

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - SEPTEMBER 30, 2022

FISCAL YEAR 2022

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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 September 30, 2022

	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>						
General Fund - Invested Cash	\$ 134,130	\$ -	\$ -	\$ -	\$ -	\$ 134,130
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
<b>Debt Service Fund</b>						
Revenue Account	-	14,027	-	-	-	14,027
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
Sinking Fund	-	0	-	-	-	0
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	463	-	-	-	463
Capital Projects Fund	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>	-	-	-	-	-	-
<b>Due from Other Governments</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	15,817	115,221	-	-	-	131,038
<b>Prepaid Expenses</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	329,711	-	329,711
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	10,980,289	-	10,980,289
<b>General Fixed Assets</b>	-	-	-	-	4,346,527	4,346,527
<b>Total Assets</b>	<b>\$ 149,947</b>	<b>\$ 329,711</b>	<b>\$ -</b>	<b>\$ 11,310,000</b>	<b>\$ 4,346,527</b>	<b>\$ 16,136,185</b>

**Heritage Harbour Market Place Community Development District**

**Balance Sheet - All Funds and Account Groups**

as of September 30, 2022

	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>						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	463	-	-	-	-	463
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	11,310,000	-	11,310,000
<b>Total Liabilities</b>	<b>\$ 463</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,310,000</b>	<b>\$ -</b>	<b>\$ 11,310,463</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2020	-	328,602	-	-	-	328,602
Results from Current Operations	-	1,109	-	-	-	1,109
<b>Unassigned</b>						
Beginning: October 1, 2020	145,050	-	-	-	-	145,050
Results from Current Operations	4,434	-	-	-	-	4,434
<b>Total Fund Equity and Other Credits</b>	<b>149,484</b>	<b>329,711</b>	<b>-</b>	<b>-</b>	<b>4,346,527</b>	<b>4,825,722</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 149,947</b>	<b>\$ 329,711</b>	<b>\$ -</b>	<b>\$ 11,310,000</b>	<b>\$ 4,346,527</b>	<b>\$ 16,136,185</b>

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending September 30, 2022

	October	November	December	January	February	March	April	May	June	July	August	September	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	1	1	2	2	1	1	1	1	1	17	10	174%
<b>Special Assessment Revenue</b>															
Special Assessments - Uniform Method	124	2,377	23,207	734	1,140	-	-	-	-	-	-	38	27,619	27,518	100%
Special Assessments - Non-Uniform Mthd	11,215	-	-	-	15,817	-	15,817	-	-	-	-	15,817	58,666	58,666	100%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 11,340</b>	<b>\$ 2,379</b>	<b>\$ 23,209</b>	<b>\$ 735</b>	<b>\$ 16,958</b>	<b>\$ 2</b>	<b>\$ 15,819</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 15,856</b>	<b>\$ 86,303</b>	<b>\$ 86,194</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>															
<b>Legislative</b>															
Board of Supervisor's Fees	\$ 400	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,600	63%
Board of Supervisor's - FICA	31	-	-	-	31	-	15	-	-	-	-	-	77	122	63%
<b>Executive</b>															
Executive Salaries	2,692	2,692	2,692	-	2,692	9,731	3,417	3,417	3,417	3,417	3,417	3,417	41,000	41,000	100%
Executive Salaries - FICA	206	206	206	-	206	744	261	261	261	261	261	261	3,137	3,137	100%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Financial and Administrative</b>															
Audit Services	-	-	-	-	-	-	5,900	-	-	-	-	-	5,900	5,900	100%
Accounting Services	-	410	389	-	300	150	440	877	236	370	191	180	3,543	3,000	118%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>															
Recording and Transcription	-	48	-	-	-	48	-	58	-	-	-	-	154	200	77%
Legal Advertising	-	489	-	-	-	96	350	-	-	-	-	-	935	2,400	39%
Trustee Services	-	5,064	-	-	-	-	-	-	-	-	-	-	5,064	5,300	96%
Dissemination Agent Services	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	78	31	33	32	31	36	22	55	23	23	22	22	408	400	102%
<b>Travel and Per Diem</b>															
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	7	-	-	13	-	47	(0)	-	-	-	-	67	200	34%

**Heritage Harbour Market Place Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending September 30, 2022**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
<b>Rentals &amp; Leases</b>															
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website Development	50	609	50	-	2,285	609	-	1,118	559	-	300	50	5,629	7,560	74%
<b>Insurance</b>	6,436	-	-	-	-	-	-	-	-	-	-	-	6,436	6,600	98%
<b>Printing &amp; Binding</b>	61	-	194	-	-	-	-	-	-	-	-	-	255	100	255%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>															
Legal - General Counsel	-	1,324	235	-	-	52	-	168	-	-	312	-	2,090	3,000	70%
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	-	-	-	-	-	-	-	-	-	-	500	-	500	-	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>\$ 10,129</b>	<b>\$ 10,880</b>	<b>\$ 8,798</b>	<b>\$ 32</b>	<b>\$ 5,958</b>	<b>\$ 11,966</b>	<b>\$ 10,652</b>	<b>\$ 5,952</b>	<b>\$ 4,497</b>	<b>\$ 4,071</b>	<b>\$ 5,003</b>	<b>\$ 3,930</b>	<b>\$ 81,869</b>	<b>\$ 86,194</b>	<b>95%</b>
Net Increase/ (Decrease) of Fund Balance	1,211	(8,501)	14,411	703	11,000	(11,965)	5,167	(5,951)	(4,495)	(4,070)	(5,002)	11,926	4,434	N/A	
Fund Balance - Beginning	145,050	146,261	137,760	152,171	152,874	163,874	151,909	157,076	151,125	146,630	142,561	137,558	145,050	127,500	
Fund Balance - Ending	<u>\$ 146,261</u>	<u>\$ 137,760</u>	<u>\$ 152,171</u>	<u>\$ 152,874</u>	<u>\$ 163,874</u>	<u>\$ 151,909</u>	<u>\$ 157,076</u>	<u>\$ 151,125</u>	<u>\$ 146,630</u>	<u>\$ 142,561</u>	<u>\$ 137,558</u>	<u>\$ 149,484</u>	<u>\$ 149,484</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 September 30, 2022**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>															
Revenue Account	0	2	0	1	2	2	2	3	0	0	0	0	11	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	1	1	10	10	100%
Interest Account	-	-	-	-	-	-	-	0	0	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	-	-	0	-	N/A
<b>Special Assessment Revenue</b>															
Special Assessments - Uniform Method	1,527	29,236	285,392	9,025	14,017	-	-	-	-	-	-	463	339,660	338,562	100%
Special Assessments - Non-Uniform Mthd	278,600	-	-	-	-	-	395,968	-	-	-	-	115,221	789,788	789,788	100%
<b>Inter-Fund Group Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 280,128</b>	<b>\$ 29,239</b>	<b>\$ 285,393</b>	<b>\$ 9,026</b>	<b>\$ 14,019</b>	<b>\$ 2</b>	<b>\$ 395,970</b>	<b>\$ 4</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 115,685</b>	<b>\$ 1,129,469</b>	<b>\$ 1,128,360</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>															
<b>Debt Service</b>															
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 495,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	316,680	-	-	-	-	-	316,680	-	-	-	-	633,360	633,360	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>\$ 316,680</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 811,680</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,128,360</b>	<b>\$ 1,128,360</b>	<b>100%</b>
Net Increase/(Decrease) of Fund Balance	280,128	(287,441)	285,393	9,026	14,019	2	395,970	(811,676)	1	1	1	115,685	1,109	-	
Fund Balance - Beginning	328,602	608,730	321,289	606,682	615,708	629,727	629,730	1,025,700	214,023	214,024	214,025	214,026	328,602	309,910	
Fund Balance - Ending	<u>\$ 608,730</u>	<u>\$ 321,289</u>	<u>\$ 606,682</u>	<u>\$ 615,708</u>	<u>\$ 629,727</u>	<u>\$ 629,730</u>	<u>\$ 1,025,700</u>	<u>\$ 214,023</u>	<u>\$ 214,024</u>	<u>\$ 214,025</u>	<u>\$ 214,026</u>	<u>\$ 329,711</u>	<u>\$ 329,711</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 September 30, 2022**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>															
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In</b>															
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<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>															
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
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>	<u>-</u>