

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 30, 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 September 30, 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						
Cash and Investments	\$ 126,464	\$ -	\$ -	\$ -	\$ -	\$ 126,464
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	129,006	-	-	-	129,006
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	-	-	-	-	-
Sinking Fund	-	-	-	-	-	-
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	-	-	-	329,006	-	329,006
Amount to be Provided by Debt Service Funds	-	-	-	2,590,994	-	2,590,994
General Fixed Assets	-	-	-	-	2,822,237	2,822,237
Total Assets	\$ 126,464	\$ 329,006	\$ -	\$ 2,920,000	\$ 2,822,237	\$ 6,197,706

Heritage Harbour Market Place Community Development District

**Balance Sheet - All Funds and Account Groups
as of September 30, 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	-	-	-	-	-	-
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	2,920,000	-	2,920,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 2,920,000	\$ -	\$ 2,920,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	2,822,237	2,822,237
Fund Balance						
Restricted						
Beginning: October 1, 2023	-	338,030	-	-	-	338,030
Results from Current Operations	-	(9,024)	-	-	-	(9,024)
Unassigned						
Beginning: October 1, 2023	148,523	-	-	-	-	148,523
Results from Current Operations	(22,059)	-	-	-	-	(22,059)
Total Fund Equity and Other Credits	126,464	329,006	-	-	2,822,237	3,277,706
Total Liabilities, Fund Equity and Other Credits	\$ 126,464	\$ 329,006	\$ -	\$ 2,920,000	\$ 2,822,237	\$ 6,197,706

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending September 30, 2024**

	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	1	1	1								7	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method		69	4,865	17,183	6,419		13				7		28,555	28,398	101%
Special Assessments - Non-Uniform Mthd	27,017			11,408			11,408			11,408			61,241	61,241	100%
Inter-Fund Group Transfers In															
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 27,018	\$ 70	\$ 4,867	\$ 28,592	\$ 6,420	\$ -	\$ 11,421	\$ -	\$ -	\$ 11,408	\$ 7	\$ -	\$ 89,802	\$ 89,639	100%
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	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	45,000	100%
Executive Salaries - FICA	287	287	287	287	287	287	287	287	287	287	287	287	3,443	3,443	100%
Executive Salaries - Insurance					-								-	-	N/A
Financial and Administrative															
Audit Services			6,300										6,300	6,300	100%
Accounting Services		405	355	575	540	360	515	390	402	325	270	503	4,640	2,600	178%
Assessment Roll Preparation													-	-	N/A
Arbitrage Rebate Services			500										500	500	100%
Other													-	-	N/A
Other Contractual Services															
Recording and Transcription												203	203	150	135%
Legal Advertising								350				130	480	2,400	20%
Trustee Services	5,064						750						5,814	5,065	115%
Dissemination Agent Services		5,000	-										5,000	5,000	100%
Bond Amortization Schedules						500							500	-	N/A
Property Appraiser Fees													-	-	N/A
Bank Services	75	124	23	22	157								401	500	80%
Travel and Per Diem															
Travel and Per Diem													-	-	N/A
Communications & Freight Services															
Telephone													-	-	N/A
Postage, Freight & Messenger							15						15	50	30%

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending September 30, 2024**

	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	1,676	100	-			200						300	2,276	7,560	30%
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					880	-			23,286	1,849	156	3,648	29,819	3,000	994%
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
Contingencies	-	-	-	-	-	-	-	-	100	-	-	-	100	-	N/A
Total Expenditures and Other Uses:	\$ 18,048	\$ 9,841	\$ 11,215	\$ 4,634	\$ 5,613	\$ 5,097	\$ 5,317	\$ 4,777	\$ 27,825	\$ 6,210	\$ 4,463	\$ 8,821	\$ 111,862	\$ 89,639	125%
Net Increase/ (Decrease) of Fund Balance	8,971	(9,771)	(6,348)	23,958	807	(5,096.88)	6,104	(4,777)	(27,825)	5,197	(4,456)	(8,821)	(22,059)		N/A
Fund Balance - Beginning	148,523	157,494	147,723	141,374	165,332	166,139	161,042	167,146	162,369	134,544	139,741	135,285	148,523	149,136	
Fund Balance - Ending	<u>\$ 157,494</u>	<u>\$ 147,723</u>	<u>\$ 141,374</u>	<u>\$ 165,332</u>	<u>\$ 166,139</u>	<u>\$ 161,042</u>	<u>\$ 167,146</u>	<u>\$ 162,369</u>	<u>\$ 134,544</u>	<u>\$ 139,741</u>	<u>\$ 135,285</u>	<u>\$ 126,464</u>	<u>\$ 126,464</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 September 30, 2024**

	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	395	843	102	237	373	1,160	1,642	1,601	548	536	560	566	8,562	-	N/A
Reserve Account	879	909	873	897	889	832	890	861	889	861	889	889	10,559	10	105588%
Interest Account													-	-	N/A
Sinking Fund Account													-	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method		820	58,158	205,390	76,725	-	154				79		341,327	339,420	101%
Special Assessments - Non-Uniform Mthd	170,028												170,028	791,810	21%
Inter-Fund Group Transfers In															
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 171,302	\$ 2,572	\$ 59,133	\$ 206,525	\$ 77,988	\$ 1,992	\$ 2,686	\$ 2,461	\$ 1,437	\$ 1,397	\$ 1,528	\$ 1,455	\$ 530,476	\$ 1,131,240	47%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 555,000	30%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	288,120	-	-	-	-	-	86,380	-	-	-	-	374,500	576,240	65%
Legal Services															
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out															
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,380	\$ -	\$ -	\$ -	\$ -	\$ 539,500	\$ 1,131,240	48%
Net Increase/ (Decrease) of Fund Balance	171,302	(285,548)	59,133	206,525	77,988	1,992	2,686	(248,919)	1,437	1,397	1,528	1,455	(9,024)	-	
Fund Balance - Beginning	338,030	509,332	223,784	282,917	489,442	567,429	569,421	572,108	323,189	324,626	326,023	327,551	338,030	329,711	
Fund Balance - Ending	<u>\$ 509,332</u>	<u>\$ 223,784</u>	<u>\$ 282,917</u>	<u>\$ 489,442</u>	<u>\$ 567,429</u>	<u>\$ 569,421</u>	<u>\$ 572,108</u>	<u>\$ 323,189</u>	<u>\$ 324,626</u>	<u>\$ 326,023</u>	<u>\$ 327,551</u>	<u>\$ 329,006</u>	<u>\$ 329,006</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 September 30, 2024

	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	<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>