

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

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**Heritage Harbour Market Place Community Development District  
General Fund  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual as of 01/26/2025	Anticipated as of 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -		
Interest Income - General Account	\$ 16	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 30,413	\$ 19,318	\$ 30,413	\$ 31,977
Special Assessment - Non-Uniform	\$ 60,607	\$ 25,156	\$ 60,607	\$ 63,723
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 91,035</b>	<b>\$ 44,474</b>	<b>\$ 91,019</b>	<b>\$ 95,700</b>

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$ 600	\$ -	\$ 600	\$ 600
Board of Supervisor's - FICA	\$ 46	\$ -	\$ -	\$ -

**Executive**

Professional Management	\$ 47,250	\$ 16,654	\$ 50,865	\$ 56,900
Professional Management - FICA	\$ 3,615	\$ 301	\$ 301	\$ -

**Financial and Administrative**

Audit Services	\$ 6,500	\$ -	\$ 6,500	\$ 6,700
Accounting Services	\$ 4,200	\$ 1,400	\$ 4,200	\$ 4,400
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500

**Other Contractual Services**

Recording and Transcription	\$ 200	\$ -	\$ -	\$ -
Legal Advertising	\$ 750	\$ 320	\$ 750	\$ 750
Trustee Services	\$ 5,065	\$ 5,064	\$ 5,064	\$ 4,400
Dissemination Agent Services	\$ 5,000	\$ 5,000	\$ 5,500	\$ 5,500
Bank Service Fees	\$ 500	\$ -	\$ 250	\$ 250

**Travel and Per Diem**

	\$ -	\$ -	\$ -	\$ -
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**Communications and Freight Services**

Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ -	\$ -

**Rentals and Leases**

Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Website	\$ 2,650	\$ 300	\$ 1,800	\$ 2,400

**Insurance**

	\$ 7,895	\$ 7,483	\$ 7,483	\$ 7,983
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**Printing and Binding**

	\$ 50	\$ -	\$ -	\$ 50
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**Office Supplies**

	\$ -	\$ -	\$ -	\$ -
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**Subscriptions and Memberships**

	\$ 175	\$ 175	\$ 175	\$ 175
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**Legal Services**

General Counsel	\$ 4,000	\$ 130	\$ 2,500	\$ 3,000
Revisions to Bond Indenture	\$ -	\$ -	\$ -	\$ -

**Other General Government Services**

Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ 963	\$ 963	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -

**Other Fees and Charges**

**Heritage Harbour Market Place Community Development District  
General Fund  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual as of 01/26/2025	Anticipated as of 09/30/2025	Fiscal Year 2026 Budget
Discounts and Fees	\$ 1,990	\$ -	\$ 1,990	\$ 2,092
<b>Total Appropriations</b>	<b>\$ 91,035</b>	<b>\$ 38,291</b>	<b>\$ 89,441</b>	<b>\$ 95,700</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ -</b>	<b>\$ 6,183</b>	<b>\$ 1,578</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 148,892</b>	<b>\$ 148,892</b>	<b>\$ 148,892</b>	<b>\$ 150,470</b>
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 148,892</b>	<b>\$ 155,075</b>	<b>\$ 150,470</b>	<b>\$ 150,470</b>

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2025		Fiscal Year 2026	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 51,724.57		\$ 51,542.03
Parcel 19 THH Tract 1 LLC	16		\$ 12,224.42		\$ 12,181.28
Parcel 22	3.38	\$ 2,763.18		\$ 2,753.43	
Parcel 23	2.13	\$ 1,741.29		\$ 1,735.15	
Parcel 24	3.13	\$ 2,558.80		\$ 2,549.77	
<b>Parcel 25 Moved to split Folios (plat recorded 20</b>		<b>\$ -</b>		<b>\$ -</b>	
Parcel 25 Parcel 1	3.34	\$ 2,728.66		\$ 2,719.03	
Parcel 25 Parcel 2	2.06	\$ 1,680.33		\$ 1,674.40	
Parcel 25 Parcel 3	2.57	\$ 2,102.06		\$ 2,094.64	
Parcel 25 Parcel 4	1.58	\$ 1,291.07		\$ 1,286.52	
Parcel 25 Parcel 5	3.51	\$ 2,872.39		\$ 2,862.25	
Parcel 25 Parcel 6	3.30	\$ 2,699.93		\$ 2,690.40	
<b>Parcel 26 moved to split folios (Condo Revision 2023)</b>					
Parcel 26 Parcel A (Revised 2023)	2.91	\$ 2,381.64		\$ 2,373.23	
Parcel 26 Parcel D (Revised 2023)	1.19	\$ 972.83		\$ 969.40	
Parcel 26 Common - Parking Lot					
Parcel 26 Parcel C (Revised 2023)	0.00	\$ -		\$ -	
Parcel 26 Parcel B (Revised 2023)	5.15	\$ 4,210.17		\$ 4,195.31	
Parcel 27 - Unit 1	1.34	\$ 1,095.46		\$ 1,091.59	
Parcel 27 - Unit 2	1.47	\$ 1,201.74		\$ 1,197.50	
Parcel 27 - Unit 3	0.96	\$ 784.81		\$ 782.04	
Parcel 27 - Unit 4	1.23	\$ 1,005.48		\$ 1,001.93	
<b>Total Acres</b>	<b>122.95</b>				

**Heritage Harbour Market Place Community Development District  
Debt Service Fund  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual as of 01/26/2025	Anticipated as of 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>	\$ 20	\$ 4,572	\$ 13,716	\$ 12,345
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 362,195	\$ 218,009	\$ 362,195	\$ 349,221
Special Assessment - Non-Uniform Method		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers In</b>				
Deferred Cost Account	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 362,215</b>	<b>\$ 222,582</b>	<b>\$ 375,911</b>	<b>\$ 361,566</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2007 Bonds	\$ 175,000	\$ -	\$ 175,000	\$ 185,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2007 Bonds	\$ 163,520	\$ 81,760	\$ 163,520	\$ 153,720
<b>Trustee Services</b>	\$ -	\$ -	\$ -	\$ -
<b>Legal - Foreclosure Counsel</b>	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers Out</b>	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Fees	\$ 23,695	\$ -	\$ 23,695	\$ 22,846
<b>Total Appropriations</b>	<b>\$ 362,215</b>	<b>\$ 81,760</b>	<b>\$ 362,215</b>	<b>\$ 361,566</b>
<b>Net Increase/(Decrease) in Fund Balance</b>				
	-	140,822	13,696	-
<b>Fund Balance - Beginning</b>	306,006	306,006	306,006	319,702
<b>Fund Balance - Ending (Projected)</b>	<b>306,006</b>	<b>446,827</b>	<b>319,702</b>	<b>319,702</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			200,000	
Restricted for November 1, 2026 Interest Payment			\$ 71,680	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 271,680</b>	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2025		Fiscal Year 2026	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)	0	\$ 640,449.05		<b>BONDS TENDERED</b>	
Parcel 19	0	\$151,361.67			
Parcel 22	PREPAID		<b>PREPAID</b>		<b>PREPAID</b>
Parcel 23	2.13		\$ 21,502.13		\$ 20,731.94
Parcel 24	3.13		\$ 31,597.02		\$ 30,465.24
Parcel 25	0		\$ -		\$ -
Parcel 25 <b>Parcel 1</b>	3.34		\$ 33,694.46		\$ 32,487.55
Parcel 25 <b>Parcel 2</b>	2.06		\$ 20,749.36		\$ 20,006.13
Parcel 25 <b>Parcel 3</b>	2.57		\$ 25,956.97		\$ 25,027.21
Parcel 25 <b>Parcel 4</b>	1.58		\$ 15,942.65		\$ 15,371.60
Parcel 25 <b>Parcel 5</b>	3.51		\$ 35,469.36		\$ 34,198.88
Parcel 25 <b>Parcel 6</b>	3.30		\$ 33,339.69		\$ 32,145.49
Parcel 26 moved to split folios (Condo Revision 2023)			\$ -		\$ -
Parcel 26 Parcel A (Revised 2023)	2.91		\$ 29,409.37		\$ 28,355.94
Parcel 26 Parcel D (Revised 2023)	1.19		\$ 12,050.61		\$ 11,618.96
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ -		\$ -
Parcel 26 Parcel B (Revised 2023)	5.15		\$ 52,008.89		\$ 50,145.98
Parcel 27 - Unit 1	1.34		\$ 13,527.16		\$ 13,042.63
Parcel 27 - Unit 2	1.47		\$ 14,839.50		\$ 14,307.96
Parcel 27 - Unit 3	0.96		\$ 9,691.10		\$ 9,343.97
Parcel 27 - Unit 4	1.23		\$ 12,416.72		\$ 11,971.96
<b>Total Acres</b>	<b>35.88</b>				

**Heritage Harbour Market Place Community Development District  
Debt Service Fund  
Fiscal Year 2026**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
<b>Principal Balance - at Fiscal Year End - September 30, 2026</b>	<b>\$ 2,745,000</b>	<b>5.60%</b>			
5/1/2024	\$ 165,000	5.60%	\$ 86,380.00	\$ 251,380	\$2,920,000
11/1/2024			\$ 81,760.00		
5/1/2025	\$ 175,000	5.60%	\$ 81,760.00	\$ 338,520	\$2,745,000
11/1/2025			\$ 76,860.00		
5/1/2026	\$ 185,000	5.60%	\$ 76,860.00	\$ 338,720	\$2,560,000
11/1/2026			\$ 71,680.00		
5/1/2027	\$ 195,000	5.60%	\$ 71,680.00	\$ 338,360	\$2,365,000
11/1/2027			\$ 66,220.00		
5/1/2028	\$ 210,000	5.60%	\$ 66,220.00	\$ 342,440	\$2,155,000
11/1/2028			\$ 60,340.00		
5/1/2029	\$ 220,000	5.60%	\$ 60,340.00	\$ 340,680	\$1,935,000
11/1/2029			\$ 54,180.00		
5/1/2030	\$ 235,000	5.60%	\$ 54,180.00	\$ 343,360	\$1,700,000
11/1/2030			\$ 47,600.00		
5/1/2031	\$ 245,000	5.60%	\$ 47,600.00	\$ 340,200	\$1,455,000
11/1/2031			\$ 40,740.00		
5/1/2032	\$ 260,000	5.60%	\$ 40,740.00	\$ 341,480	\$1,195,000
11/1/2032			\$ 33,460.00		
5/1/2033	\$ 275,000	5.60%	\$ 33,460.00	\$ 341,920	\$920,000
11/1/2033			\$ 25,760.00		
5/1/2034	\$ 290,000	5.60%	\$ 25,760.00	\$ 341,520	\$630,000
11/1/2034			\$ 17,640.00		
5/1/2035	\$ 305,000	5.60%	\$ 17,640.00	\$ 340,280	\$325,000
11/1/2035			\$ 9,100.00		
5/1/2036	\$ 325,000	5.60%	\$ 9,100.00	\$ 343,200	\$0