

# Heritage Harbour Market Place

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

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**Heritage Harbour Market Place Community Development District**  
**General Fund**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual as of 12/21/2025	Anticipated as of 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -			
<b>Special Assessment Revenue</b>					
Special Assessment - Uniform Method	\$ 31,977	\$ 8,919	\$ 31,977	\$ 34,071	Assessments from Property Owner's
Special Assessment - Non-Uniform	\$ 67,331	\$ 25,969	\$ 67,331	\$ 71,740	Assessments Billed to Developers
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 99,308</b>	<b>\$ 34,888</b>	<b>\$ 99,308</b>	<b>\$ 105,811</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 600	\$ -	\$ -	\$ -	Statutory Required Feed
<b>Executive</b>					
Professional Management	\$ 56,900	\$ 14,225	\$ 56,900	\$ 58,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 6,700	\$ 6,700	\$ 6,700	\$ 6,900	Statutory required audit yearly
Accounting Services	\$ 4,400	\$ 1,100	\$ 4,400	\$ 6,000	All funds
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	IRS Required Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Legal Advertising	\$ 750	\$ -	\$ 4,400	\$ 4,500	Statutory Required Legal Advertising
Trustee Services	\$ 4,400	\$ 4,256	\$ 4,256	\$ 4,256	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 5,500	\$ 2,500	\$ 2,500	\$ 3,000	Required Reporting for Bond Issues
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
<b>Communications and Freight Services</b>					
Postage, Freight & Shipping	\$ -	\$ -	\$ 75	\$ 75	Agenda Mailings and other misc. mail
Website	\$ 2,400	\$ -	\$ 1,800	\$ 2,400	Statutory Web Site hosting/maintenance
<b>Insurance</b>	\$ 7,983	\$ 8,432	\$ 8,432	\$ 8,932	General Liability and D&O Liability Insurance
<b>Printing and Binding</b>	\$ 50	\$ -	\$ 50	\$ 50	Agenda Books and copies
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Legal Services</b>					
General Counsel	\$ 3,000	\$ -	\$ 2,500	\$ 3,000	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ -	\$ -	\$ -	\$ -	District Engineer
Manatee County RE Tax	\$ -	\$ -	\$ 1,700	\$ 1,700	Manatee County Re Tax
<b>Contingencies</b>	\$ -	\$ -	\$ -	\$ -	Unforeseen Expenditures
<b>Other Fees and Charges</b>					
Discounts and Fees	\$ 5,700	\$ -	\$ 5,700	\$ 6,073	Discounts/Fees to place assessments on Tax Rolls
<b>Total Appropriations</b>	<b>\$ 99,308</b>	<b>\$ 37,888</b>	<b>\$ 100,338</b>	<b>\$ 105,811</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>					
	\$ -	\$ (3,000)	\$ (1,030)	\$ -	
<b>Fund Balance - Beginning</b>	<b>\$ 155,552</b>	<b>\$ 155,552</b>	<b>\$ 155,552</b>	<b>\$ 154,522</b>	
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 155,552</b>	<b>\$ 152,552</b>	<b>\$ 154,522</b>	<b>\$ 154,522</b>	

General Fund - Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2026		Fiscal Year 2027	
		On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20 (TH Harbour LLLP)	67.7		\$ 55,149.97		\$ 58,761.51
Parcel 19 THH Tract 1 LLC	16		\$ 12,181.28		\$ 12,978.98
Parcel 22 Sarasota Public Hosp.	3.38	\$ 2,753.43		\$ 2,933.74	
Parcel 23	2.13	\$ 1,735.15		\$ 1,848.77	
Parcel 24	3.13	\$ 2,549.77		\$ 2,716.74	
<b>Parcel 25 Moved to split Folios (plat recorded 2023)</b>					
Parcel 25 Parcel 1	3.34	\$ 2,719.03		\$ 2,897.08	
Parcel 25 Parcel 2	2.06	\$ 1,674.40		\$ 1,784.05	
Parcel 25 Parcel 3	2.57	\$ 2,094.64		\$ 2,231.81	
Parcel 25 Parcel 4	1.58	Split Recorded		Split Recorded	
Parcel 25 Parcel 5	3.51	Split Recorded		Split Recorded	
<b>Breakdown of Parcels 4 and 5 from 2026 Roll (Split into Three 3 Folio's)</b>					
Parcel 25 Lot 4A	N/A	\$ 1,039.93		\$ 1,108.03	
Parcel 25 Lot 5A	N/A	\$ 2,023.09		\$ 2,155.57	
Parcel 25 Lot 5B	N/A	\$ 1,085.75		\$ 1,156.86	
Parcel 25 Parcel 6	3.30	\$ 2,690.40		\$ 2,866.58	
<b>Parcel 26 moved to split folios (Condo Revision 2023)</b>					
Parcel 26 Parcel A (Revised 2023)	2.91	\$ 2,373.23		\$ 2,528.65	
Parcel 26 Parcel D (Revised 2023)	1.19	\$ 969.40		\$ 1,032.88	
Parcel 26 Common - Parking Lot	N/A	N/A		N/A	
Parcel 26 Parcel C (Revised 2023)	0.00	\$ -		\$ -	
Parcel 26 Parcel B (Revised 2023)	5.15	\$ 4,195.31		\$ 4,470.04	
Parcel 27 Unit 1	1.34	\$ 1,091.59		\$ 1,163.08	
Parcel 27 Unit 2	1.47	\$ 1,197.50		\$ 1,275.91	
Parcel 27 Unit 3	0.96	\$ 782.04		\$ 833.25	
Parcel 27 Unit 4	1.23	\$ 1,001.99		\$ 1,067.60	
<b>Total Acres</b>	<b>122.95</b>				

Heritage Harbour Market Place Community Development District  
Debt Service Fund  
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual as of 12/21/2025	Anticipated as of 09/30/2026	Fiscal Year 2027 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 12,345	\$ 3,001	\$ 12,006	\$ 10,805
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 349,221	\$ 110,805	\$ 349,221	\$ 350,484
<b>Operating Transfers In</b>				
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 361,566</b>	<b>\$ 113,806</b>	<b>\$ 361,227</b>	<b>\$ 361,289</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2007 Bonds	\$ 185,000	\$ -	\$ 185,000	\$ 195,000
<b>Interest Expense</b>				
Series 2007 Bonds	\$ 153,720	\$ 76,860	\$ 153,720	\$ 143,360
<b>Operating Transfers Out</b>	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Fees	\$ 22,846	\$ -	\$ 22,846	\$ 22,929
<b>Total Appropriations</b>	<b>\$ 361,566</b>	<b>\$ 76,860</b>	<b>\$ 361,566</b>	<b>\$ 361,289</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	-	36,946	(339)	-
<b>Fund Balance - Beginning</b>	326,445	326,445	326,445	326,106
<b>Fund Balance - Ending (Projected)</b>	<b>326,445</b>	<b>363,391</b>	<b>326,106</b>	<b>326,106</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			200,000	
Restricted for November 1, 2027 Interest Payment			\$ 66,220	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 266,220</b>	

Assessment Comparison					
Parcel Identification	Acres	Fiscal Year 2026		Fiscal Year 2027	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20 (TH Harbour LLLP)		<b>BONDS</b>		<b>BONDS</b>	
Parcel 19 THH Tract 1 LLC - (Costco)		<b>TENDERED</b>		<b>TENDERED</b>	
Parcel 22 Sarasota Cty Pubic Hosp.	<b>PREPAID</b>		<b>PREPAID</b>		<b>PREPAID</b>
Parcel 23	2.13		\$ 20,731.94		\$ 20,806.87
Parcel 24	3.13		\$ 30,465.24		\$ 30,575.35
Parcel 25	0		\$ -		\$ -
Parcel 25 <b>Parcel 1</b>	3.34		\$ 32,487.55		\$ 32,604.97
Parcel 25 <b>Parcel 2</b>	2.06		\$ 20,006.13		\$ 20,078.44
Parcel 25 <b>Parcel 3</b>	2.57		\$ 25,027.21		\$ 25,117.66
Parcel 25 <b>Parcel 4</b>	0.00				
Parcel 25 <b>Parcel 5</b>	0.00		<b>Parcel 4 &amp; 5</b>		<b>Parcel 4 &amp; 5</b>
			<b>Split</b>		<b>Split</b>
<b>Breakdown of Parcels 4 and 5 from 2026 Roll (Split into Three 3 Folio's)</b>					
Parcel 25 <b>Lot 4A</b>	1.28		\$ 12,425.28		\$ 12,470.19
Parcel 25 <b>Lot 5A</b>	2.48		\$ 24,172.34		\$ 24,259.71
Parcel 25 <b>Lot 5B</b>	1.33		\$ 12,972.85		\$ 13,019.74
Parcel 25 <b>Parcel 6</b>	3.30		\$ 32,145.49		\$ 32,261.67
<b>Parcel 26 moved to split folios (Condo Revision 2023)</b>			\$ -		\$ -
Parcel 26 Parcel A (Revised 2023)	2.91		\$ 28,355.94		\$ 28,458.43
Parcel 26 Parcel D (Revised 2023)	1.19		\$ 11,618.96		\$ 11,660.96
Parcel 26 Common - Parking Lot			\$ -		\$ -
Parcel 26 Parcel C (Revised 2023)	0.00		\$ -		\$ -
Parcel 26 Parcel B (Revised 2023)	5.15		\$ 50,145.98		\$ 50,327.21
Parcel 27	1.34		\$ 13,042.63		\$ 13,089.77
Parcel 27	1.47		\$ 14,307.96		\$ 14,359.67
Parcel 27	0.96		\$ 9,343.97		\$ 9,377.74
Parcel 27	1.23		\$ 11,971.96		\$ 12,015.23
<b>Total Acres</b>	<b>35.88</b>				

Prepared By:

**JPWard Associates, LLC**

**Heritage Harbour Market Place Community Development District**  
**Debt Service Fund**  
**Fiscal Year 2027**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
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

Par Outstanding at 9/30/2027 \$ 2,365,000