

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

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**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual as of 01/22/2024	Anticipated as of 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -		
Interest Income - General Account	\$ -	\$ 4	\$ 16	\$ 16
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 30,382	\$ 4,934	\$ 30,382	\$ 31,840
Special Assessment - Non-Uniform	\$ 61,241	\$ 38,425	\$ 61,241	\$ 64,179
Total Revenue & Other Sources	\$ 91,623	\$ 43,363	\$ 91,639	\$ 96,035
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 600	\$ -	\$ 600	\$ 600
Board of Supervisor's - FICA	\$ 46	\$ -	\$ 46	\$ 46
Executive				
Executive Salaries	\$ 45,000	\$ 15,000	\$ 45,000	\$ 47,250
Executive Salaries - FICA	\$ 3,443	\$ 1,148	\$ 3,443	\$ 3,615
Executive Salaries - Insurance	\$ -	\$ -	\$ -	\$ -
Financial and Administrative				
Audit Services	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,500
Accounting Services	\$ 2,600	\$ 1,335	\$ 4,000	\$ 4,200
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ 150	\$ -	\$ 200	\$ 200
Legal Advertising	\$ 2,400	\$ -	\$ 750	\$ 750
Trustee Services	\$ 5,065	\$ 5,064	\$ 5,064	\$ 5,065
Dissemination Agent Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 500	\$ 222	\$ 500	\$ 500
Travel and Per Diem		\$ -	\$ -	
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ 50	\$ 50
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services and Website	\$ 7,560	\$ 1,777	\$ 7,560	\$ 7,560
Insurance	\$ 7,200	\$ 7,195	\$ 7,195	\$ 7,895
Printing and Binding	\$ 50	\$ -	\$ 50	\$ 50
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 3,000	\$ -	\$ 3,000	\$ 4,000
Revisions to Bond Indenture	\$ -	\$ -	\$ 30,000	\$ -
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -

**Heritage Harbour Market Place
Community Development District**

**General Fund
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual as of 01/22/2024	Anticipated as of 09/30/2024	Fiscal Year 2025 Budget
Other Fees and Charges				
Discounts and Fees	\$ 1,984	\$ -	\$ 1,984	\$ 2,080
Total Appropriations	\$ 91,623	\$ 43,716	\$ 121,417	\$ 96,035
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (353)	\$ (29,778)	
Fund Balance - Beginning	\$ 147,485	\$ 147,485	\$ 147,485	\$ 117,707
Fund Balance - Ending (Projected)	\$ 147,485	\$ 147,132	\$ 117,707	\$ 117,707

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2024		Fiscal Year 2025	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 49,533.98		\$ 51,910.77
Parcel 19 THH Tract 1 LLC	16		\$ 11,706.70		\$ 12,268.43
Parcel 22	3.38	\$ 2,646.15		\$ 2,773.12	
Parcel 23	2.13	\$ 1,667.55		\$ 1,747.56	
Parcel 24	3.13	\$ 2,450.43		\$ 2,568.01	
Parcel 25 Moved to split Folios (plat recorded 2023)		\$ -		\$ -	
Parcel 25 Parcel 1	3.34	\$ 2,613.09		\$ 2,738.48	
Parcel 25 Parcel 2	2.06	\$ 1,609.17		\$ 1,686.38	
Parcel 25 Parcel 3	2.57	\$ 2,013.03		\$ 2,109.62	
Parcel 25 Parcel 4	1.58	\$ 1,236.39		\$ 1,295.72	
Parcel 25 Parcel 5	3.51	\$ 2,750.74		\$ 2,882.73	
Parcel 25 Parcel 6	3.30	\$ 2,585.58		\$ 2,709.64	
Parcel 26 moved to split folios (Condo Revision 2023)					
Parcel 26 Parcel A (Revised 2023)	2.91	\$ 2,280.77		\$ 2,390.21	
Parcel 26 Parcel D (Revised 2023)	1.37	\$ 1,074.00		\$ 1,125.54	
Parcel 26 Common - Parking Lot					
Parcel 26 Parcel C (Revised 2023)	1.03	\$ 805.50		\$ 844.15	
Parcel 26 Parcel B (Revised 2023)	3.50	\$ 2,738.71		\$ 2,870.12	
Parcel 27 - Unit 1	1.34	\$ 1,049.07		\$ 1,099.40	
Parcel 27 - Unit 2	1.47	\$ 1,150.84		\$ 1,206.06	
Parcel 27 - Unit 3	0.96	\$ 751.57		\$ 787.63	
Parcel 27 - Unit 4	1.23	\$ 959.44		\$ 1,005.48	
Total Acres	122.51				

**Heritage Harbour Market Place
Community Development District**

**Debt Service Fund
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual as of 01/22/2024	Anticipated as of 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 4,001	\$ 7,500	\$ 7,500
Special Assessment Revenue				
Special Assessment - Uniform Method	\$ 363,179	\$ 227,841	\$ 363,179	\$ 360,427
Special Assessment - Non-Uniform Method	\$ 791,811	\$ 173,572	\$ 791,811	\$ 785,812
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Operating Transfers In				
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,154,999	\$ 405,414	\$ 1,162,489	\$ 1,153,739
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2007 Bonds	\$ 555,000	\$ -	\$ 555,000	\$ 585,000
Principal Debt Service - Early Redemptions				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2007 Bonds	\$ 576,240	\$ 288,120	\$ 576,240	\$ 545,160
Trustee Services	\$ -	\$ -	\$ -	\$ -
Legal - Foreclosure Counsel	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Fees	\$ 23,759	\$ -	\$ 23,759	\$ 23,579
Total Appropriations	\$ 1,154,999	\$ 288,120	\$ 1,154,999	\$ 1,153,739
Net Increase/(Decrease) in Fund Balance				
	-	117,294	7,490	-
Fund Balance - Beginning	329,711	329,711	329,711	337,201
Fund Balance - Ending (Projected)	329,711	447,005	337,201	337,201
Restricted Fund Balance:				
Reserve Account Requirement			200,000	
Restricted for November 1, 2025 Interest Payment			\$ 256,200	
Total - Restricted Fund Balance:			\$ 456,200	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2024		Fiscal Year 2025	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7	\$ 640,449.05		\$ 635,597.12	
Parcel 19	16	\$151,361.67		\$ 150,214.98	
Parcel 22	PREPAID		PREPAID		PREPAID
Parcel 23	2.13		\$ 21,560.52		\$ 21,397.18
Parcel 24	3.13		\$ 31,682.83		\$ 31,442.81
Parcel 25	0		\$ -		\$ -
Parcel 25 Parcel 1	3.337772115		\$ 33,785.97		\$ 33,530.01
Parcel 25 Parcel 2	2.055430538		\$ 20,805.71		\$ 20,648.09
Parcel 25 Parcel 3	2.571296375		\$ 26,027.46		\$ 25,830.28
Parcel 25 Parcel 4	1.579278649		\$ 15,985.95		\$ 15,864.84
Parcel 25 Parcel 5	3.513593763		\$ 35,565.69		\$ 35,296.25
Parcel 25 Parcel 6	3.30262856		\$ 33,430.23		\$ 33,176.97
Parcel 26 moved to split folios (Condo Revision 2023)			\$ -		\$ -
Parcel 26 Parcel A (Revised 2023)	2.91		\$ 29,489.23		\$ 29,265.83
Parcel 26 Parcel D (Revised 2023)	1.19		\$ 12,083.33		\$ 11,991.79
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ -		\$ -
Parcel 26 Parcel B (Revised 2023)	5.15		\$ 52,150.14		\$ 51,755.06
Parcel 27 - Unit 1	1.34		\$ 13,563.90		\$ 13,461.14
Parcel 27 - Unit 2	1.47		\$ 14,879.80		\$ 14,767.07
Parcel 27 - Unit 3	0.96		\$ 9,717.42		\$ 9,643.80
Parcel 27 - Unit 4	1.23		\$ 12,450.44		\$ 12,356.12
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