

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

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**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual as of 12/31/2022	Anticipated as of 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -		
Interest Income - General Account	\$ -	\$ 3	\$ 10	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 29,328	\$ 18,420	\$ 29,328	\$ 30,382
Special Assessment - Non-Uniform	\$ 58,435	\$ 11,170	\$ 58,435	\$ 61,241
Total Revenue & Other Sources	\$ 87,763	\$ 29,593	\$ 87,773	\$ 91,623
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 1,600	\$ -	\$ -	\$ 600
Board of Supervisor's - FICA	\$ 122	\$ -	\$ -	\$ 46
Executive				
Executive Salaries	\$ 41,000	\$ 10,250	\$ 41,000	\$ 45,000
Executive Salaries - FICA	\$ 3,137	\$ 784	\$ 3,137	\$ 3,443
Executive Salaries - Insurance	\$ -	\$ -	\$ -	\$ -
Financial and Administrative				
Audit Services	\$ 6,200	\$ -	\$ 6,100	\$ 6,300
Accounting Services	\$ 2,600	\$ 681	\$ 2,600	\$ 2,600
Assessment Roll Preparation		\$ -	\$ -	
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ 150	\$ 96	\$ 150	\$ 150
Legal Advertising	\$ 2,400	\$ 180	\$ 2,400	\$ 2,400
Trustee Services	\$ 5,100	\$ 5,064	\$ 5,064	\$ 5,065
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 500	\$ 100	\$ 500	\$ 500
Travel and Per Diem				
		\$ -	\$ -	
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 100	\$ -	\$ 50	\$ 50
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services and Website	\$ 7,560	\$ 150	\$ 7,560	\$ 7,560
Insurance				
	\$ 6,600	\$ 6,918	\$ 6,918	\$ 7,200
Printing and Binding				
	\$ 100	\$ -	\$ 50	\$ 50
Office Supplies				
	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships				
	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Litigaton Counsel	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -

Heritage Harbour Market Place
Community Development District

General Fund
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual as of 12/31/2022	Anticipated as of 09/30/2023	Fiscal Year 2024 Budget
Other Fees and Charges				
Discounts and Fees	\$ 1,919	\$ -	\$ 1,919	\$ 1,984
Total Appropriations	\$ 87,763	\$ 24,898	\$ 86,123	\$ 91,623
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 4,695	\$ 1,651	
Fund Balance - Beginning	\$ 147,485	\$ 147,485	\$ 147,485	\$ 149,136
Fund Balance - Ending (Projected)	\$ 147,485	\$ 152,180	\$ 149,136	\$ 149,136

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2023		Fiscal Year 2024	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 47,451.61		\$ 49,533.98
Parcel 19 THH Tract 1 LLC	16		\$ 11,214.56		\$ 11,706.70
Parcel 22	3.38	\$ 2,524.91		\$ 2,646.15	
Parcel 23	2.13	\$ 1,591.14		\$ 1,667.55	
Parcel 24	3.13	\$ 2,338.16		\$ 2,450.43	
Parcel 25	16.36	\$ 12,221.17		\$ 12,808.01	
Parcel 26 moved to split folios (Condo Revision 2023)				\$ -	
Parcel 26 Parcel A (Revised 2023)	2.91	\$ 2,510.75		\$ 2,280.77	
Parcel 26 Parcel D (Revised 2023)	1.37	\$ 1,024.79		\$ 1,074.00	
Parcel 26 Common - Parking Lot					
Parcel 26 Parcel C (Revised 2023)	1.03	\$ 768.60		\$ 805.50	
Parcel 26 Parcel B (Revised 2023)	3.50	\$ 2,613.22		\$ 2,738.71	
Parcel 27 - Unit 1	1.34	\$ 1,001.00		\$ 1,049.07	
Parcel 27 - Unit 2	1.47	\$ 1,098.11		\$ 1,150.84	
Parcel 27 - Unit 3	0.96	\$ 717.13		\$ 751.57	
Parcel 27 - Unit 4	1.23	\$ 968.82		\$ 959.44	
Total Acres	122.51				

Heritage Harbour Market Place
Community Development District

Debt Service Fund
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual as of 12/31/2022	Anticipated as of 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 3	\$ 10	\$ 10
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 362,993	\$ 227,841	\$ 362,993	\$ 363,179
Special Assessment - Non-Uniform Method	\$ 791,384	\$ 173,572	\$ 791,384	\$ 791,811
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Operating Transfers In				
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,154,387	\$ 401,417	\$ 1,154,387	\$ 1,154,999
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 525,000	\$ -	\$ 525,000	\$ 555,000
Principal Debt Service - Early Redemptions				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2007 Bonds	\$ 605,640	\$ 302,820	\$ 605,640	\$ 576,240
Trustee Services				
	\$ -	\$ -	\$ -	\$ -
Legal - Foreclosure Counsel				
	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out				
	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Fees	\$ 23,747	\$ -	\$ 23,747	\$ 23,759
Total Appropriations	\$ 1,154,387	\$ 302,820	\$ 1,154,387	\$ 1,154,999
Net Increase/(Decrease) in Fund Balance				
	-	98,597	-	-
Fund Balance - Beginning	329,711	329,711	329,711	329,711
Fund Balance - Ending (Projected)	329,711	428,308	329,711	329,711
Restricted Fund Balance:				
Reserve Account Requirement			200,000	
Restricted for November 1, 2024 Interest Payment			\$ 272,580	
Total - Restricted Fund Balance:			\$ 472,580	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2023		Fiscal Year 2024	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7	\$ 640,104.12		\$ 640,449.05	
Parcel 19	16	\$151,280.15		\$ 151,361.67	
Parcel 22	PREPAID		PREPAID		PREPAID
Parcel 23	2.13		\$ 21,548.91		\$ 21,560.52
Parcel 24	3.13		\$ 31,665.77		\$ 31,682.83
Parcel 25	16.36		\$ 165,511.83		\$ 165,601.01
Parcel 26 moved to split folios (Condo Revision 2023)			\$ -		\$ -
Parcel 26 Parcel A (Revised 2023)	2.91		\$ 34,003.14		\$ 29,489.23
Parcel 26 Parcel D (Revised 2023)	1.19		\$ 13,878.83		\$ 12,083.33
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ 10,409.12		\$ -
Parcel 26 Parcel B (Revised 2023)	5.15		\$ 35,391.02		\$ 52,150.14
Parcel 27 - Unit 1	1.34		\$ 13,556.59		\$ 13,563.90
Parcel 27 - Unit 2	1.47		\$ 14,871.78		\$ 14,879.80
Parcel 27 - Unit 3	0.96		\$ 9,712.19		\$ 9,717.42
Parcel 27 - Unit 4	1.23		\$ 12,443.74		\$ 12,450.44
Total Acres	119.579022				

**Heritage Harbour Market Place
Community Development District
Debt Service Fund**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - at March 14, 2017	\$13,035,000	5.60%		
5/1/2018	\$ 395,000	5.60%	\$ 364,980.00	\$ 1,095,140
11/1/2018			\$ 353,920.00	
5/1/2019	\$ 420,000	5.60%	\$ 353,920.00	\$ 1,127,840
11/1/2019			\$ 342,160.00	
5/1/2020	\$ 440,000	5.60%	\$ 342,160.00	\$ 1,124,320
11/1/2020			\$ 329,840.00	
5/1/2021	\$ 470,000	5.60%	\$ 329,840.00	\$ 1,129,680
11/1/2021			\$ 316,680.00	
5/1/2022	\$ 495,000	5.60%	\$ 316,680.00	\$ 1,128,360
11/1/2022			\$ 302,820.00	
5/1/2023	\$ 525,000	5.60%	\$ 302,820.00	\$ 1,130,640
11/1/2023			\$ 288,120.00	
5/1/2024	\$ 555,000	5.60%	\$ 288,120.00	\$ 1,131,240
11/1/2024			\$ 272,580.00	
5/1/2025	\$ 585,000	5.60%	\$ 272,580.00	\$ 1,130,160
11/1/2025			\$ 256,200.00	
5/1/2026	\$ 620,000	5.60%	\$ 256,200.00	\$ 1,132,400
11/1/2026			\$ 238,840.00	
5/1/2027	\$ 655,000	5.60%	\$ 238,840.00	\$ 1,132,680
11/1/2027			\$ 220,500.00	
5/1/2028	\$ 690,000	5.60%	\$ 220,500.00	\$ 1,131,000
11/1/2028			\$ 201,180.00	
5/1/2029	\$ 730,000	5.60%	\$ 201,180.00	\$ 1,132,360
11/1/2029			\$ 180,740.00	
5/1/2030	\$ 775,000	5.60%	\$ 180,740.00	\$ 1,136,480
11/1/2030			\$ 159,040.00	
5/1/2031	\$ 820,000	5.60%	\$ 159,040.00	\$ 1,138,080
11/1/2031			\$ 136,080.00	
5/1/2032	\$ 865,000	5.60%	\$ 136,080.00	\$ 1,137,160
11/1/2032			\$ 111,860.00	
5/1/2033	\$ 915,000	5.60%	\$ 111,860.00	\$ 1,138,720
11/1/2033			\$ 86,240.00	
5/1/2034	\$ 970,000	5.60%	\$ 86,240.00	\$ 1,142,480
11/1/2034			\$ 59,080.00	
5/1/2035	\$ 1,025,000	5.60%	\$ 59,080.00	\$ 1,143,160
11/1/2035			\$ 30,380.00	
5/1/2036	\$ 1,085,000	5.60%	\$ 30,380.00	\$ 1,145,760