

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS -SEPTEMBER 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 September 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	\$ 151,034	\$ -	\$ -	\$ -	\$ -	\$ 151,034
Debt Service Fund						
Revenue Account	-	138,030	-	-	-	138,030
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	-	-	-	338,030	-	338,030
Amount to be Provided by Debt Service Funds	-	-	-	9,426,970	-	9,426,970
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 151,034	\$ 338,030	\$ -	\$ 9,765,000	\$ 4,346,527	\$ 14,600,590

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of September 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	-	-	-	9,765,000	-	9,765,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 9,765,000	\$ -	\$ 9,765,000
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	-	8,319	-	-	-	8,319
Unassigned						
Beginning: October 1, 2022	147,485	-	-	-	-	147,485
Results from Current Operations	3,549	-	-	-	-	3,549
Total Fund Equity and Other Credits	151,034	338,030	-	-	4,346,527	4,835,590
Total Liabilities, Fund Equity and Other Credits	\$ 151,034	\$ 338,030	\$ -	\$ 9,765,000	\$ 4,346,527	\$ 14,600,590

Heritage Harbour Market Place Community Development District

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

	October	November	December	January	February	March	April	May	June	July	August	September	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	1	1	1	1	1	19	-	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	-	-	-	-	15,754	42,680	58,435	73%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,277	\$ 40	\$ 18,279	\$ 23,886	\$ 2	\$ 952	\$ 15,756	\$ 1	\$ 1	\$ 1	\$ 1	\$ 15,756	\$ 85,953	\$ 85,844	100%
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	3,417	3,417	3,417	3,417	3,417	41,000	41,000	100%
Executive Salaries - FICA	261	-	523	261	-	523	261	261	261	261	261	261	3,137	3,137	100%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Financial and Administrative															
Audit Services	-	-	-	6,100	-	-	-	-	-	-	-	-	6,100	6,200	98%
Accounting Services	-	353	329	705	-	300	-	745	150	150	364	220	3,316	2,600	128%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	-	-	-	-	-	-	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
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	74	568	500	114%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	7	7	100	7%

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending September 30, 2023

	October	November	December	January	February	March	April	May	June	July	August	September	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	50	50	50	3,403	-	7,256	7,560	96%
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	806	-	364	504	277	2,633	3,000	88%
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	\$ 5,782	\$ 3,900	\$ 4,316	\$ 8,041	\$ 4,255	\$ 82,404	\$ 85,844	96%
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)	11,501	3,549		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	139,533	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>\$ 151,034</u>	<u>\$ 151,034</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, 2023**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Revenue Account	0	1	-	-	30	412	580	1,909	95	13	17	26	3,082	-	N/A
Reserve Account	1	1	1	1	27	361	506	607	628	625	691	909	4,357	10	43567%
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	-	-	-	-	131,424	791,384	791,384	100%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 174,880	\$ 475	\$ 226,061	\$ 100,544	\$ 57	\$ 12,525	\$ 487,474	\$ 2,516	\$ 723	\$ 638	\$ 708	\$ 132,359	\$ 1,138,959	\$ 1,130,640	101%
Expenditures and Other Uses															
Debt Service															
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%
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827,820	\$ -	\$ -	\$ -	\$ -	\$ 1,130,640	\$ 1,130,640	100%
Net Increase/ (Decrease) of Fund Balance	174,880	(302,345)	226,061	100,544	57	12,525	487,474	(825,304)	723	638	708	132,359	8,319	-	
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	205,671	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>\$ 338,030</u>	<u>\$ 338,030</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, 2023**

	October	November	December	January	February	March	April	May	June	July	August	September	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	