

HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT



AGENDA

OCTOBER 7, 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT

September 30, 2021

Board of Supervisors

Heritage Harbour Marketplace Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Heritage Harbour Marketplace Community Development District will be held on **Thursday, October 7, 2021, at 1:00 P.M.** at the **River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e24da6322d5d162c0c3d290ebb1ce587c>

Access Code: **2339 551 3373**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2339 551 3373** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 3, 2021 – Regular meeting minutes.
3. Consideration of **Resolution 2022-1**, a Resolution of the Board of Supervisors of the Heritage Harbour Marketplace Community Development District Approving Conveyance of Right-Of-Way For Port Harbour Parkway; (i) Authorizing District Staff And The Chairman To Review, Revise, And Execute Deed To Effectuate Conveyance; (ii) Authorizing District Manager To Execute Affidavit Of Ownership And Encumbrances.
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statement for period ending May 31, 2021 (unaudited)
 - b) Financial Statement for period ending June 30, 2021 (unaudited)
 - c) Financial Statement for period ending July 31, 2021 (unaudited)
 - d) Financial Statement for period ending August 31, 2021 (unaudited)
5. Supervisor's Requests and Audience Comments

6. Adjournment

The second order of business is the consideration of the minutes from the Heritage Harbour Marketplace, Board of Supervisors June 3, 2021, Regular Meeting.

The third order of business is the consideration of Resolution 2022-1, a Resolution of the Board of Supervisors of the Heritage Harbour Marketplace Community Development District Approving Conveyance of Right-of-Way for Port Harbour Parkway; (i) Authorizing District Staff and the Chairman to Review, Revise, and Execute Deed to effectuate conveyance; (ii) Authorizing District Manager to execute Affidavit of Ownership and encumbrances.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

Heritage Harbour Marketplace Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, June 3, 2021, at 2:15 p.m., at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

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Present and constituting a quorum:

Danielle Graef	Vice Chairperson
Bill Riley	Assistant Secretary
Bill Nesbitt	Assistant Secretary

Absent:

Russell Smith	Chairperson
Dan Huglas	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:15 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Smith and Supervisor Huglas, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 1, 2021 – Public Hearing Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion to approve the Minutes.

47 **On MOTION made by Mr. Bill Riley, seconded by Ms. Danielle Graef,**
48 **and with all in favor, the April 1, 2021, Public Hearing Meeting**
49 **Minutes were approved.**

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52 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2021-6

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54 **Consideration of Resolution 2021-6, a Resolution of the Board of Supervisors of the Heritage Harbour**
55 **Marketplace Community Development District ratifying, confirming, and approving the execution and**
56 **recordation of the consent to and Notice of Heritage Harbour Market Place Community Development**
57 **District's allocation of Debt Assessments**

58
59 *Mr. Ward: Essentially what happens is that the owner of the property, parcel 26, split his parcel into four*
60 *separate condominium type units with four separate PID numbers now where before it had one Property*
61 *ID number. In and of itself that's not problematic, but one of those PID numbers turns out to be a*
62 *parking lot, so what we are doing is spreading the debt that was on the entire parcel, including what the*
63 *parking lot was, to the three remaining developable parcels. To do that, the owner has agreed to, and*
64 *we have split that parcel out into its four separate parts, and we are doing a consent that has been*
65 *recorded in the public records to show that split. It also provides that if a developer in the future ever*
66 *takes that parking lot and turns it back into some kind of developable property, the Board has the ability*
67 *at that time to then go back and move the debt back onto that undeveloped parking lot, back to a*
68 *developed state if it gets developed in the future. That's what this resolution does. He asked if there*
69 *were any questions; hearing none, he called for a motion.*

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71 **On MOTION made by Mr. Bill Riley, seconded by Ms. Danielle Graef,**
72 **and with all in favor, Resolution 2021-6 was adopted, and the Chair**
73 **was authorized to sign.**

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76 **FOURTH ORDER OF BUSINESS**

Staff Reports

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78 **Staff Reports**

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80 **I. District Attorney**

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82 No report.

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84 **II. District Engineer**

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86 No report.

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88 **III. District Manager**

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90 **a) Report of Number of Registered Voters as of April 15, 2021**
91 **b) Financial Statement for period ending March 31, 2021 (unaudited)**
92 **c) Financial Statement for period ending April 30, 2021 (unaudited)**
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94 *Mr. Ward: Statute requires the Supervisor of Elections in the County where the District is located*
 95 *to report the number of registered voters in the District as of April 15 each year. You have a*
 96 *whopping zero qualified electors in this District. You will always have that unless the property*
 97 *changes its characterization from commercial property to residential and someone actually moves*
 98 *and lives in the boundaries of this particular CDD. It is significant for CDDs when they hit two*
 99 *thresholds. One is 6 years from the date of establishment, and two is when they hit 250 qualified*
 100 *electors, then you transition the Board from a landowner election to qualified elector election. I*
 101 *will report this to you each year as a matter of record. There is no action required from you.*

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SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

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106 Mr. Ward asked if there were any Supervisor’s requests; there were none.

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109 He asked if there were any audience questions or comments; there were none.

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EIGHTH ORDER OF BUSINESS

Adjournment

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114 Mr. Ward adjourned the meeting at approximately 2:18 p.m.

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<p>On MOTION made by Mr. Bill Nesbit, seconded by Mr. Bill Riley, and with all in favor, the Meeting was adjourned.</p>
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Heritage Harbour Market Place
Community Development District

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124 _____
James P. Ward, Secretary

Russell Smith, Chairperson

RESOLUTION 2022-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING CONVEYANCE OF RIGHT-OF-WAY FOR PORT HARBOUR PARKWAY; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, REVISE, AND EXECUTE DEED TO EFFECTUATE CONVEYANCE; AUTHORIZING DISTRICT MANAGER TO EXECUTE AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour Marketplace Community Development District (the “**District**”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “**Act**”), for the purpose of, among other things, financing and managing the acquisition, construction, reconstruction, maintenance and operation of certain infrastructure improvements within and without the boundaries of the district; and

WHEREAS, the District has the authority pursuant to Section 190.012, Florida Statutes, to acquire real property and improvements for, among other things, the purposes of operation and maintaining systems, facilities, and basic infrastructures within the District; and

WHEREAS, the District has the authority pursuant to Section 190.011(7)(a), Florida Statutes, to acquire and/or dispose of any real property and dedications or platted reservations for purposes authorized by the Act, including the authorizing provided in Section 190.012, Florida Statutes; and

WHEREAS, the District owns the real property more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the “**Property**”); and

WHEREAS, Manatee County, a political subdivision of the State of Florida (the “**County**”), has requested that the District approved and execute the Warranty Deed (the “**Deed**”) attached hereto as **Exhibit B** for the purpose of conveying the Property to the County (the “**Conveyance**”); and

WHEREAS, in connection with the conveyance, the County has also requested that the District Manager sign the Affidavit of Ownership and Encumbrances (the “**Affidavit**”) attached hereto as **Exhibit C**; and

WHEREAS, the District desires to approve the Conveyance; approve the Deed in substantial form and authorize District staff and the Chairman to review, revise, and execute the Deed; and authorize the District Manger to sign the Affidavit.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT:

- 1. Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Resolution.
- 2. Approval of the Conveyance and the Deed.** The District hereby approves the Conveyance and, for purposes of effectuating the Conveyance, approves the Deed in substantial form and authorizes District staff and the Chairman to review, revise, and execute the Deed

3. Approval of the Affidavit and Authorization to Execute. The District hereby approves the Affidavit and authorizes the District Manager to execute the Affidavit.

4. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue to be in full force and effect.

5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED on this 7th day of October 2021.

ATTEST:

**HERITAGE HARBOUR MARKETPLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Russell Smith, Chairman

Exhibit A Description of District Property
Exhibit B Deed
Exhibit C Affidavit

EXHIBIT A

Hyatt Survey Services, Inc.
Geographic Data Specialists

LB No.: 7203
 2012 Lena Road Bradenton, Florida 34211
 Phone: (941) 748-4693 Fax: (941) 744-1643



"EXHIBIT A"

NOT A BOUNDARY SURVEY -- SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTIONS 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING ALSO LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381 PAGE 2887, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER SECTION 26; THENCE N 00°08'20" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 210.68; THENCE LEAVING SAID WEST LINE, S 89° 51' 06" E, A DISTANCE OF 42.04 FEET; THENCE N 00° 08' 54" E, A DISTANCE OF 88.49 FEET TO THE POINT OF CUSP AT THE NORTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING 11 COURSES, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 44° 51' 16" E AND A CHORD LENGTH OF 54.45 FEET; THENCE S 89° 51' 06" E, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 91.31', A RADIUS OF 5050.00', A DELTA ANGLE OF 1° 02' 10", A CHORD BEARING OF S 89° 20' 02" E AND A CHORD LENGTH OF 91.31 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF N 46° 36' 43" E AND A CHORD LENGTH OF 54.04 FEET; THENCE N 02° 02' 24" E, A DISTANCE OF 12.00 FEET; THENCE S 87° 57' 36" E, A DISTANCE OF 75.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF S 42° 31' 59" E AND A CHORD LENGTH OF 54.04 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 146.29', A RADIUS OF 5062.00', A DELTA ANGLE OF 1° 39' 21", A CHORD BEARING OF S 86° 16' 42" E AND A CHORD LENGTH OF 146.28 FEET; THENCE S 71° 18' 14" E, A DISTANCE OF 50.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 1919.04', A RADIUS OF 5050.00', A DELTA ANGLE OF 21° 46' 22", A CHORD BEARING OF S 74° 00' 48" E AND A CHORD LENGTH OF 1907.51 FEET; THENCE S 63° 07' 44" E, A DISTANCE OF 201.54 FEET; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY S 26° 52' 23" W, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING 4 COURSES, N 63° 07' 37" W, A DISTANCE OF 201.54 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 2308.85', A RADIUS OF 4950.00', A DELTA ANGLE OF 26° 43' 29", A CHORD BEARING OF N 76° 29' 22" W AND A CHORD LENGTH OF 2287.98 FEET; THENCE N 89° 51' 06" W, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 45° 09' 05" W AND A CHORD LENGTH OF 54.45 FEET TO THE POINT OF CUSP OF THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY N 00° 08' 54" E, A DISTANCE OF 176.99 FEET TO SAID POINT OF BEGINNING;

SAID PARCEL CONTAINING 284,348 SQUARE FEET OR 6.53 ACRES MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING N 00° 08' 20" E AS PER FDOT R/W MAP #13075-2404, DATED 8-22-1975 AND REVISED 10-12-1982.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge is prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: JDS	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: RPH	By: HYATT SURVEYING SERVICES INC. Russell P Hyatt Digitally signed by Russell P Hyatt Date: 2021.08.13 11:38:30 -0400
PARCEL ID: 1101800209	DATE _____ RUSSELL P. HYATT, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5303 STATE OF FLORIDA, PHONE # (941) 748-4693

SEAL

Hyatt Survey Services, Inc.

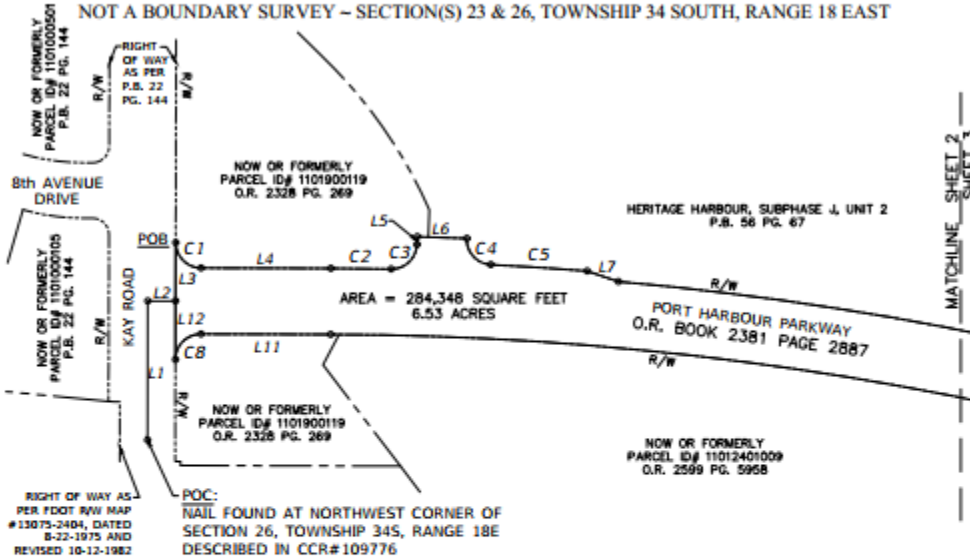
Geographic Data Specialists

LB No.: 7203
 2012 Lena Road Bradenton, Florida 34211
 Phone: (941) 748-4693 Fax: (941) 744-1643



"EXHIBIT A"

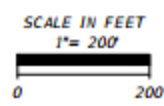
NOT A BOUNDARY SURVEY - SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°08'20"E	210.68'
L2	S89°51'06"E	42.04'
L3	N00°08'54"E	88.49'
L4	S89°51'06"E	196.42'
L5	N02°02'24"E	12.00'
L6	S87°57'36"E	75.00'
L7	S71°18'14"E	50.05'
L8	S63°07'44"E	201.54'
L9	S26°52'23"W	100.00'
L10	N63°07'37"W	201.54'
L11	N89°51'06"W	196.42'
L12	N00°08'54"E	88.50'

CURVE TABLE					
CURVE #	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	38.50'	60.48'	54.45'	S44°51'16"E	90°00'00"
C2	5050.00'	91.31'	91.31'	S89°20'02"E	1°02'10"
C3	38.50'	59.90'	54.04'	N46°36'43"E	89°08'46"
C4	38.50'	59.90'	54.04'	S42°31'59"E	89°08'46"
C5	5062.00'	146.29'	146.28'	S86°16'42"E	1°39'21"
C6	5050.00'	1919.04'	1907.51'	S74°00'48"E	21°46'22"
C7	4950.00'	2308.85'	2287.98'	N76°29'22"W	26°43'29"
C8	38.50'	60.48'	54.45'	S45°09'05"W	90°00'00"

NOTE: TITLE WORK WAS NOT PROVIDED.
 NOTE: SEE SHEET 3 FOR LEGEND AND VICINITY MAP.



CALCULATED BY:
 JDS
 CHECKED BY:
 RPH
 PARCEL ID:
 1101800209

Hyatt Survey Services, Inc.
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"EXHIBIT A"

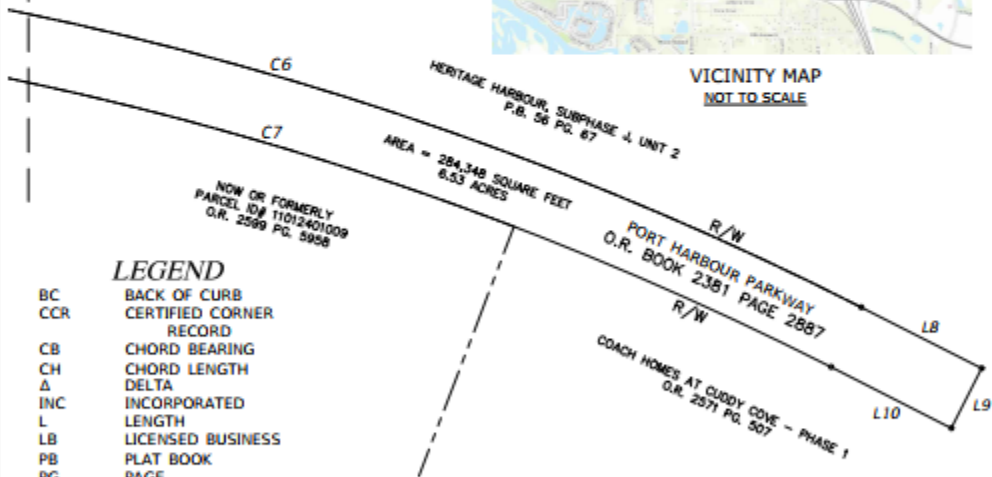


NOT A BOUNDARY SURVEY - SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST



VICINITY MAP
 NOT TO SCALE

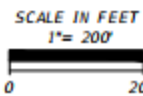
MATCHLINE SHEET 2
 SHEET 3



LEGEND

- BC BACK OF CURB
- CCR CERTIFIED CORNER RECORD
- CB CHORD BEARING
- CH CHORD LENGTH
- Δ DELTA
- INC INCORPORATED
- L LENGTH
- LB LICENSED BUSINESS
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- RNG RANGE
- TWN TOWNSHIP

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE.



CALCULATED BY:	JDS
CHECKED BY:	RPH
PARCEL ID:	1101800209

EXHIBIT B

DEED

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Senior Real Property Specialist
Property Acquisition Division
On behalf of Joy Leggett-Murphy, Property Acquisition Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Kay Road and Port Harbour Parkway
(Right-of-Way Dedication)

PROJECT NO: 382-6104660

PID NO: 1101800209 (a portion of)

OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this ____ day of _____, 2021, between **HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, whose mailing address is 513 Northeast 13th Avenue, Fort Lauderdale, Florida, 33301-1243 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

**See legal description identified as Exhibit A attached
hereto and incorporated by this reference**

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing for the year 2021 and subsequent years.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGES.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first above written

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes,

First Witness Signature

By: _____
Signature

First Witness Printed Name

As: _____
Title

James Ward
Printed Name

Second Witness Signature

Second Witness Printed Name

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this _____ day of _____, 2021, by James Ward, as District Manager for Heritage Harbour Market Place Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who

- is personally known to me or
- has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

Hyatt Survey Services, Inc.

Geographic Data Specialists

LB No.: 7203

2012 Lena Road Bradenton, Florida 34211

Phone: (941) 748-4693 Fax: (941) 744-1643



"EXHIBIT A"

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A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTIONS 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING ALSO LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381 PAGE 2887, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER SECTION 26; THENCE N 00°08'20" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 210.68; THENCE LEAVING SAID WEST LINE, S 89° 51' 06" E, A DISTANCE OF 42.04 FEET; THENCE N 00° 08' 54" E, A DISTANCE OF 88.49 FEET TO THE POINT OF CUSP AT THE NORTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING 11 COURSES, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 44° 51' 16" E AND A CHORD LENGTH OF 54.45 FEET; THENCE S 89° 51' 06" E, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 91.31', A RADIUS OF 5050.00', A DELTA ANGLE OF 1° 02' 10", A CHORD BEARING OF S 89° 20' 02" E AND A CHORD LENGTH OF 91.31 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF N 46° 36' 43" E AND A CHORD LENGTH OF 54.04 FEET; THENCE N 02° 02' 24" E, A DISTANCE OF 12.00 FEET; THENCE S 87° 57' 36" E, A DISTANCE OF 75.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF S 42° 31' 59" E AND A CHORD LENGTH OF 54.04 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 146.29', A RADIUS OF 5062.00', A DELTA ANGLE OF 1° 39' 21", A CHORD BEARING OF S 86° 16' 42" E AND A CHORD LENGTH OF 146.28 FEET; THENCE S 71° 18' 14" E, A DISTANCE OF 50.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 1919.04', A RADIUS OF 5050.00', A DELTA ANGLE OF 21° 46' 22", A CHORD BEARING OF S 74° 00' 48" E AND A CHORD LENGTH OF 1907.51 FEET; THENCE S 63° 07' 44" E, A DISTANCE OF 201.54 FEET; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY S 26° 52' 23" W, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING 4 COURSES, N 63° 07' 37" W, A DISTANCE OF 201.54 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 2308.85', A RADIUS OF 4950.00', A DELTA ANGLE OF 26° 43' 29", A CHORD BEARING OF N 76° 29' 22" W AND A CHORD LENGTH OF 2287.98 FEET; THENCE N 89° 51' 06" W, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 45° 09' 05" W AND A CHORD LENGTH OF 54.45 FEET TO THE POINT OF CUSP OF THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY N 00° 08' 54" E, A DISTANCE OF 176.99 FEET TO SAID POINT OF BEGINNING;

SAID PARCEL CONTAINING 284,348 SQUARE FEET OR 6.53 ACRES MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING N 00° 08' 20" E AS PER FDOT R/W MAP #13075-2404, DATED 8-22-1975 AND REVISED 10-12-1982.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge is prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: JDS	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: RPH	By: HYATT SURVEYING SERVICES INC. Russell P Hyatt Digitally signed by Russell P Hyatt Date: 2021.06.13 11:38:30 -0400
PARCEL ID: 1101800209	DATE _____ RUSSELL P. HYATT, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5303 STATE OF FLORIDA, PHONE # (941) 748-4693

SEAL

Hyatt Survey Services, Inc.

Geographic Data Specialists

LB No.: 7203

2012 Lena Road Bradenton, Florida 34211

Phone: (941) 748-4693 Fax: (941) 744-1643

"EXHIBIT A"

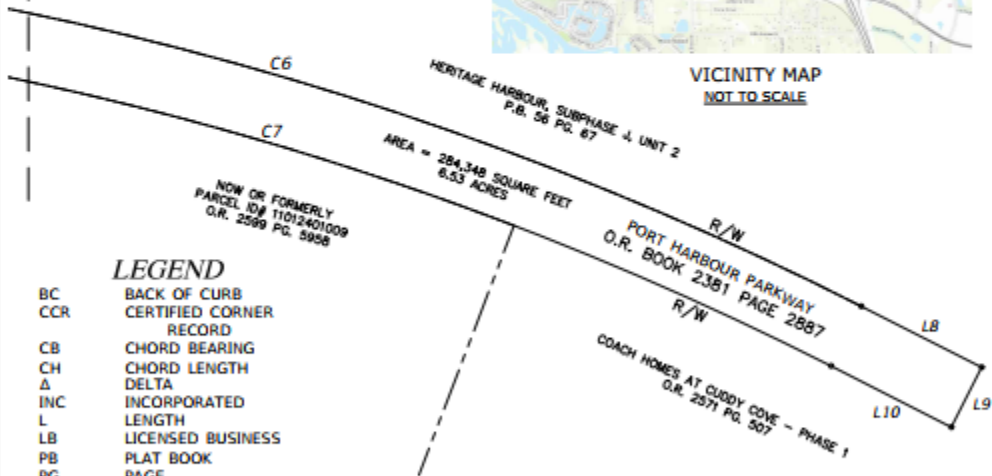


NOT A BOUNDARY SURVEY - SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST



VICINITY MAP
NOT TO SCALE

MATCHLINE SHEET 2 SHEET 3



LEGEND

- BC BACK OF CURB
- CCR CERTIFIED CORNER RECORD
- CB CHORD BEARING
- CH CHORD LENGTH
- Δ DELTA
- INC INCORPORATED
- L LENGTH
- LB LICENSED BUSINESS
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- RNG RANGE
- TWN TOWNSHIP

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE.



SCALE IN FEET

1" = 200'



CALCULATED BY:	JDS
CHECKED BY:	RPH
PARCEL ID:	1101800209

EXHIBIT C
AFFIDAVIT

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Senior Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Kay Road and Port Harbour Parkway
(Right-of-Way Dedication)

PID NO: 1101800209 (a portion of)

OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **JAMES WARD**, who being first duly sworn, deposes and says that, to the best of knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit and has full authority to sell or encumber the Property.
3. I am the District Manager of Grantor and I make this affidavit with the authority of and on behalf of Grantor.
4. Except for all matters of record and matters that would be disclosed by an accurate survey, Grantor has sole and exclusive possession of the Property.
5. Except for all matters of record and matters that would be disclosed by an accurate survey, neither Grantor's title to nor possession of the Property has ever been disputed or questioned during Grantor's ownership of the Property except for all matters of record and matters that would be disclosed by an accurate survey.
6. Except for all matters of record and matters that would be disclosed by an accurate survey, no person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. Except for all matters of record and matters that would be disclosed by an accurate survey there are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. Except as otherwise set forth in Section 15 below, there are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. Except for all matters of record and matters that would be disclosed by an accurate survey there are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. Except for all matters of record and matters that would be disclosed by an accurate survey there are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. Except as otherwise set forth in Section 15 below, there has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. Except as otherwise set forth in Section 15 below, no notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. Except for all matters of record and matters that would be disclosed by an accurate survey there are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

- A. Reservation of oil, gas and mineral rights as set forth in that certain deed dated August 20, 1947 and recorded September 8, 1947 in Deed Book 239, Page 368.
- B. Ordinance No. 00-19 (FKA Ordinance No. 99-43) as to Development of Regional Impact DRI #24, Heritage Sound, dated March 21, 2000 and recorded February 20, 2001 in Official Records Book 1730, Page 1835; Notice of Adoption of a Development Order for the Heritage Harbour, f/k/a Heritage Sound, Development of Regional Impact, recorded in Official Records Book 1739, Page 7147; Modifications recorded in Official Records Book 2253, Page 1615 and Official Records Book 2404, Page 1832.
- C. Local Development Agreement by and between Lennar Homes, LLC, a Florida limited liability company, Heritage Harbour Development, LLC, a Florida limited liability company, and Manatee County, a political subdivision of the State of Florida, dated January 13, 2009 and recorded February 26, 2009 in Official Records Book 2289, Page 4753; as thereafter amended and restated in Official Records Book 2535, Page 5795.
- D. Disclosure of Public Financing as to Heritage Harbour Market Place Community Development District, dated March 24, 2010 and recorded March 31, 2010 in Official Records Book 2333, Page 6716.

16. The representations embraced herein are made for the purpose of assisting in the conveyance of the Property.

17. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

JAMES WARD

Signature

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this _____ day of _____, 2021, by James Ward, who

is personally known to me or

has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05,
FLORIDA STATUTES]

Signature of Notary Public
(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: _____

Hyatt Survey Services, Inc.

Geographic Data Specialists

LB No.: 7203

2012 Lena Road Bradenton, Florida 34211

Phone: (941) 748-4693 Fax: (941) 744-1643



"EXHIBIT A"

NOT A BOUNDARY SURVEY ~ SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTIONS 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING ALSO LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381 PAGE 2887, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER SECTION 26; THENCE N 00°08'20" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 210.68; THENCE LEAVING SAID WEST LINE, S 89° 51' 06" E, A DISTANCE OF 42.04 FEET; THENCE N 00° 08' 54" E, A DISTANCE OF 88.49 FEET TO THE POINT OF CUSP AT THE NORTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING 11 COURSES, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 44° 51' 16" E AND A CHORD LENGTH OF 54.45 FEET; THENCE S 89° 51' 06" E, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 91.31', A RADIUS OF 5050.00', A DELTA ANGLE OF 1° 02' 10", A CHORD BEARING OF S 89° 20' 02" E AND A CHORD LENGTH OF 91.31 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF N 46° 36' 43" E AND A CHORD LENGTH OF 54.04 FEET; THENCE N 02° 02' 24" E, A DISTANCE OF 12.00 FEET; THENCE S 87° 57' 36" E, A DISTANCE OF 75.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF S 42° 31' 59" E AND A CHORD LENGTH OF 54.04 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 146.29', A RADIUS OF 5062.00', A DELTA ANGLE OF 1° 39' 21", A CHORD BEARING OF S 86° 16' 42" E AND A CHORD LENGTH OF 146.28 FEET; THENCE S 71° 18' 14" E, A DISTANCE OF 50.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 1919.04', A RADIUS OF 5050.00', A DELTA ANGLE OF 21° 46' 22", A CHORD BEARING OF S 74° 00' 48" E AND A CHORD LENGTH OF 1907.51 FEET; THENCE S 63° 07' 44" E, A DISTANCE OF 201.54 FEET; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY S 26° 52' 23" W, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING 4 COURSES, N 63° 07' 37" W, A DISTANCE OF 201.54 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 2308.85', A RADIUS OF 4950.00', A DELTA ANGLE OF 26° 43' 29", A CHORD BEARING OF N 76° 29' 22" W AND A CHORD LENGTH OF 2287.98 FEET; THENCE N 89° 51' 06" W, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 45° 09' 05" W AND A CHORD LENGTH OF 54.45 FEET TO THE POINT OF CUSP OF THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY N 00° 08' 54" E, A DISTANCE OF 176.99 FEET TO SAID POINT OF BEGINNING;

SAID PARCEL CONTAINING 284,348 SQUARE FEET OR 6.53 ACRES MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING N 00° 08' 20" E AS PER FDOT R/W MAP #13075-2404, DATED 8-22-1975 AND REVISED 10-12-1982.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge is prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: JDS	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: RPH	By: HYATT SURVEYING SERVICES INC. Russell P Hyatt <small>Digitally signed by Russell P Hyatt Date: 2021.08.13 11:38:30 -0400</small>
PARCEL ID: 1101800209	DATE _____ RUSSELL P. HYATT, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5303 STATE OF FLORIDA, PHONE # (941) 748-4693

SEAL

Hyatt Survey Services, Inc.

Geographic Data Specialists

LB No.: 7203

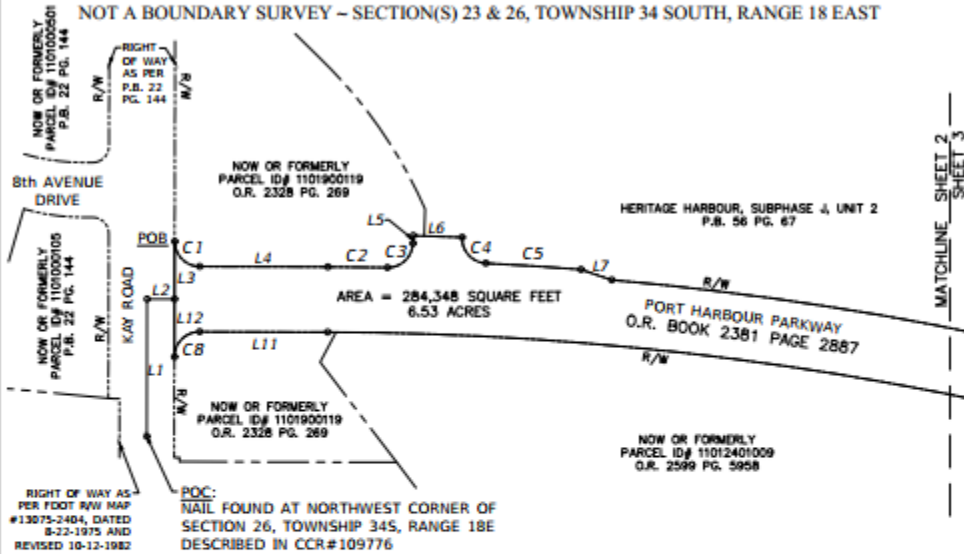
2012 Lena Road Bradenton, Florida 34211

Phone: (941) 748-4693 Fax: (941) 744-1643



EXHIBIT A

NOT A BOUNDARY SURVEY - SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°08'20"E	210.68'
L2	S89°51'00"E	42.04'
L3	N00°08'54"E	88.49'
L4	S89°51'00"E	196.42'
L5	N02°02'24"E	12.00'
L6	S87°57'36"E	75.00'
L7	S71°18'14"E	50.05'
L8	S63°07'44"E	201.54'
L9	S26°52'23"W	100.00'
L10	N63°07'37"W	201.54'
L11	N89°51'00"W	196.42'
L12	N00°08'54"E	88.50'

CURVE TABLE					
CURVE #	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	38.50'	60.48'	54.45'	S44°51'16"E	90°00'00"
C2	5050.00'	91.31'	91.31'	S89°20'02"E	1°02'10"
C3	38.50'	59.90'	54.04'	N46°36'43"E	89°08'46"
C4	38.50'	59.90'	54.04'	S42°31'59"E	89°08'46"
C5	5062.00'	146.29'	146.28'	S86°16'42"E	1°39'21"
C6	5050.00'	1919.04'	1907.51'	S74°00'48"E	21°46'22"
C7	4950.00'	2308.85'	2287.98'	N76°29'22"W	26°43'29"
C8	38.50'	60.48'	54.45'	S45°09'05"W	90°00'00"

NOTE: TITLE WORK WAS NOT PROVIDED.

NOTE: SEE SHEET 3 FOR LEGEND AND VICINITY MAP.

SCALE IN FEET

1" = 200'



CALCULATED BY:

JDS

CHECKED BY:

RPH

PARCEL ID:

1101800209

Hyatt Survey Services, Inc.

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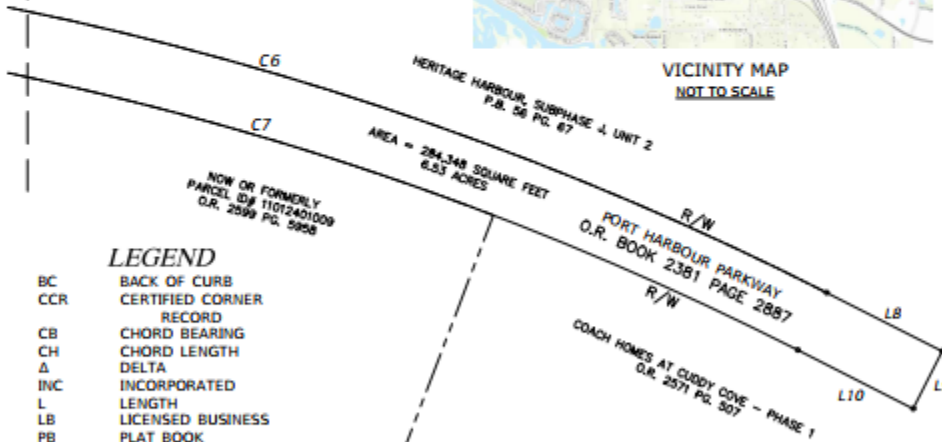


NOT A BOUNDARY SURVEY – SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST



VICINITY MAP
NOT TO SCALE

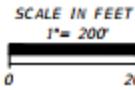
MATCHLINE SHEET 2
SHEET 3



LEGEND

- BC BACK OF CURB
- CCR CERTIFIED CORNER RECORD
- CB CHORD BEARING
- CH CHORD LENGTH
- Δ DELTA
- INC INCORPORATED
- L LENGTH
- LB LICENSED BUSINESS
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- RNG RANGE
- TWN TOWNSHIP

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE.



CALCULATED BY:	JDS
CHECKED BY:	RPH
PARCEL ID:	1101800209

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY, 2021

FISCAL YEAR 2021

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 May 31, 2021

	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						
General Fund - Invested Cash	\$ 105,693	\$ -	\$ -	\$ -	\$ -	\$ 105,693
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	12,304	-	-	-	12,304
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments						
Due from Other Governments						
Accounts Receivable						
Prepaid Expenses						
Amount Available in Debt Service Funds	-	-	-	212,304	-	212,304
Amount to be Provided by Debt Service Funds	-	-	-	11,097,696	-	11,097,696
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 105,693	\$ 212,304	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,974,524

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of May 31, 2021

	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	-	-	-	11,310,000	-	11,310,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 11,310,000	\$ -	\$ 11,310,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2020	-	329,831	-	-	-	329,831
Results from Current Operations	-	(117,528)	-	-	-	(117,528)
Unassigned						
Beginning: October 1, 2020	135,107	-	-	-	-	135,107
Results from Current Operations	(29,414)	-	-	-	-	(29,414)
Total Fund Equity and Other Credits	105,693	212,304	-	-	4,346,527	4,664,524
Total Liabilities, Fund Equity and Other Credits	\$ 105,693	\$ 212,304	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,974,524

Heritage Harbour Market Place Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending May 31, 2021

	October	November	December	January	February	March	April	May	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	N/A
Interest											
Interest - General Checking	1	1	2	1	1	1	1	1	10	300	3%
Special Assessment Revenue											
Special Assessments - Uniform Method	137	95	26,353	-	-	-	-	1,001	27,586	27,575	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	58,517	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 138	\$ 96	\$ 26,355	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1,002	\$ 27,596	\$ 86,392	32%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 800	\$ 1,200	67%
Board of Supervisor's - FICA	-	-	-	-	31	-	31	-	61	92	67%
Executive											
Executive Salaries	4,038	2,692	2,692	2,692	2,692	2,692	4,038	2,692	24,231	41,000	59%
Executive Salaries - FICA	309	206	206	206	206	206	309	206	1,854	2,675	69%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	N/A
Financial and Administrative											
Audit Services	-	-	-	-	1,500	-	4,300	-	5,800	5,700	102%
Accounting Services	-	225	214	440	240	150	221	468	1,958	3,500	56%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	48	48	250	19%
Legal Advertising	-	-	-	-	-	-	-	350	350	2,400	15%
Trustee Services	-	-	5,064	-	-	-	-	-	5,064	5,810	87%
Dissemination Agent Services	5,000	-	-	-	-	-	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	31	33	32	31	31	32	33	31	255	400	64%
Travel and Per Diem											
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Telephone	-	-	-	-	-	-	-	-	-	-	N/A

Unaudited

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending May 31, 2021**

	October	November	December	January	February	March	April	May	Year to Date	Annual Budget	% of Budget
Postage, Freight & Messenger	-	-	-	-	31	19	-	44	94	300	31%
Rentals & Leases											
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website											
Development	609	609	50	1,167	609	609	609	50	4,310	7,560	57%
Insurance	6,218	-	-	-	-	-	-	-	6,218	6,000	104%
Printing & Binding	-	-	-	-	186	-	174	-	361	100	361%
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	-	-	-	-	432	432	4,000	11%
Legal - Litigation Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning											
Professional Services-Planning	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 16,380	\$ 3,764	\$ 8,258	\$ 4,537	\$ 5,926	\$ 3,708	\$ 10,115	\$ 4,321	\$ 57,009	\$ 86,662	66%
Net Increase/ (Decrease) of Fund Balance	(16,242)	(3,668)	18,097	(4,535)	(5,925)	(3,707)	(10,114)	(3,319)	(29,414)	N/A	
Fund Balance - Beginning	135,107	118,865	115,196	133,293	128,758	122,833	119,126	109,012	135,107	127,077	
Fund Balance - Ending	<u>\$ 118,865</u>	<u>\$ 115,196</u>	<u>\$ 133,293</u>	<u>\$ 128,758</u>	<u>\$ 122,833</u>	<u>\$ 119,126</u>	<u>\$ 109,012</u>	<u>\$ 105,693</u>	<u>\$ 105,693</u>	<u>\$ 127,077</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 May 31, 2021**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Revenue Account	1	1	-	0	1	1	1	3	9	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	7	1,500	0%
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Special Assessment Revenue											
Special Assessments - Uniform Method	1,681	1,165	323,620	-	-	-	-	12,295	338,761	338,511	100%
Special Assessments - Non-Uniform Mthd	200,009	-	-	-	-	473,367	-	-	673,375	789,669	85%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 201,691	\$ 1,168	\$ 323,621	\$ 1	\$ 2	\$ 473,369	\$ 2	\$ 12,299	\$ 1,012,152	\$ 1,129,680	90%
Expenditures and Other Uses											
Debt Service											
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 470,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	329,840	-	-	-	-	-	329,840	659,680	659,680	100%
Legal Services											
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	N/A
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:	\$ -	\$ 329,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 799,840	\$ 1,129,680	\$ 1,129,680	100%
Net Increase/ (Decrease) of Fund Balance	201,691	(328,672)	323,621	1	2	473,369	2	(787,541)	(117,528)	-	
Fund Balance - Beginning	329,831	531,522	202,850	526,470	526,471	526,473	999,842	999,844	329,831	310,701	
Fund Balance - Ending	<u>\$ 531,522</u>	<u>\$ 202,850</u>	<u>\$ 526,470</u>	<u>\$ 526,471</u>	<u>\$ 526,473</u>	<u>\$ 999,842</u>	<u>\$ 999,844</u>	<u>\$ 212,304</u>	<u>\$ 212,304</u>	<u>\$ 310,701</u>	

Heritage Harbour Market Place Community Development District

Capital Projects Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending May 31, 2021

	October	November	December	January	February	March	April	May	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>

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE, 2021

FISCAL YEAR 2021

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 June 30, 2021

	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						
General Fund - Invested Cash	\$ 99,997	\$ -	\$ -	\$ -	\$ -	\$ 99,997
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	12,305	-	-	-	12,305
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments						
Due from Other Governments						
Accounts Receivable						
Prepaid Expenses						
Amount Available in Debt Service Funds	-	-	-	212,305	-	212,305
Amount to be Provided by Debt Service Funds	-	-	-	11,097,695	-	11,097,695
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 99,997	\$ 212,305	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,968,829

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups as of June 30, 2021

	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	-	-	-	11,310,000	-	11,310,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 11,310,000	\$ -	\$ 11,310,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-		-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2020	-	329,831	-	-	-	329,831
Results from Current Operations	-	(117,526)	-	-	-	(117,526)
Unassigned						
Beginning: October 1, 2020	135,107	-	-	-	-	135,107
Results from Current Operations	(35,110)	-	-	-	-	(35,110)
Total Fund Equity and Other Credits	99,997	212,305	-	-	4,346,527	4,658,829
Total Liabilities, Fund Equity and Other Credits	\$ 99,997	\$ 212,305	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,968,829

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending June 30, 2021**

	October	November	December	January	February	March	April	May	June	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest												
Interest - General Checking	1	1	2	1	1	1	1	1	1	11	300	4%
Special Assessment Revenue												
Special Assessments - Uniform Method	137	95	26,353	-	-	-	-	1,001	-	27,586	27,575	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	58,517	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 138	\$ 96	\$ 26,355	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1,002	\$ 1	\$ 27,596	\$ 86,392	32%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ 1,200	\$ 1,200	100%
Board of Supervisor's - FICA	-	-	-	-	31	-	31	-	31	92	92	100%
Executive												
Executive Salaries	4,038	2,692	2,692	2,692	2,692	2,692	4,038	2,692	2,692	26,923	41,000	66%
Executive Salaries - FICA	309	206	206	206	206	206	309	206	206	2,060	2,675	77%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	N/A
Financial and Administrative												
Audit Services	-	-	-	-	1,500	-	4,300	-	-	5,800	5,700	102%
Accounting Services	-	225	214	440	240	150	221	468	-	1,958	3,500	56%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
Other	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Recording and Transcription	-	-	-	-	-	-	-	48	48	96	250	38%
Legal Advertising	-	-	-	-	-	-	-	350	-	350	2,400	15%
Trustee Services	-	-	5,064	-	-	-	-	-	-	5,064	5,810	87%
Dissemination Agent Services	5,000	-	-	-	-	-	-	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	31	33	32	31	31	32	33	31	33	288	400	72%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services												
Telephone	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	31	19	-	44	49	143	300	48%
Rentals & Leases												
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website	-	-	-	-	-	-	-	-	-	-	-	N/A

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending June 30, 2021**

	October	November	December	January	February	March	April	May	June	Year to Date	Annual Budget	% of Budget
Development	609	609	50	1,167	609	609	609	50	1,167	5,477	7,560	72%
Insurance	6,218	-	-	-	-	-	-	-	-	6,218	6,000	104%
Printing & Binding	-	-	-	-	186	-	174	-	31	392	100	392%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	-	-	-	-	-	432	1,040	1,472	4,000	37%
Legal - Litigation Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning												
Professional Services-Planning	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 16,380	\$ 3,764	\$ 8,258	\$ 4,537	\$ 5,926	\$ 3,708	\$ 10,115	\$ 4,321	\$ 5,697	\$ 62,706	\$ 86,662	72%
Net Increase/ (Decrease) of Fund Balance	(16,242)	(3,668)	18,097	(4,535)	(5,925)	(3,707)	(10,114)	(3,319)	(5,696)	(35,110)	N/A	
Fund Balance - Beginning	135,107	118,865	115,196	133,293	128,758	122,833	119,126	109,012	105,693	135,107	127,077	
Fund Balance - Ending	<u>\$ 118,865</u>	<u>\$ 115,196</u>	<u>\$ 133,293</u>	<u>\$ 128,758</u>	<u>\$ 122,833</u>	<u>\$ 119,126</u>	<u>\$ 109,012</u>	<u>\$ 105,693</u>	<u>\$ 99,997</u>	<u>\$ 99,997</u>	<u>\$ 127,077</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 June 30, 2021

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Revenue Account	1	1	-	0	1	1	1	3	1	10	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	0	7	1,500	0%
Interest Account	-	0	0	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Special Assessment Revenue												
Special Assessments - Uniform Method	1,681	1,165	323,620	-	-	-	-	12,295	-	338,761	338,511	100%
Special Assessments - Non-Uniform Mthd	200,009	-	-	-	-	473,367	-	-	-	673,375	789,669	85%
Inter-Fund Group Transfers In												
Total Revenue and Other Sources:	\$ 201,691	\$ 1,168	\$ 323,621	\$ 1	\$ 2	\$ 473,369	\$ 2	\$ 12,299	\$ 1	\$ 1,012,154	\$ 1,129,680	90%
Expenditures and Other Uses												
Debt Service												
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ -	\$ 470,000	\$ 470,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	329,840	-	-	-	-	-	329,840	-	659,680	659,680	100%
Legal Services												
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out												
Inter-Fund Group Transfers Out												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
GF-Litigation (Parcel 19/20)	-	-	-	-	-	-	-	-	-	-	-	N/A
CPF-Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 329,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 799,840	\$ -	\$ 1,129,680	\$ 1,129,680	100%
Net Increase/ (Decrease) of Fund Balance	201,691	(328,672)	323,621	1	2	473,369	2	(787,541)	1	(117,526)	-	
Fund Balance - Beginning	329,831	531,522	202,850	526,470	526,471	526,473	999,842	999,844	212,304	329,831	310,701	
Fund Balance - Ending	\$ 531,522	\$ 202,850	\$ 526,470	\$ 526,471	\$ 526,473	\$ 999,842	\$ 999,844	\$ 212,304	\$ 212,305	\$ 212,305	\$ 310,701	

Heritage Harbour Market Place Community Development District

Capital Projects Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending June 30, 2021

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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>	

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY, 2021

FISCAL YEAR 2021

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 July 31, 2021

	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						
General Fund - Invested Cash	\$ 95,694	\$ -	\$ -	\$ -	\$ -	\$ 95,694
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	12,305	-	-	-	12,305
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	212,306	-	212,306
Amount to be Provided by Debt Service Funds	-	-	-	11,097,694	-	11,097,694
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 95,694	\$ 212,306	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,964,527

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of July 31, 2021

	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	-	-	-	11,310,000	-	11,310,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 11,310,000	\$ -	\$ 11,310,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2020	-	329,831	-	-	-	329,831
Results from Current Operations	-	(117,526)	-	-	-	(117,526)
Unassigned						
Beginning: October 1, 2020	135,107	-	-	-	-	135,107
Results from Current Operations	(39,413)	-	-	-	-	(39,413)
Total Fund Equity and Other Credits	95,694	212,306	-	-	4,346,527	4,654,527
Total Liabilities, Fund Equity and Other Credits	\$ 95,694	\$ 212,306	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,964,527

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending July 31, 2021**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest													
Interest - General Checking	1	1	2	1	1	1	1	1	1	1	11	300	4%
Special Assessment Revenue													
Special Assessments - Uniform Method	137	95	26,353	-	-	-	-	1,001	-	-	27,586	27,575	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	58,517	0%
Inter-Fund Group Transfers In													
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 138	\$ 96	\$ 26,355	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1,002	\$ 1	\$ 1	\$ 27,597	\$ 86,392	32%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 1,200	\$ 1,200	100%
Board of Supervisor's - FICA	-	-	-	-	31	-	31	-	31	-	92	92	100%
Executive													
Executive Salaries	4,038	2,692	2,692	2,692	2,692	2,692	4,038	2,692	2,692	2,692	29,615	41,000	72%
Executive Salaries - FICA	309	206	206	206	206	206	309	206	206	206	2,266	2,675	85%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Financial and Administrative													
Audit Services	-	-	-	-	1,500	-	4,300	-	-	-	5,800	5,700	102%
Accounting Services	-	225	214	440	240	150	221	468	64	-	2,021	3,500	58%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	48	48	-	96	250	38%
Legal Advertising	-	-	-	-	-	-	-	350	-	-	350	2,400	15%
Trustee Services	-	-	5,064	-	-	-	-	-	-	-	5,064	5,810	87%
Dissemination Agent Services	5,000	-	-	-	-	-	-	-	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	31	33	32	31	31	32	33	31	33	31	318	400	80%
Travel and Per Diem													
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	31	19	-	44	49	-	143	300	48%
Rentals & Leases													
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website Development	609	609	50	1,167	609	609	609	50	1,167	609	6,085	7,560	80%

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending July 31, 2021**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Insurance	6,218	-	-	-	-	-	-	-	-	-	6,218	6,000	104%
Printing & Binding	-	-	-	-	186	-	174	-	31	-	392	100	392%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	-	-	-	-	432	1,040	703	2,175	4,000	54%
Legal - Litigation Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning													
Professional Services-Planning	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 16,380	\$ 3,764	\$ 8,258	\$ 4,537	\$ 5,926	\$ 3,708	\$ 10,115	\$ 4,321	\$ 5,761	\$ 4,240	\$ 67,010	\$ 86,662	77%
Net Increase/ (Decrease) of Fund Balance	(16,242)	(3,668)	18,097	(4,535)	(5,925)	(3,707)	(10,114)	(3,319)	(5,760)	(4,239)	(39,413)	N/A	
Fund Balance - Beginning	135,107	118,865	115,196	133,293	128,758	122,833	119,126	109,012	105,693	99,933	135,107	127,077	
Fund Balance - Ending	<u>\$ 118,865</u>	<u>\$ 115,196</u>	<u>\$ 133,293</u>	<u>\$ 128,758</u>	<u>\$ 122,833</u>	<u>\$ 119,126</u>	<u>\$ 109,012</u>	<u>\$ 105,693</u>	<u>\$ 99,933</u>	<u>\$ 95,694</u>	<u>\$ 95,694</u>	<u>\$ 127,077</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 July 31, 2021

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Revenue Account	1	1	-	0	1	1	1	3	1	0	10	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	0	1	7	1,500	0%
Interest Account	-	0	0	-	-	-	-	0	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Special Assessment Revenue													
Special Assessments - Uniform Method	1,681	1,165	323,620	-	-	-	-	12,295	-	-	338,761	338,511	100%
Special Assessments - Non-Uniform Mthd	200,009	-	-	-	-	473,367	-	-	-	-	673,375	789,669	85%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 201,691	\$ 1,168	\$ 323,621	\$ 1	\$ 2	\$ 473,369	\$ 2	\$ 12,299	\$ 1	\$ 1	\$ 1,012,154	\$ 1,129,680	90%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ -	\$ -	\$ 470,000	\$ 470,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	329,840	-	-	-	-	-	329,840	-	-	659,680	659,680	100%
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:	\$ -	\$ 329,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 799,840	\$ -	\$ -	\$ 1,129,680	\$ 1,129,680	100%
Net Increase/ (Decrease) of Fund Balance	201,691	(328,672)	323,621	1	2	473,369	2	(787,541)	1	1	(117,526)	-	
Fund Balance - Beginning	329,831	531,522	202,850	526,470	526,471	526,473	999,842	999,844	212,304	212,305	329,831	310,701	
Fund Balance - Ending	<u>\$ 531,522</u>	<u>\$ 202,850</u>	<u>\$ 526,470</u>	<u>\$ 526,471</u>	<u>\$ 526,473</u>	<u>\$ 999,842</u>	<u>\$ 999,844</u>	<u>\$ 212,304</u>	<u>\$ 212,305</u>	<u>\$ 212,306</u>	<u>\$ 212,306</u>	<u>\$ 310,701</u>	

Heritage Harbour Market Place Community Development District

Capital Projects Fund

Statement of Revenue, Expenditures and Changes in Fund Balance

for the Period Ending July 31, 2021

	October	November	December	January	February	March	April	May	June	July	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>	

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST, 2021

FISCAL YEAR 2021

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 August 31, 2021

	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						
General Fund - Invested Cash	\$ 90,587	\$ -	\$ -	\$ -	\$ -	\$ 90,587
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
Debt Service Fund						
Revenue Account	-	12,306	-	-	-	12,306
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
Sinking Fund	-	0	-	-	-	0
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
Market Valuation Adjustments						
Due from Other Governments						
Accounts Receivable						
Prepaid Expenses						
Amount Available in Debt Service Funds	-	-	-	212,307	-	212,307
Amount to be Provided by Debt Service Funds	-	-	-	11,097,693	-	11,097,693
General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Total Assets	\$ 90,587	\$ 212,307	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,959,420

Heritage Harbour Market Place Community Development District

Balance Sheet - All Funds and Account Groups

as of August 31, 2021

	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	-	-	-	11,310,000	-	11,310,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 11,310,000	\$ -	\$ 11,310,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
Fund Balance						
Restricted						
Beginning: October 1, 2020	-	329,831	-	-	-	329,831
Results from Current Operations	-	(117,525)	-	-	-	(117,525)
Unassigned						
Beginning: October 1, 2020	135,107	-	-	-	-	135,107
Results from Current Operations	(44,520)	-	-	-	-	(44,520)
Total Fund Equity and Other Credits	90,587	212,307	-	-	4,346,527	4,649,420
Total Liabilities, Fund Equity and Other Credits	\$ 90,587	\$ 212,307	\$ -	\$ 11,310,000	\$ 4,346,527	\$ 15,959,420

Heritage Harbour Market Place Community Development District

**General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending August31, 2021**

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest														
Interest - General Checking	1	1	2	1	1	1	1	1	1	1	1	12	300	4%
Special Assessment Revenue														
Special Assessments - Uniform Method	137	95	26,353	-	-	-	-	1,001	-	-	-	27,586	27,575	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	58,517	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 138	\$ 96	\$ 26,355	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1,002	\$ 1	\$ 1	\$ 1	\$ 27,598	\$ 86,392	32%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ 1,200	\$ 1,200	100%
Board of Supervisor's - FICA	-	-	-	-	31	-	31	-	31	-	-	92	92	100%
Executive														
Executive Salaries	4,038	2,692	2,692	2,692	2,692	2,692	4,038	2,692	2,692	2,692	2,692	32,308	41,000	79%
Executive Salaries - FICA	309	206	206	206	206	206	309	206	206	206	206	2,472	2,675	92%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Financial and Administrative														
Audit Services	-	-	-	-	1,500	-	4,300	-	-	-	-	5,800	5,700	102%
Accounting Services	-	225	214	440	240	150	221	468	64	-	734	2,755	3,500	79%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Recording and Transcription	-	-	-	-	-	-	-	48	48	-	48	144	250	58%
Legal Advertising	-	-	-	-	-	-	-	350	-	-	-	350	2,400	15%
Trustee Services	-	-	5,064	-	-	-	-	-	-	-	-	5,064	5,810	87%
Dissemination Agent Services	5,000	-	-	-	-	-	-	-	-	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	31	33	32	31	31	32	33	31	33	31	31	350	400	87%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	31	19	-	44	49	-	13	156	300	52%
Rentals & Leases														
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website														
Development	609	609	50	1,167	609	609	609	50	1,167	609	609	6,694	7,560	89%
Insurance	6,218	-	-	-	-	-	-	-	-	-	-	6,218	6,000	104%
Printing & Binding	-	-	-	-	186	-	174	-	31	-	-	392	100	392%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%

Heritage Harbour Market Place Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending August31, 2021**

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Legal Services														
Legal - General Counsel	-	-	-	-	-	-	-	432	1,040	703	775	2,950	4,000	74%
Legal - Litigation Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning														
Professional Services-Planning	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Owner Refunds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses														
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay														
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 16,380	\$ 3,764	\$ 8,258	\$ 4,537	\$ 5,926	\$ 3,708	\$ 10,115	\$ 4,321	\$ 5,761	\$ 4,240	\$ 5,108	\$ 72,118	\$ 86,662	83%
Net Increase/ (Decrease) of Fund Balance	(16,242)	(3,668)	18,097	(4,535)	(5,925)	(3,707)	(10,114)	(3,319)	(5,760)	(4,239)	(5,107)	(44,520)		N/A
Fund Balance - Beginning	135,107	118,865	115,196	133,293	128,758	122,833	119,126	109,012	105,693	99,933	95,694	135,107		127,077
Fund Balance - Ending	<u>\$ 118,865</u>	<u>\$ 115,196</u>	<u>\$ 133,293</u>	<u>\$ 128,758</u>	<u>\$ 122,833</u>	<u>\$ 119,126</u>	<u>\$ 109,012</u>	<u>\$ 105,693</u>	<u>\$ 99,933</u>	<u>\$ 95,694</u>	<u>\$ 90,587</u>	<u>\$ 90,587</u>	<u>\$ 127,077</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 August 31, 2021

	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Revenue Account	1	1	-	0	1	1	1	3	1	0	0	10	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	0	1	1	8	1,500	1%
Interest Account	-	0	0	-	-	-	-	0	0	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	-	0	-	N/A
Special Assessment Revenue														
Special Assessments - Uniform Method	1,681	1,165	323,620	-	-	-	-	12,295	-	-	-	338,761	338,511	100%
Special Assessments - Non-Uniform Mthd	200,009	-	-	-	-	473,367	-	-	-	-	-	673,375	789,669	85%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 201,691	\$ 1,168	\$ 323,621	\$ 1	\$ 2	\$ 473,369	\$ 2	\$ 12,299	\$ 1	\$ 1	\$ 1	\$ 1,012,155	\$ 1,129,680	90%
Expenditures and Other Uses														
Debt Service														
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	329,840	-	-	-	-	-	329,840	-	-	-	659,680	659,680	100%
Legal Services														
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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:	\$ -	\$ 329,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 799,840	\$ -	\$ -	\$ -	\$ 1,129,680	\$ 1,129,680	100%
Net Increase/ (Decrease) of Fund Balance	201,691	(328,672)	323,621	1	2	473,369	2	(787,541)	1	1	1	(117,525)	-	
Fund Balance - Beginning	329,831	531,522	202,850	526,470	526,471	526,473	999,842	999,844	212,304	212,305	212,306	329,831	310,701	
Fund Balance - Ending	<u>\$ 531,522</u>	<u>\$ 202,850</u>	<u>\$ 526,470</u>	<u>\$ 526,471</u>	<u>\$ 526,473</u>	<u>\$ 999,842</u>	<u>\$ 999,844</u>	<u>\$ 212,304</u>	<u>\$ 212,305</u>	<u>\$ 212,306</u>	<u>\$ 212,307</u>	<u>\$ 212,307</u>	<u>\$ 310,701</u>	

Heritage Harbour Market Place Community Development District

Capital Projects Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending August 31, 2021**

	October	November	December	January	February	March	April	May	June	July	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>