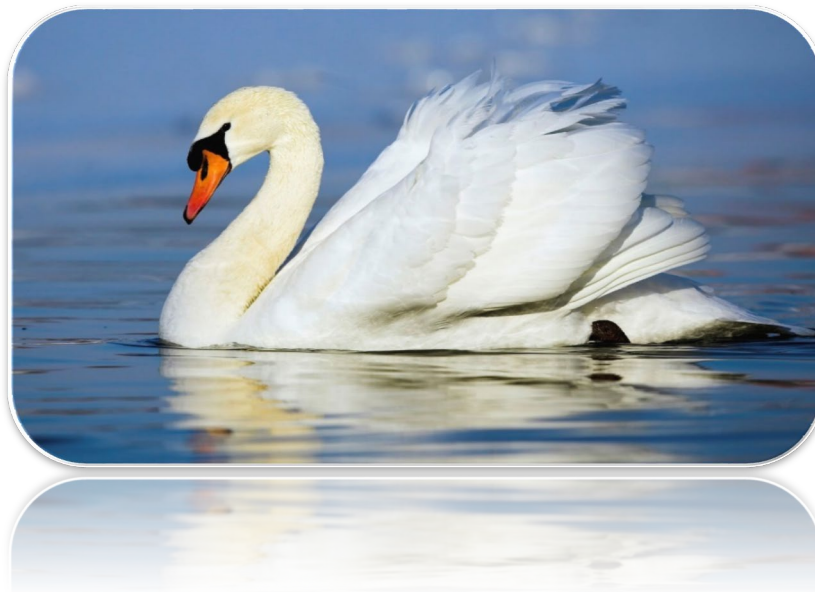


# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

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**FINANCIAL STATEMENTS - AUGUST 31, 2023**

FISCAL YEAR 2023

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PREPARED BY:

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## Heritage Harbour Market Place Community Development District

### Balance Sheet - All Funds and Account Groups

as of August 31, 2023

	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>						
Capital Projects Fund-Deferred Cost Account	\$ 139,533	\$ -	\$ -	\$ -	\$ -	\$ 139,533
Debt Service Fund						
Revenue Account	-	5,671	-	-	-	5,671
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	0	-	-	-	0
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>	-	-	-	-	-	-
<b>Due from Other Governments</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Prepaid Expenses</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	205,671	-	205,671
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	9,559,329	-	9,559,329
<b>General Fixed Assets</b>	-	-	-	-	4,346,527	4,346,527
<b>Total Assets</b>	<b>\$ 139,533</b>	<b>\$ 205,671</b>	<b>\$ -</b>	<b>\$ 9,765,000</b>	<b>\$ 4,346,527</b>	<b>\$ 14,456,731</b>

## Heritage Harbour Market Place Community Development District

### Balance Sheet - All Funds and Account Groups

as of August 31, 2023

	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	-	-	-	-	-	-
<b>Matured Bonds Payable - Series 2005</b>	-	-	-	-	-	-
<b>Matured Interest Payable - Series 2005</b>	-	-	-	-	-	-
<b>Bonds Payable - Series 2005</b>	-	-	-	9,765,000	-	9,765,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,765,000</b>	<b>\$ -</b>	<b>\$ 9,765,000</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	-	(124,039)	-	-	-	(124,039)
<b>Unassigned</b>						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	(7,952)	-	-	-	-	(7,952)
<b>Total Fund Equity and Other Credits</b>	<b>139,533</b>	<b>205,671</b>	<b>-</b>	<b>-</b>	<b>4,346,527</b>	<b>4,691,731</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 139,533</b>	<b>\$ 205,671</b>	<b>\$ -</b>	<b>\$ 9,765,000</b>	<b>\$ 4,346,527</b>	<b>\$ 14,456,731</b>

**Heritage Harbour Market Place Community Development District**

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

	October	November	December	January	February	March	April	May	June	July	August	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	2	2	2	2	1	1	1	1	1	18	-	N/A
<b>Special Assessment Revenue</b>														
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
<b>Total Revenue and Other Sources:</b>	<b>\$ 11,277</b>	<b>\$ 40</b>	<b>\$ 18,279</b>	<b>\$ 23,886</b>	<b>\$ 2</b>	<b>\$ 952</b>	<b>\$ 15,756</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 70,197</b>	<b>\$ 85,844</b>	<b>82%</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	-	6,833	3,417	-	6,833	3,417	3,417	3,417	3,417	3,417	37,583	41,000	92%
Executive Salaries - FICA	261	-	523	261	-	523	261	261	261	261	261	2,875	3,137	92%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Financial and Administrative</b>														
Audit Services	-	-	-	6,100	-	-	-	-	-	-	-	6,100	6,200	98%
Accounting Services	-	353	329	705	-	300	-	745	150	150	364	3,096	2,600	119%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	-	-	-	-	-	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>														
Recording and Transcription	-	-	96	-	-	-	53	-	-	53	-	201	150	134%
Legal Advertising	-	180	-	-	-	-	-	350	-	-	-	530	2,400	22%
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	153	22	22	92	494	500	99%
<b>Travel and Per Diem</b>														
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	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 August 31, 2023**

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
<b>Rentals &amp; Leases</b>														
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website Development	-	50	100	50	-	3,453	50	50	50	50	3,403	7,256	7,560	96%
<b>Insurance</b>	-	6,918	-	-	-	-	-	-	-	-	-	6,918	6,600	105%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	-	-	100	0%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>														
Legal - General Counsel	-	-	-	130	-	319	234	806	-	364	504	2,357	3,000	79%
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>\$ 7,729</b>	<b>\$ 8,404</b>	<b>\$ 15,686</b>	<b>\$ 40</b>	<b>\$ 11,449</b>	<b>\$ 4,037</b>	<b>\$ 5,782</b>	<b>\$ 3,900</b>	<b>\$ 4,316</b>	<b>\$ 8,041</b>	<b>\$ 78,149</b>	<b>\$ 85,844</b>	<b>91%</b>
Net Increase/ (Decrease) of Fund Balance	2,512	(7,690)	9,875	8,200	(37)	(10,497)	11,720	(5,781)	(3,899)	(4,315)	(8,040)	(7,952)		N/A
Fund Balance - Beginning	147,485	149,997	142,308	152,182	160,382	160,344	149,847	161,567	155,786	151,888	147,573	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>\$ 155,786</u>	<u>\$ 151,888</u>	<u>\$ 147,573</u>	<u>\$ 139,533</u>	<u>\$ 139,533</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 August 31, 2023**

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>														
Revenue Account	0	1	-	-	30	412	580	1,909	95	13	17	3,056	-	N/A
Reserve Account	1	1	1	1	27	361	506	607	628	625	691	3,448	10	34480%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>														
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%
<b>Inter-Fund Group Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 174,880</b>	<b>\$ 475</b>	<b>\$ 226,061</b>	<b>\$ 100,544</b>	<b>\$ 57</b>	<b>\$ 12,525</b>	<b>\$ 487,474</b>	<b>\$ 2,516</b>	<b>\$ 723</b>	<b>\$ 638</b>	<b>\$ 708</b>	<b>\$ 1,006,601</b>	<b>\$ 1,130,640</b>	<b>89%</b>
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ -	\$ -	\$ -	\$ 525,000	\$ 525,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	302,820	-	-	-	-	-	302,820	-	-	-	605,640	605,640	100%
<b>Legal Services</b>														
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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>\$ 302,820</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 827,820</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,130,640</b>	<b>\$ 1,130,640</b>	<b>100%</b>
Net Increase/ (Decrease) of Fund Balance	174,880	(302,345)	226,061	100,544	57	12,525	487,474	(825,304)	723	638	708	(124,039)	-	
Fund Balance - Beginning	329,711	504,591	202,247	428,307	528,851	528,908	541,432	1,028,906	203,602	204,325	204,964	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>\$ 203,602</u>	<u>\$ 204,325</u>	<u>\$ 204,964</u>	<u>\$ 205,671</u>	<u>\$ 205,671</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 August 31, 2023

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>														
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<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>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>