147,485	149,997	142,308	152,182	160,382	160,344	149,847	147,485	127,500	
Fund Balance - Ending	<u>\$ 149,997</u>	<u>\$ 142,308</u>	<u>\$ 152,182</u>	<u>\$ 160,382</u>	<u>\$ 160,344</u>	<u>\$ 149,847</u>	<u>\$ 161,567</u>	<u>\$ 161,567</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 April 30, 2023**

	October	November	December	January	February	March	April	Year to Date	Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Revenue Account	0	1	-	-	30	412	580	1,023	-	N/A
Reserve Account	1	1	1	1	27	361	506	897	10	8967%
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - Uniform Method	1,307	474	226,060	100,543	-	11,752	-	340,136	339,246	100%
Special Assessments - Non-Uniform Mthd	173,572	-	-	-	-	-	486,388	659,960	791,384	83%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 174,880	\$ 475	\$ 226,061	\$ 100,544	\$ 57	\$ 12,525	\$ 487,474	\$ 1,002,015	\$ 1,130,640	89%
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	57	12,525	487,474	699,195	-	
Fund Balance - Beginning	329,711	504,591	202,247	428,307	528,851	528,908	541,432	329,711	309,910	
Fund Balance - Ending	<u>\$ 504,591</u>	<u>\$ 202,247</u>	<u>\$ 428,307</u>	<u>\$ 528,851</u>	<u>\$ 528,908</u>	<u>\$ 541,432</u>	<u>\$ 1,028,906</u>	<u>\$ 1,028,906</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 April 30, 2023**

	October	November	December	January	February	March	April	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>							