

BOARD OF SUPERVISOR'S

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING AGENDA

February 2, 2017

Board of Supervisor's

Terry Kirschner, Chairman
William Riley, Vice Chairman
Chris Kemper, Assistant Secretary
David Negip, Assistant Secretary
Matt Morris, Assistant Secretary

James P. Ward
District Manager
2041 N.E. 6th Terrace
Wilton Manors, FL. 333051

Phone: 954-658-4900
E-mail: ward9490@comcast.net



www.heritageharbourmarketplacecdd.org

HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

February 25, 2017

Board of Supervisors
Heritage Harbour Market Place
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District will be held on **Thursday, February 2, 2017 at 2:15 p.m.** at the **River Strand Golf & Country Club (Club House), 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

1. Call to Order & Roll Call.
2. Administration of Oath of Office for Supervisor's Negip was elected at the Landowner's Meeting of November 5, 2015.
 - Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - Membership Obligations and Responsibilities
 - Form 1 – Statement of Financial Interests
3. Consideration of Minutes.
 - a) September 1, 2016 Regular Meeting
4. Consideration of Resolution 2017-1 and Agreement to appoint Hopping, Green & Sams as District Counsel.
5. Consideration of removal of Young, vanAssenderp as District Counsel.
6. Consideration of Proposals for the continuation of Dissemination Agent Services for the Heritage Harbour Market Place CDD.
7. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager



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8. Supervisor's Requests and Audience Comments

9. Adjournment

The second order of business is the oath of office for Mr. Negip who was elected at the November, 2015 landowner's election.

The third order of business is consideration of the minutes of the September 1, 2016 regular meeting.

The fourth and fifth order of business deal with the appointment of a District Attorney and removal of the firm Young vanAssenderp, which currently is serving in that capacity.

In the way of some brief background, the current firm that handles representation of District matters, is a quality firm, however I am recommending that we transition this position to the firm of Hopping, Green and Sams (Mr. Jere Earlywine). The firm has a broad based and substantial in-depth knowledge of special district's across the State, and who's reputation within this industry is unparalleled. I have worked with the firm for many years, and with Mr. Earlywine specifically and can attest to the firms reputation and Mr. Earlywine's personal reputation and expertise, and have always found his professionalism and counsel are extordinarly valuable to elected public officials and to the office of the Manager. I would recommend that we have a counsel standing with this District that can provide the requisite assistance as we move into the future.

The sixth order of business is consideration of proposals to provide the required continuing disclosure reports for the District's Series 2007 bonds.

In the way of some background, the current firm that is providing that service is Prager and Company, and recently, and as you may recall, the underwriter for the District is currently providing that service to the District under the Prager name. Recently, they have established a new firm name, called Disclosure Services, LLC, and as such, the District will need to amend it's existing agreement.

Additionally, the District has been contacted by the frim of Lerner Reporting Services who also provides the continuing disclosure services for bond issues, and as such, the firm has submitted a proposal to provide that service for the District.



James P. Ward
District Manager

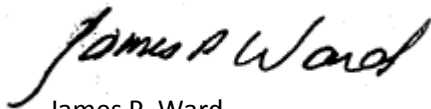
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Enclosed are both proposals, the fee structure for both firms is \$5,000.00 yearly, and is the same fee that the District is currently paying for the service.

The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Heritage Harbour Market Place
Community Development District



James P. Ward
District Manager

The Fiscal Year 2017 schedule is as follows

October 6, 2016	November 3, 2016
December 1, 2016	January 5, 2017
February 2, 2017	March 2, 2017
April 6, 2017	May 4, 2017
June 1, 2017	July 6, 2017
August 3, 2017	September 7, 2017



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OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Heritage Harbour Market Place Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Heritage Harbour Market Place Community Development District**, Manatee County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) before me this ____ day of _____, 2017, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FORM 1

**STATEMENT OF
FINANCIAL INTERESTS**

2015

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** BOTH PARTS OF THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

DECEMBER 31, 2015 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING

For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, **including signing and dating it**, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

NOTE:

MULTIPLE FILING UNNECESSARY:

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; members of the board of Triumph Gulf Coast, Inc; members of the board of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, and the local Boards of Trustees and Presidents of state universities.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or

municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$20,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, Assistant Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$20,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

DISCLOSURE PERIOD: The tax year for most individuals is the calendar year (January 1 through December 31). If that is the case for you, then your financial interests should be reported for the calendar year 2015; check that box. If you file your IRS tax return based on a tax year that is not the calendar year, you should specify the dates of your tax year in this portion of the form and check the appropriate box. This is the "disclosure period" for your report.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose the amount of income received, and you need not list your public salary from serving in the position(s) which requires you to file this form. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of

a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DRO) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(5), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose term began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Dollar Value Thresholds Instructions.)

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose the amount of income received, and you need not list your public salary received from serving in the position(s) which requires you to file this form, but this amount should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product *contained* in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose term began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Percentage Thresholds Instructions.)

FLORIDA COMMISSION ON ETHICS



GUIDE to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2016

State of Florida
COMMISSION ON ETHICS

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FLORIDA COMMISSION ON ETHICS
GUIDE TO THE SUNSHINE AMENDMENT
and
CODE OF ETHICS
for
PUBLIC OFFICERS and EMPLOYEES

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;

- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm,

employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, effective in 2006 and notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, effective May 1, 2013, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

5. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions

Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- (a) When the business is rotated among all qualified suppliers in a city or county.
- (b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.
- (c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- (d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- (e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- (f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- (g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- (h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- (i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- (j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.] A qualified blind trust established pursuant to Sec. 112.31425, Fla. Stat., may afford an official protection from conflicts of interest arising from assets placed in the trust.

5. *Lobbying State Agencies By Legislators*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- (a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

- (b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec. 112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

A qualified blind trust established pursuant to Sec. 112.31425, Fla. Stat., may afford an official protection from voting conflicts of interest arising from assets placed in the trust.

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, and the local boards of trustees and presidents of state universities.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$20,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$20,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. **NO DOLLAR VALUES ARE REQUIRED TO BE LISTED.** In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); and members of the Florida Housing Finance Corporation Board and the Florida Prepaid College Board; and members of expressway authorities, transportation authorities (except the

Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch.106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee; a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or

FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

ELECTED CONSTITUTIONAL OFFICERS, OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file annually FORM 1 or 6 will be sent these forms by mail from the Commission on Ethics by JUNE 1 of each year. Newly elected and appointed officers and employees should contact the heads of their agencies or the Commission on Ethics for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

Any person needing one or more of the other forms described here may also obtain them from a Supervisor of Elections or from the Commission on Ethics, P.O. Drawer 15709, Tallahassee, Florida 32317-5709. They are also available on the Commission's website: www.ethics.state.fl.us.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per principal for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has

the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website: www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website: www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the

Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers and elected municipal officers are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

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

The Regular Meeting of the Heritage Harbour Market Place Community Development District's Board of Supervisors was held on Thursday, **September 1, 2016**, at **2:15 p.m.**, at the **River Strand Golf & Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

Present and constituting a quorum were:

Terry Kirschner	Chairman
William Riley	Vice Chairman
Chris Kemper	Assistant Secretary
Matt Morris	Assistant Secretary

Board Members Absent:

David Negip	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Ken van Assenderp	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:30 p.m., and roll call determined that all members of the Board were present with the exception of Supervisor Negip.

SECOND ORDER OF BUSINESS

**Administration of Oath of Office for
Supervisor Negip, elected at the
Landowner's Meeting of November 5,
2015**

Mr. Ward stated that this item would be deferred until Mr. Negip was present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes for Meeting
of April 7, 2016**

Mr. Ward asked if there were any questions on the minutes of the meeting. There being none, he recommended a motion be made for their approval.

MOTION was made by Mr. Morris and seconded by Mr. Kemper to approve the April 7, 2016 Meeting Minutes, and with all in favor, the motion was approved.

FOURTH ORDER OF BUSINESS Public Hearings

a) Fiscal Year 2017 Budget

MOTION was made by Mr. Kemper and seconded by Mr. Riley to open the Public Hearing, and with all in favor, the motion was approved.

i. Public Comment and Testimony

Mr. Ward stated that he had received no public comment in writing with respect to the adoption of the budget. He called for any questions or comments from the public. No questions were asked or comments made.

MOTION was made by Mr. Kemper and seconded by Mr. Morris to close the Public Hearing, and with all in favor, the motion was approved.

ii. Board Comment and Consideration

There were no questions or comments from the Board.

MOTION was made by Mr. Kirschner and seconded by Mr. Riley to adopt Resolution 2016-4, which adopts the Annual Appropriation for the Fiscal Year 2017 Budget, and with all in favor, the motion was approved.

b) Fiscal Year 2017 Imposing Special Assessments; Adopting an Assessment Roll and Approving the General Fund Special Assessment Methodology and Approving a General Fund Assessment Cap Rate

MOTION was made by Mr. Riley and seconded by Mr. Kemper to open the Public Hearing, and with all in favor, the motion was approved.

i. Public Comment and Testimony

Mr. Ward asked for public comment. No comments were made.

MOTION was made by Mr. Riley and seconded by Mr. Morris to close the Public Hearing, and with all in favor, the motion was approved.

ii. Board Comment and Consideration

Mr. Ward asked for comments from the Board. No comments were made.

iii. Consideration of Resolution 2016-5 Imposing Special Assessments, Adopting an Assessment Roll and Approving the General Fund Special Assessment Methodology

Mr. Ward asked for discussion from the Board. No comments were made.

MOTION was made by Mr. Kemper and seconded by Mr. Riley to adopt Resolution 2016-5 as described above, and with all in favor, the motion was approved.

iv. Consideration of Resolution 2016-6 establishing an Operations and Maintenance Cap for notice purposes only

Mr. Ward explained that the cap rate is the rate that is put in place so that mail notices do not have to be done to individuals unless the cap rate is exceeded. The cap rate for Heritage Harbour Market Place is \$9,277.17 per acre of land. The current assessment rate per acre that was adopted in the 2017 Budget is \$9,276.07 per acre.

MOTION was made by Mr. Kirschner and seconded by Mr. Kemper to adopt Resolution 2016-6 as described above, and with all in favor, the motion was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-7 Designating the Dates, Time and Location for Regular meetings of the Board of Supervisors of the District

Mr. Ward informed the Board that the meetings are scheduled for the first Thursday of every month at 2:15 p.m. at the River Strand Golf & Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212. There was no discussion.

MOTION was made by Mr. Morris and seconded by Mr. Riley to approve Resolution 2016-7 as described above, and with all in favor, the motion was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

- a) Attorney – No report was given.
- b) Engineer – No report was given.
- c) Manager - Mr. Ward stated that the number of registered voters as of April 15 is 0. It will always be 0 in Heritage Harbour Market Place for obvious reasons. No action required by the Board.

Mr. Ward had nothing further to report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no requests from the Supervisors and no comments from the audience.

EIGHTH ORDER OF BUSINESS

ADJOURNMENT

MOTION was made by Mr. Morris and seconded by Mr. Riley, and with all in favor, motion to adjourn the meeting was approved.

The meeting was adjourned at 2:36 p.m.

James P. Ward, Secretary

Terrence Kirschner, Chairperson

RESOLUTION 2017-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT APPOINTING LEGAL COUNSEL FOR THE DISTRICT, AUTHORIZING ITS COMPENSATION, PROVIDING DIRECTION TO STAFF, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour Market Place Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint a District Counsel and to provide compensation for their services.

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

1. Hopping Green & Sams PA, is appointed as District Counsel, and/or such prior appointment by District Staff is hereby ratified, consistent with the form of agreement set forth in **Exhibit A**. District Counsel shall be compensated for their services in the manner prescribed in **Exhibit A**.
2. District Staff is directed to take such actions, and/or such actions are hereby ratified, as are/were necessary to cancel the existing contract with Young van Assenderp, P.A.
3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd day of February, 2017.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Terrence Kirschner, Chairperson

Exhibit A: Attorney Retainer Agreement

HOPPING GREEN & SAMS, P.A. FEE AGREEMENT

I. PARTIES

THIS AGREEMENT is made and entered into, to be effective as of December 21, 2016, by and between the following parties:

- A. Heritage Harbour Market Place CDD (“**Client**”)
c/o James P. Ward
JPWard & Associates, LLC
2041 NE 6 Terrace
Wilton Manors, Florida 33305

and

- B. Hopping Green & Sams, P.A. (“**HGS**”)
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain HGS as its legal representative and in connection with the day-to-day operations of the District.
- B. HGS accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by HGS will be maintained by HGS in its regular offices. At the conclusion of the representation, the Client File will be stored by HGS in accordance with its document retention policies but held no longer than 5 years unless specifically directed otherwise by Client or unless the Client File is requested by client in which event HGS will return the Client File to Client assuming all fees and obligations established in this Agreement have been satisfied in accordance with the terms herein.

IV. FEES

- A. The Client agrees to compensate HGS for services rendered in connection with any matters covered by this Agreement according to the standard hourly billing rates for individual HGS lawyers, plus actual expenses incurred by HGS in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference).
- B. To the extent practicable and consistent with the requirements of sound legal representation, HGS will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. The hourly rate for Jere Earlywine, the attorney who is initially expected to handle the bulk of Client's work is \$260/hr. To minimize fees, HGS will also use associate CDD lawyers to assist with the work at standard hourly billing rates, which rates for calendar year 2016 range from \$235/hr to \$255/hr. HGS' hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Annually revised hourly billing rates will not be put into effect without notice to and the prior written consent of Client.
- C. The rates and discounts described above are for general counsel related work only, and other rates or flat fees may apply for other kinds of work.
- D. HGS will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay HGS monthly billings for expenses incurred within thirty (30) days following receipt of a statement from HGS. HGS shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for HGS to immediately withdraw from the representation without regard to remaining actions necessitating attention by HGS as part of the representation.

VI. ATTORNEYS' FEES AND COSTS

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall

include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that HGS represents a number of special districts, trustees (including U.S. Bank National Association and Wells Fargo National Association), bondholders, and other entities throughout Florida relating to community development districts and other special districts. We do not believe that any of such representations creates a conflict of interest. That said, and while in certain instances we may presently or in the future be adverse to Client or its affiliates, we reasonably believe, and by accepting this Agreement you agree, that (1) HGS will be able to provide competent and diligent representation of Client, regardless of HGS's other representations, and (2) HGS's representation of Client will not be materially limited by HGS's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with HGS's representation of various special districts, trustees, bondholders, and other entities relating to community development districts and other special districts in Florida.

VIII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All expenses due and payable, if any, in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by HGS and the Client. The contract formed between HGS and the Client shall be the operational contract between the parties.

[CONTINUED ON NEXT PAGE]

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**HERITAGE HARBOUR MARKET PLACE
CDD**

HOPPING GREEN & SAMS, P.A.

By: _____

By: _____

Its: _____

Its: Vice President

Date: _____

Date: _____

Attachment A: Expense Reimbursement Policy

ATTACHMENT A
HOPPING GREEN & SAMS P.A.
EXPENSE REIMBURSEMENT POLICY

The following is Hopping Green & Sams' standard expense reimbursement policy for community development district representation. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Facsimile. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 53.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 53.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, parking fees and business-related telephone, telegraph and facsimile charges shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.



YOUNG QUALLS, P.A.
ATTORNEYS AND COUNSELORS AT LAW

216 South Monroe Street
Tallahassee, Florida 32301

Reply To:
Post Office Box 1833
Tallahassee, FL 32302-1833

Telephone: (850) 222-7206
Facsimile: (850) 765-4451

September 29, 2016

Via E-Mail & U.S. Mail

Terry.Kirschner@Lennar.com

Terry Kirschner, Chairman
Heritage Harbour Market Place CDD
2041 N.E. 6th Terrace
Wilton Manors, FL. 33305

Re: Heritage Harbour Market Place CDD – General Counsel Services, LNR
Litigation and Brownstar

Dear Chairman Kirschner:

Effective September 30, 2016, Ken van Assenderp will no longer be a member of our firm, the firm will continue and he will become a solo practitioner.

In as much as Mr. van Assenderp was our firm's designated lawyer to represent you in the above-captioned matters, pursuant to the Rules Regulating the Florida Bar, we are required to inform you that you have the right to choose to have this law firm continue to represent you (in which case the file will be transferred to Tim Qualls who would be designated to represent you), to choose to have Mr. van Assenderp continue to represent you or to choose to retain another law firm or lawyer to represent you.

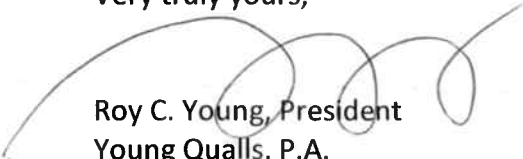
If you choose to hire a new lawyer or law firm or choose to have Mr. van Assenderp represent you, then arrangements must be made to secure your outstanding account or refund any credits before the file can be released either to your new lawyer or to Mr. van Assenderp. As of today's date, these accounts have the following balances/credits:

LNR: \$0 balance
General Counsel: credit of \$662.72
Brownstar: credit of \$2,498

Terry Kirschner, Chairman
Heritage Harbour Market Place CDD
September 29, 2016

Please advise, as quickly as possible, your decision so that continuity in your representation is assured. You may do so by indicating your choice below and signing and returning a copy of your executed designation via email or in the enclosed envelope. Please be sure to retain a copy of the letter for your files. Thank you for your attention to this matter.

Very truly yours,



Roy C. Young, President
Young Qualls, P.A.

**Re: Heritage Harbour Market Place CDD – General Counsel Services, LNR
Litigation and Brownstar**

Instructions:

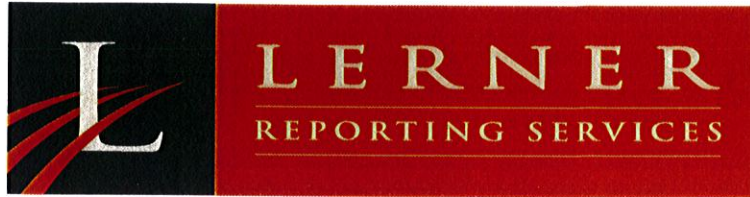
I wish my file to stay with your firm.

I wish to transfer my file and trust account to Mr. van Assenderp.

I will retain new counsel and have new counsel contact your firm.

Terry Kirschner, Chairman
Heritage Harbour Market Place CDD

Date



September 21, 2016

Board of Supervisors
Heritage Harbour Market Place Community Development District
c/o Jim Ward, District Manager

Dear Supervisors,

I would like to request that the Board consider the enclosed proposal for Lerner Reporting Services, Inc. (LRS) to assume the role of Dissemination Agent on behalf of the Heritage Harbour Market Place Community Development District.

In light of the SEC's increased scrutiny over compliance reporting, LRS customizes a unique disclosure report for each District that provides comprehensive financial and development analytics. Our firm has the simultaneous goal of ensuring the District is protected from Continuing Disclosure Agreement compliance violations administered by the SEC and facilitates the investor's comprehension of the District's performance to preserve a quality credit rating and aid in future financing, refinancing, or restructuring of the District's debt. We have supplied copies of disclosure reports for various Districts we are actively engaged in to facilitate understanding of the level of service our firm provides.

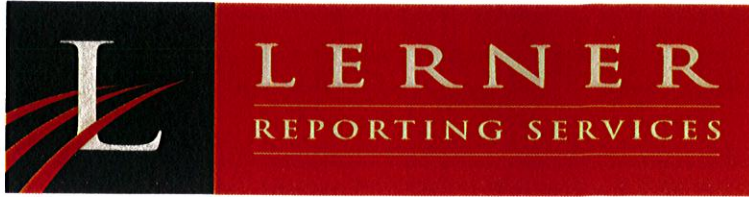
Our team is extremely familiar with the operations of the Heritage Harbour Market Place community and we believe that this knowledge will allow us to provide an enhanced level of continuing disclosure reporting under the Securities and Exchange Commission's Rule 15c2-12(b)(5). We believe this enhanced level of reporting will protect and benefit the District, while also serving to provide the current, and potentially, future investors of the District's bonds with timely and accurate financial, entitlement and development information particularly with the anticipated ramp-up of builder activity within the community.

We propose an annual fee of \$1,000 for dissemination agent services. Thank you for your consideration and please feel free to contact me directly should you have any questions with regard to our proposal.

Sincerely,

A handwritten signature in blue ink that reads "Scott H. Campbell".

Scott H. Campbell
Vice President
Lerner Reporting Services, Inc.



September 21, 2016

Board of Supervisors
Heritage Harbour Market Place Community Development District
c/o Jim Ward, District Manager

Dear Supervisors:

Lerner Reporting Services, Inc. ("LRS, Inc." or the "Dissemination Agent") hereby agrees with the Heritage Harbour Market Place Community Development District (the "District") to act as the District's Dissemination Agent effective for the District's 2016-2017 fiscal year. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement") and in that certain Continuing Disclosure Agreement dated October 11, 2005 (the "Continuing Disclosure Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. LRS, Inc. is acting as an independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. Duties:

The Dissemination Agent's duties shall consist of the following:

- (a) To assist the District in developing information collection systems to be used in complying with the requirements of the Continuing Disclosure Agreement.
- (b) To collect, from District Management, the Developer, Landowner, or other parties, as appropriate, financial data and other factual information required by the Continuing Disclosure Agreement information noted in the attached and to distribute such information supplied to us by the respective parties, including quarterly and annual development and financial data, the audited financial statements for the District (collectively, the "Annual Report"), to the Electronic Municipal Market Access system ("EMMA").
- (c) To work with the District and the Trustee and report any "Significant Events", disclosed to LRS, Inc. by the District, all in accordance with the Continuing Disclosure Agreement.

- (d) To file quarterly and annual reports through EMMA detailing development updates, financial performance, and all other relevant data.
- (e) To collect and disseminate directly to the Beneficial Owners through the use of EMMA the following Annual Financial information in an Annual Report, which is beyond the requirements of the Rule, and as is set forth in more detail in the Continuing Disclosure Agreement:
 - (i) The amount of Assessments levied for the most recent prior Fiscal Year.
 - (ii) The amount of Assessments collected from the property owners during the most recent prior Fiscal Year.
 - (iii) If available, the amount of delinquencies greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.
 - (iv) If available, the amount of tax certificates sold, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.
 - (v) All fund balances in all Funds and Accounts for the Bonds. The Issuer shall provide any Bondholder with this information no more frequently than annually within thirty (30) days of the written request of the Bondholder.
 - (vi) The total amount of Bonds of each Series Outstanding.
 - (vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.
 - (viii) The most recent audited financial statements of the Issuer.
- (f) To work with the District and the Trustee to prepare reports no later than thirty (30) days after the end of each quarter of the calendar year and file these reports with EMMA and the Beneficial Owners. These quarterly reports may address the following information requirements of the Beneficial Owners, as supplied to LRS, Inc. by the District and all as controlled by the Continuing Disclosure Agreement:
 - (i) The number of lots owned in the Development by the Primary Landowner.
 - (ii) The number of lots in the Development under contract with a homebuilder and the name of such builder.
 - (iii) The number of homes under construction and the number of homes constructed in the Development.
 - (iv) The number of homes under contract with homebuyers in the Development.
 - (v) The number of homes closed with homebuyers (delivered to end users) in the Development.

(vi) Any Change to the number of lots planned to be developed in the Development.

- (g) To collect and disseminate directly to the Beneficial Owners any additional information specifically requested by the Beneficial Owners at the time of closing or subsequent to the closing of the Bonds.
- (h) To comply with the terms of the Continuing Disclosure Agreement as Dissemination Agent for the duration of this Agreement.

2. Fees:

LRS, Inc. will be responsible for all out-of-pocket expenses. The annual fee for LRS, Inc.'s services under this Agreement is \$1,000 for the Capital Improvement Revenue Bonds, Series 2005, subject to these disclosure requirements.

3. Termination:

Both the District and LRS, Inc. will have the right to terminate this Agreement upon 30 days prior written notice.

4. Representation of the District:

The District represents and warrants that it will not withhold any information necessary for LRS, Inc. to carry out its duties under this Agreement and that it will supply all information requested by LRS, Inc.

5. Indemnification:

To the extent permitted by law, the District will indemnify LRS, Inc. for any action or actions brought by Beneficial Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement.

6. Responsibility for Information:

The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent's duties are those of the collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District and the Developer.

7. Waiver of Jury Trial:

EACH OF THE DISTRICT AND LRS, INC. KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY.

8. Agreement Governed by Florida Law:

The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,



Scott Campbell
Vice President
Lerner Reporting Services, Inc.

Approved and Accepted:

Heritage Harbour Market Place Community Development District

By: _____
Title: _____
Date: _____

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
SERIES 2013 BONDS

QUARTERLY DISCLOSURE REPORT
PERIOD ENDING JUNE 30, 2016



PREPARED BY:

LERNER REPORTING SERVICES, INC.

5020 W. LINEBAUGH AVENUE, SUITE 250

TAMPA, FL 33624

PHONE: 813-915-3449 FAX: 813-915-0649

WWW.LERNERADVISORS.COM

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**PREPARED BY:
LERNER REPORTING SERVICES, INC.**

5020 W. LINEBAUGH AVENUE, SUITE 250
TAMPA, FLORIDA 33624
PHONE: 813-915-3449 FAX: 813-915-0649
WWW.LERNERADVISORS.COM

Project Overview

The Estancia at Wiregrass Community Development District is a master-planned, single-family residential development located within Pasco County, Florida and comprising approximately 677 acres. The Series 2013 Bonds financed public infrastructure servicing the development, consisting of 1,143 lots at final buildout. The target market for the Development is first time and move up homebuyers, with estimated average home prices ranging from \$250,000 to \$640,000 for a single-family 45' to a single-family 120' home, respectively. Public amenities include an amenity center, cabana, pool/deck, a playground, tennis and basketball courts, and other amenities. Standard Pacific of Florida is the exclusive developer/builder of the project and is actively selling homes.

Lerner Reporting Services (“LRS”) has been engaged as the dissemination agent tasked with submission of quarterly, annual, and material event disclosures, as outlined within the Continuing Disclosure Agreement of the Series 2013 Bonds.

All questions pertaining to the data supplied within the attached should be directed to LRS at 813-915-3449.

Financial Snapshot

The District issued \$15,430,000 in Series 2013 Capital Improvement Revenue Bonds to service public infrastructure, with assessment liens on assessable, private property securing the bonds. Series 2013 assessments commenced in 2015, with the District collecting 100% of direct-billed assessments levied for the Fiscal Year 2014/2015. To date, the District has collected 66% of the FY2015/2016 annual assessment levy, with direct-billed assessments representing the District’s remaining receivable balance.

Landowner Composition and Product Absorption

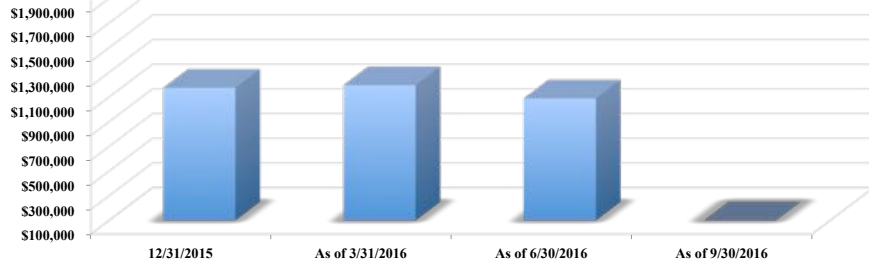
To date, Standard Pacific has closed 197 homes, representing 23% of the 859 units planned for Phases 1-3.

FINANCIAL OVERVIEW:

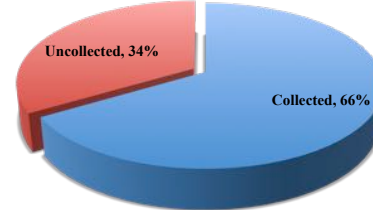
	FISCAL YEAR 2015/2016 TRUST ESTATE ASSETS:											
	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016		
SERIES 2013 SPECIAL ASSESSMENT BOND OVERVIEW:	297321AA9	297321AB7	TOTAL	297321AA9	297321AB7	TOTAL	297321AA9	297321AB7	TOTAL	297321AA9	297321AB7	TOTAL
Par Amount of Bonds Outstanding:	\$ 2,640,000	\$ 12,790,000	\$ 15,430,000	\$ 2,640,000	\$ 12,790,000	\$ 15,430,000	\$ 2,640,000	\$ 12,790,000	\$ 15,430,000	\$ -	\$ -	\$ -
% of Bonds Prepaid	0%	0%		0%	0%		0%	0%		0%	0%	
Combined Trust Estate Assets:			\$ 1,174,517			\$ 1,195,911			\$ 1,088,693			\$ -
Interest Fund Balance:			\$ -			\$ -			\$ -			\$ -
Revenue Fund Balance:			\$ 374,515			\$ 395,909			\$ 288,690			\$ -
Reserve Fund Balance:			\$ 799,916			\$ 799,916			\$ 799,916			\$ -
Prepayment Fund Balance:			\$ 86			\$ 86			\$ 4,334			\$ -

	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016			Funds Required to Service 2016/2017 Payment:
FISCAL YEAR 2015/2016 DEBT SERVICE ANALYSIS:	297321AA9	297321AB7	TOTAL	297321AA9	297321AB7	TOTAL	297321AA9	297321AB7	TOTAL	297321AA9	297321AB7	TOTAL	TOTAL
SEMI-ANNUAL DEBT SERVICE PAYMENTS DUE:													
November 1, 2015:	\$ 84,150	\$ 447,650	\$ 531,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
May 1, 2016:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,150	\$ 447,650	\$ 531,800	\$ -	\$ -	\$ -	\$ -
Fiscal Year 2016/2017 Debt Service Payments Due:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233,022
Total Debt Service Payments Due:	\$ 84,150	\$ 447,650	\$ 531,800	\$ -	\$ -	\$ -	\$ 84,150	\$ 447,650	\$ 531,800	\$ -	\$ -	\$ -	\$ 1,233,022
SPECIAL ASSESSMENT LEVY:													
Capitalized Interest Proceeds:													
Capitalized Interest Funds Utilized to Service Payment:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Levy and District Invoicing:													
Tax-Levied Assessments:	\$ 406,290	\$ 406,290	\$ 406,290	\$ 406,290	\$ 406,290	\$ 406,290	\$ 406,290	\$ 406,290	\$ 406,290	\$ -	\$ -	\$ -	\$ -
Direct-Billed Assessments:	\$ 833,311	\$ 833,311	\$ 833,311	\$ 833,311	\$ 833,311	\$ 833,311	\$ 833,311	\$ 833,311	\$ 833,311	\$ -	\$ -	\$ -	\$ -
Total District Assessment Levy:	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ 1,239,601	\$ -	\$ -	\$ -	\$ -
Total Assessment Collections:													
Tax-Levied Collections (Servicing May and Nov 2016 Payments)	\$ -	\$ -	\$ -	\$ 395,607	\$ 395,607	\$ 395,607	\$ 406,535	\$ 406,535	\$ 406,535	\$ -	\$ -	\$ -	\$ -
Direct-Billed Collections (Servicing May and Nov 2016 Payments)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,655	\$ 416,655	\$ 416,655	\$ -	\$ -	\$ -	\$ -
Total Assessment Collections:	\$ -	\$ -	\$ -	\$ 395,607	\$ 395,607	\$ 395,607	\$ 823,190	\$ 823,190	\$ 823,190	\$ -	\$ -	\$ -	\$ -
Assessment Collections Surplus/(Shortfall):	\$ (1,239,601)	\$ (1,239,601)	\$ (1,239,601)	\$ (843,994)	\$ (843,994)	\$ (843,994)	\$ (416,411)	\$ (416,411)	\$ (416,411)	\$ -	\$ -	\$ -	\$ -
Assessment Collections Rate:	0%			32%			66%			0%			
Delinquent Assessment Overview:													
Amount of delinquencies greater than 150 days (if greater than 10% of 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of tax certificates sold, if any:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance remaining for sale from the most recent Fiscal Year:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Combined Trust Estate Assets:



2016 Assessment Collections Rate. Figure corresponds with payments to be made for the May 2016 and November 2016 periods, as District levies assessments in this capacity.



Estancia at Wiregrass Community Development District

Pasco County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375% CUSIP - 2

\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000% CUSIP -

DEBT SERVICE REQUIREMENTS FOR 2013 BONDS, CUSIP 297321AA9:

Coupon Rate 6.375%

	Principal		Interest		Total
5/1/14	\$ -	\$	87,688.45	\$	87,688.45
11/1/14	\$ -	\$	84,150.00	\$	84,150.00
5/1/15	\$ -	\$	84,150.00	\$	84,150.00
11/1/15	\$ -	\$	84,150.00	\$	84,150.00
5/1/16	\$ -	\$	84,150.00	\$	84,150.00
11/1/16	\$ 175,000.00	\$	84,150.00	\$	259,150.00
5/1/17	\$ -	\$	78,571.88	\$	78,571.88
11/1/17	\$ 185,000.00	\$	78,571.88	\$	263,571.88
5/1/18	\$ -	\$	72,675.00	\$	72,675.00
11/1/18	\$ 195,000.00	\$	72,675.00	\$	267,675.00
5/1/19	\$ -	\$	66,459.38	\$	66,459.38
11/1/19	\$ 210,000.00	\$	66,459.38	\$	276,459.38
5/1/20	\$ -	\$	59,765.63	\$	59,765.63
11/1/20	\$ 220,000.00	\$	59,765.63	\$	279,765.63
5/1/21	\$ -	\$	52,753.13	\$	52,753.13
11/1/21	\$ 235,000.00	\$	52,753.13	\$	287,753.13
5/1/22	\$ -	\$	45,262.50	\$	45,262.50
11/1/22	\$ 250,000.00	\$	45,262.50	\$	295,262.50
5/1/23	\$ -	\$	37,293.75	\$	37,293.75
11/1/23	\$ 265,000.00	\$	37,293.75	\$	302,293.75
5/1/24	\$ -	\$	28,846.88	\$	28,846.88
11/1/24	\$ 285,000.00	\$	28,846.88	\$	313,846.88
5/1/25	\$ -	\$	19,762.50	\$	19,762.50
11/1/25	\$ 300,000.00	\$	19,762.50	\$	319,762.50
5/1/26	\$ -	\$	10,200.00	\$	10,200.00
11/1/26	\$ 320,000.00	\$	10,200.00	\$	330,200.00
TOTAL	\$ 2,640,000.00	\$	1,451,619.70	\$	4,091,619.70

Estancia at Wiregrass Community Development District

Pasco County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375%

\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000%

DEBT SERVICE REQUIREMENTS FOR 2013 BONDS, CUSIP 297321AB7:

Coupon Rate 7.000%

	Principal	Interest	Total
5/1/14 \$	-	\$ 464,792.71	\$ 464,792.71
11/1/14 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/15 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/15 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/16 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/16 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/17 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/17 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/18 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/18 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/19 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/19 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/20 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/20 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/21 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/21 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/22 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/22 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/23 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/23 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/24 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/24 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/25 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/25 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/26 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/26 \$	-	\$ 447,650.00	\$ 447,650.00
5/1/27 \$	-	\$ 447,650.00	\$ 447,650.00
11/1/27 \$	340,000.00	\$ 447,650.00	\$ 787,650.00
5/1/28 \$	-	\$ 435,750.00	\$ 435,750.00
11/1/28 \$	365,000.00	\$ 435,750.00	\$ 800,750.00
5/1/29 \$	-	\$ 422,975.00	\$ 422,975.00
11/1/29 \$	390,000.00	\$ 422,975.00	\$ 812,975.00
5/1/30 \$	-	\$ 409,325.00	\$ 409,325.00
11/1/30 \$	420,000.00	\$ 409,325.00	\$ 829,325.00
5/1/31 \$	-	\$ 394,625.00	\$ 394,625.00
11/1/31 \$	450,000.00	\$ 394,625.00	\$ 844,625.00
5/1/32 \$	-	\$ 378,875.00	\$ 378,875.00
11/1/32 \$	480,000.00	\$ 378,875.00	\$ 858,875.00
5/1/33 \$	-	\$ 362,075.00	\$ 362,075.00
11/1/33 \$	515,000.00	\$ 362,075.00	\$ 877,075.00
5/1/34 \$	-	\$ 344,050.00	\$ 344,050.00
11/1/34 \$	550,000.00	\$ 344,050.00	\$ 894,050.00
5/1/35 \$	-	\$ 324,800.00	\$ 324,800.00
11/1/35 \$	590,000.00	\$ 324,800.00	\$ 914,800.00
5/1/36 \$	-	\$ 304,150.00	\$ 304,150.00

Estancia at Wiregrass Community Development District

Pasco County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375%

\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000%

DEBT SERVICE REQUIREMENTS FOR 2013 BONDS, CUSIP 297321AB7:

Coupon Rate 7.000%

	Principal		Interest		Total
11/1/36	\$ 630,000.00	\$	304,150.00	\$	934,150.00
5/1/37	-	\$	282,100.00	\$	282,100.00
11/1/37	\$ 675,000.00	\$	282,100.00	\$	957,100.00
5/1/38	-	\$	258,475.00	\$	258,475.00
11/1/38	\$ 720,000.00	\$	258,475.00	\$	978,475.00
5/1/39	-	\$	233,275.00	\$	233,275.00
11/1/39	\$ 770,000.00	\$	233,275.00	\$	1,003,275.00
5/1/40	-	\$	206,325.00	\$	206,325.00
11/1/40	\$ 825,000.00	\$	206,325.00	\$	1,031,325.00
5/1/41	-	\$	177,450.00	\$	177,450.00
11/1/41	\$ 880,000.00	\$	177,450.00	\$	1,057,450.00
5/1/42	-	\$	146,650.00	\$	146,650.00
11/1/42	\$ 945,000.00	\$	146,650.00	\$	1,091,650.00
5/1/43	-	\$	113,575.00	\$	113,575.00
11/1/43	\$ 1,010,000.00	\$	113,575.00	\$	1,123,575.00
5/1/44	-	\$	78,225.00	\$	78,225.00
11/1/44	\$ 1,080,000.00	\$	78,225.00	\$	1,158,225.00
5/1/45	-	\$	40,425.00	\$	40,425.00
11/1/45	\$ 1,155,000.00	\$	40,425.00	\$	1,195,425.00
TOTAL	\$ 12,790,000.00	\$	22,377,592.71	\$	35,167,592.71

Estancia at Wiregrass Community Development District

Pasco County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375% CUSIP - 297321AA9

\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000% CUSIP - 297321AB7

LANDOWNERS COMPRISING DELINQUENT ASSESSMENTS:

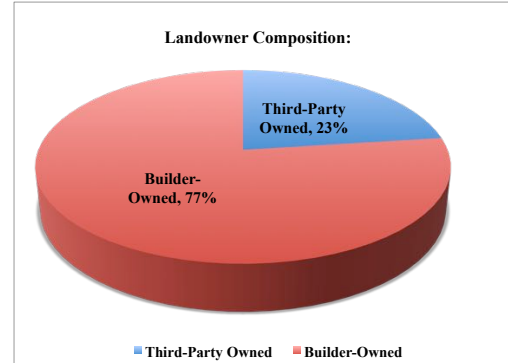
DELINQUENT LANDOWNERS, AS DELINEATED BY % OF DELINQUENT ASSESSMENTS:	AMOUNT OF DELINQUENT ASSESSMENTS:	% OF DELINQUENT ASSESSMENTS:
LANDOWNER NAME:		
There are no delinquent landowners as of the 3Q FY2015/2016. Direct-billed invoices are provided semi-annually in accordance with coupon payment dates. The May 1, 2016 payment was collected in full, and the November 1, 2016 payment will be collected in October 2016.		
	\$ -	\$ -
	\$ -	\$ -

Estancia at Wiregrass Community Development District
Pasco County, Florida
Quarterly Disclosure Report, Period Ending June 30, 2016
\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375% CUSIP - 297321AA9
\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000% CUSIP - 297321AB7

BOND ALLOCATION AND CAPITAL IMPROVEMENT OVERVIEW:

PROPERTY SECURING SERIES 2013 BONDS, BY PRODUCT TYPE:	Potential Development Plan (1)	SERIES 2013 BONDS			
		Par Value, Per Product (2)	Par Value, Per Unit (2)	Annual Asmt. Per Product (2)	Annual Asmt. Per Unit (2)
Phase 1:					
Single-Family 45'	70	\$ 941,948	\$ 13,456	\$ 80,640	\$ 1,152
Single-Family 55'	88	\$ 1,367,555	\$ 15,540	\$ 116,600	\$ 1,325
Single-Family 65'	81	\$ 1,468,562	\$ 18,130	\$ 125,550	\$ 1,550
Single-Family 80'	61	\$ 1,279,377	\$ 20,973	\$ 109,068	\$ 1,788
Phase 2A:					
Villas	98	\$ 1,468,373.20	\$ 14,983	\$ 125,342	\$ 1,279
Phase 2B:					
Single-Family 65'	146	\$ 2,941,812	\$ 20,149	\$ 251,266	\$ 1,721
Single-Family 80'	101	\$ 2,348,189	\$ 23,249	\$ 200,485	\$ 1,985
Phase 3:					
Single-Family 45'	33	\$ 494,452	\$ 14,983	\$ 42,207	\$ 1,279
Single-Family 55'	181	\$ 3,117,073	\$ 17,221	\$ 266,251	\$ 1,471
Principal Redemption Upon Final Platting		\$ 2,656			
Total Units:	859	\$ 15,430,000	\$ 158,688	\$ 1,317,409	\$ 13,550

LANDOWNER COMPOSITION:	Units (1)	Acreage	% of Total	Estimated Buildout Date:
Third-Party Owned:				<i>TBD</i>
Villas	-	-	0%	
Single Family 45'	44	-	5%	
Single-Family 55'	52	-	6%	
Single-Family 65'	51	-	6%	
Single-Family 80'	50	-	6%	
Total Third-Party Owned Units:	197	-	23%	
Builder-Owned (Standard Pacific):				
Villas	98	-	11%	
Single Family 45'	59	-	7%	
Single-Family 55'	217	-	25%	
Single-Family 65'	176	-	20%	
Single-Family 80'	112	-	13%	
Total Developer-Held Units:	662	-	77%	
Total Development Acreage/Density:	859	-	100%	



CAPITAL IMPROVEMENT PROGRAM OVERVIEW:	
Improvements Financed With Series 2013 Bonds:	\$ 12,002,319
Estimated Additional CIP Construction Costs Funded by Developer or Future Bonds (District issued 2015 Series):	\$ 32,196,545
Total Capital Improvement Plan Cost Estimate:	\$ 44,198,864

SERIES 2013 FINANCING OVERVIEW:				
	As of 12/31/2015	As of 3/31/2016	As of 6/30/2016	As of 9/30/2016
Percentage of total construction proceeds spent:				
Estimated cost to complete capital improvement plan:	<i>Series 2013 capital proceeds fully utilized with all contemplated capital infrastructure improvements completed.</i>			
Remaining capital proceeds available to facilitate capital plan:				

Notations:

(1) Original plan of development contemplated 1,181 units; density subsequently reduced to 1,143 units; Bond assessments are allocated on a first platted, first assigned basis with an allocation of probable assessments demonstrated above and contingent upon final platting

Estancia at Wiregrass Community Development District
Pasco County, Florida
Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375% CUSIP - 297321AA9
\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000% CUSIP - 297321AB7

HOMEBUILDER ABSORPTION STATISTICS (STANDARD PACIFIC):							
As of 6/30/2016							
	Under Construction	Fully Constructed	Under Contract w/ End-User	Closed to End-User	Increase from 3/31/2016	Builder Inventory Not Closed or Under Contract	Average Sales Prices of Homes Closed
PHASES 1, 2, AND 3A (SEE ATTACHED MAP FOR GRAPHICAL DEPICTION OF PHASING):							
Standard Pacific:							
Villa	18	2	7	-	-	91	385,443
Single Family 45'	8	48	7	44	5	52	323,888
Single-Family 55'	11	58	10	52	12	207	426,892
Single-Family 65'	3	56	4	51	2	172	514,944
Single-Family 80'	3	52	-	50	4	112	781,716
Total Units:	43	216	28	197	23	634	

Estancia at Wiregrass Community Development District

Pasco County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375% CUSIP - 297321AA9

\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000% CUSIP - 297321AB7

DEVELOPMENT CHANGES AND STATUS UPDATES:

1. Detailed description of construction status: Phase 1A-1D all platted and actively selling.

Phase 2A – Villas all platted and actively selling.

Phase 2B1 - (65s & 80s) – 64 platted of the 65s and 59 platted of the 80s – selling soon

Phase 2B2 – (65s & 80s) – 82 of the 65s not platted to be platted at later date and 43 of the 80s not platted to be platted at a later date

Phase 3A – (45s) – all 97 platted, no sales yet

2. Status of sales activity within the Development: See Homebuilder Absorption

3. Amount of delinquent tax-levied and direct-billed assessments for fiscal year 2015/2016 (2015 tax year). If applicable, do sufficient reserves exist to bridge deficit in collections?. (See Financial Overview)

4. Any bulk sales of land within the District other than in the ordinary course of business. None to report.

5. The anchor (more than 10% of the square footage) tenants of non-residential property, if any: N/A

6. The status of development approvals for the Development: Development approvals being obtained on an ongoing/as needed basis. Future phases are being platted and developed as lot supply warrants it

7. Any materially adverse changes or determinations to permits/approvals for the Development of the Assessment Area which necessitate changes to the land use plans of any Obligated Person. None to report.

8. The occurrence of any new or modified mortgage debt on the land owned by the Obligated Person in the Assessment Area, including the amount, interest rate and terms of repayment. No data to report.

9. Sale, Assignment, or Transfer of ownership of real property in the Assessment Area to a third party, which will in turn be an Obligated Person? No sales to report.

Notations:

(1) Assessments assigned on a first platted, first assessed basis. Units demonstrated on the basis of potential development plan, with 859 units ultimately subject to Series 2013 assessments and 284 units subject to Series 2015 assessments.

Estancia at Wiregrass Community Development District
Pasco County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$2,640,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2026, 6.375% CUSIP - 297321AA9

\$12,790,000 Capital Improvement Revenue Bonds Series 2013 Term Bond, November 1, 2045, 7.000% CUSIP - 297321AB7

PROJECT MAP

PHASE 1 – VILLAGES A, B, C, D, AND E

PHASE 2 – VILLAGES F, G, H, AND I

PHASE 3 – VILLAGES J, K, L, AND N

PHASE 4 – VILLAGE M



WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT
SERIES 2006 BONDS

QUARTERLY DISCLOSURE REPORT
PERIOD ENDING JUNE 30, 2016



PREPARED BY:

LERNER REPORTING SERVICES, INC.

5020 W. LINEBAUGH AVENUE, SUITE 250

TAMPA, FL 33624

PHONE: 813-915-3449 FAX: 813-915-0649

WWW.LERNERADVISORS.COM

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DEVELOPMENT CHANGES AND STATUS UPDATES	10

**PREPARED BY:
LERNER REPORTING SERVICES, INC.**

5020 W. LINEBAUGH AVENUE, SUITE 250
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Project Overview

The Waterford Estates Community Development District is a master-planned, single-family residential community located within Charlotte County, Florida and comprising approximately 193.42 acres. The Series 2006 Bonds financed public infrastructure improvements, as noted below, and serving an estimated 701 units at final buildout. The original developer, Touse Homes, Inc., is no longer affiliated with the development. Maxcy Development Group Holdings-Waterford Estates, Inc., an SPE established for the benefit of the Trustee and Bondholders, presently retains ownership of all private property subject to bond assessments excluding 76 units taken down by DR Horton. The development information contained herein has been provided by Lerner Real Estate Advisors, an asset management firm engaged to manage SPE-held assets. The District Manager and Trustee have provided all financial data supplied herein.

Lerner Reporting Services (“LRS”) has been engaged as the dissemination agent tasked with submission of quarterly, annual, and material event disclosures, as outlined within the Continuing Disclosure Agreement of the Series 2006 Bonds.

All questions pertaining to the data supplied within the attached should be directed to LRS at 813-915-3449.

Financial Snapshot

The District is presently holding Series 2006 capital assessments in abeyance, subject to disposition of SPE-held assets.

Landowner Composition and Product Absorption

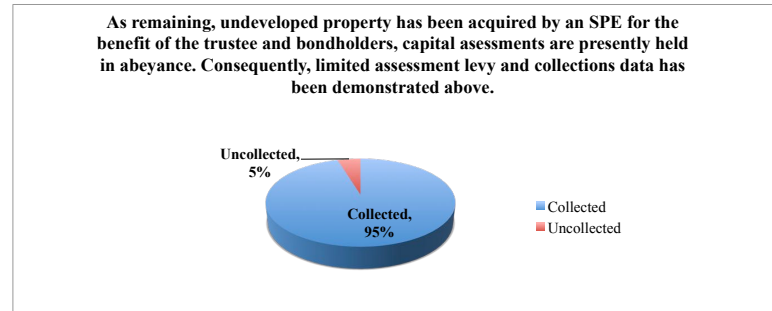
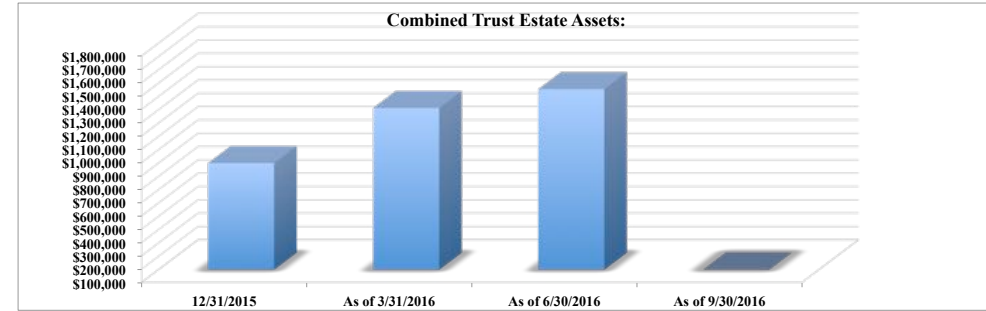
DR Horton has acquired 105 developed lots and subsequently sold 81 of the units. All other privately-held lots are presently owned by the SPE.

FINANCIAL OVERVIEW:

	FISCAL YEAR 2015/2016 TRUST ESTATE ASSETS:											
	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016		
	2006A Bonds	2006B Bonds	TOTAL	2006A Bonds	2006B Bonds	TOTAL	2006A Bonds	2006B Bonds	TOTAL	2006A Bonds	2006B Bonds	TOTAL
SERIES 2006 SPECIAL ASSESSMENT BOND OVERVIEW:												
Par Amount of Bonds Outstanding:	\$ 5,755,000	\$ 6,200,000	\$ 11,955,000	\$ 5,755,000	\$ 6,200,000	\$ 11,955,000	\$ 5,755,000	\$ 6,200,000	\$ 11,955,000	\$ -	\$ -	\$ -
% of Bonds Prepaid:	2%	10%		2%	10%		2%	10%		0%	0%	
Combined Trust Estate Assets:												
Construction Fund Balance:	\$ 717,335	\$ 182,003	\$ 899,338	\$ 828,918	\$ 484,071	\$ 1,312,990		\$ 610,138	\$ 1,454,512	\$ -	\$ -	\$ -
Prepayment Fund Balance:	\$ 16,008	\$ 117,600	\$ 133,608	\$ 42,510	\$ 321,825	\$ 364,335	\$ 67,377	\$ 456,088	\$ 523,465	\$ -	\$ -	\$ -
Reserve Fund Balance:	\$ 86,553	\$ 3,323	\$ 89,876	\$ 86,561	\$ 3,324	\$ 89,885	\$ 86,572	\$ 3,324	\$ 89,896	\$ -	\$ -	\$ -
Revenue Fund Balance:	\$ -	\$ 12	\$ 12	\$ -	\$ 12	\$ 12	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -
Expenditure Fund Balance:	\$ -	\$ 3,581	\$ 3,581	\$ -	\$ 3,582	\$ 3,582	\$ -	\$ 3,582	\$ 3,582	\$ -	\$ -	\$ -
Interest Fund Balance:	\$ 244,542	\$ 61,068	\$ 305,610	\$ 332,800	\$ 158,910	\$ 491,710	\$ 323,320	\$ 150,726	\$ 474,046	\$ -	\$ -	\$ -

FISCAL YEAR 2016/ DEBT SERVICE ANALYSIS: **	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016			FISCAL YEAR 2016/2017 DEBT SERVICE PAYMENTS DUE:
	2006A Bonds	2006B Bonds	TOTAL	2006A Bonds	2006B Bonds	TOTAL	2006A Bonds	2006B Bonds	TOTAL	2006A Bonds	2006B Bonds	TOTAL	
SEMI-ANNUAL DEBT SERVICE PAYMENTS DUE:													
November 1, 2015:	\$ 140,800	\$ 176,684	\$ 317,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
May 1, 2016:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265,800	\$ 176,684	\$ 442,484	\$ -	\$ -	\$ -	\$ -
Fiscal Year 2016/2017 Debt Service Payments Due:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 758,094
Total FY2015/2016 Debt Service Payments Due:	\$ 140,800	\$ 176,684	\$ 317,484	\$ -	\$ -	\$ -	\$ 265,800	\$ 176,684	\$ 442,484	\$ -	\$ -	\$ -	\$ 758,094
SPECIAL ASSESSMENT LEVY:													
Capitalized Interest Proceeds:													
Capitalized Interest Funds Utilized to Service Payment:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Levy and District Invoicing:													
Tax-Levied Assessments:	\$ 46,395	\$ -	\$ 46,395	\$ 46,395	\$ -	\$ 46,395	\$ 46,395	\$ -	\$ 46,395	\$ -	\$ -	\$ -	\$ -
Direct-Billed Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total District Assessment Levy:	\$ 46,395	\$ -	\$ 46,395	\$ 46,395	\$ -	\$ 46,395	\$ 46,395	\$ -	\$ 46,395	\$ -	\$ -	\$ -	\$ -
Total Assessment Collections:													
Tax-Levied Collections:	\$ -	\$ -	\$ -	\$ 42,946	\$ -	\$ 42,946	\$ 44,228	\$ -	\$ 44,228	\$ -	\$ -	\$ -	\$ -
Direct-Billed Collections:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assessment Collections:	\$ -	\$ -	\$ -	\$ 42,946	\$ -	\$ 42,946	\$ 44,228	\$ -	\$ 44,228	\$ -	\$ -	\$ -	\$ -
Assessment Collections Surplus/(Shortfall):	\$ (46,395)	\$ -	\$ (46,395)	\$ (3,449)	\$ -	\$ (3,449)	\$ (2,167)	\$ -	\$ (2,167)	\$ -	\$ -	\$ -	\$ -
Assessment Collections Rate:	0%	0%	0%	93%	0%	93%	95%	0%	95%	0%	0%	0%	0%
Delinquent Assessment Overview:													
Amount of delinquencies greater than 150 days (if greater than 10% of levy, list of landowners on second tab):	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of tax certificates sold, if any:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance remaining for sale from the most recent Fiscal Year:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Refer to notation regarding abeyance of capital assessments for additional detail concerning annual payments to the Trustee.



Waterford Estates Community Development District
 Charlotte County, Florida
 Quarterly Disclosure Report, Period Ending June 30, 2016
 \$5,900,000 Special Assessment Bonds Series 2006A Term Bond, May 1, 2037, 5.500% CUSIP - 941386AA2
 \$6,895,000 Special Assessment Bonds Series 2006B Term Bond, May 1, 2013, 5.125% CUSIP - 941386AB0

DEBT SERVICE REQUIREMENTS FOR 2006A BONDS:

Coupon Rate 5.500%

	Principal	Interest	Total
11/1/06 \$	- \$	81,125.00 \$	81,125.00
5/1/07 \$	- \$	162,250.00 \$	162,250.00
11/1/07 \$	- \$	162,250.00 \$	162,250.00
5/1/08 \$	80,000.00 \$	162,250.00 \$	242,250.00
11/1/08 \$	- \$	160,050.00 \$	160,050.00
5/1/09 \$	85,000.00 \$	160,050.00 \$	245,050.00
11/1/09 \$	- \$	157,712.50 \$	157,712.50
5/1/10 \$	90,000.00 \$	157,712.50 \$	247,712.50
11/1/10 \$	- \$	155,237.50 \$	155,237.50
5/1/11 \$	95,000.00 \$	155,237.50 \$	250,237.50
11/1/11 \$	- \$	152,625.00 \$	152,625.00
5/1/12 \$	100,000.00 \$	152,625.00 \$	252,625.00
11/1/12 \$	- \$	149,875.00 \$	149,875.00
5/1/13 \$	105,000.00 \$	149,875.00 \$	254,875.00
11/1/13 \$	- \$	146,987.50 \$	146,987.50
5/1/14 \$	110,000.00 \$	146,987.50 \$	256,987.50
11/1/14 \$	- \$	143,962.50 \$	143,962.50
5/1/15 \$	115,000.00 \$	143,962.50 \$	258,962.50
11/1/15 \$	- \$	140,800.00 \$	140,800.00
5/1/16 \$	125,000.00 \$	140,800.00 \$	265,800.00
11/1/16 \$	- \$	137,362.50 \$	137,362.50
5/1/17 \$	130,000.00 \$	137,362.50 \$	267,362.50
11/1/17 \$	- \$	133,787.50 \$	133,787.50
5/1/18 \$	140,000.00 \$	133,787.50 \$	273,787.50
11/1/18 \$	- \$	129,937.50 \$	129,937.50
5/1/19 \$	145,000.00 \$	129,937.50 \$	274,937.50
11/1/19 \$	- \$	125,950.00 \$	125,950.00
5/1/20 \$	155,000.00 \$	125,950.00 \$	280,950.00
11/1/20 \$	- \$	121,687.50 \$	121,687.50
5/1/21 \$	160,000.00 \$	121,687.50 \$	281,687.50
11/1/21 \$	- \$	117,287.50 \$	117,287.50
5/1/22 \$	170,000.00 \$	117,287.50 \$	287,287.50
11/1/22 \$	- \$	112,612.50 \$	112,612.50
5/1/23 \$	180,000.00 \$	112,612.50 \$	292,612.50
11/1/23 \$	- \$	107,662.50 \$	107,662.50
5/1/24 \$	190,000.00 \$	107,662.50 \$	297,662.50
11/1/24 \$	- \$	102,437.50 \$	102,437.50
5/1/25 \$	200,000.00 \$	102,437.50 \$	302,437.50
11/1/25 \$	- \$	96,937.50 \$	96,937.50
5/1/26 \$	215,000.00 \$	96,937.50 \$	311,937.50
11/1/26 \$	- \$	91,025.00 \$	91,025.00
5/1/27 \$	225,000.00 \$	91,025.00 \$	316,025.00
11/1/27 \$	- \$	84,837.50 \$	84,837.50
5/1/28 \$	240,000.00 \$	84,837.50 \$	324,837.50
11/1/28 \$	- \$	78,237.50 \$	78,237.50
5/1/29 \$	250,000.00 \$	78,237.50 \$	328,237.50
11/1/29 \$	- \$	71,362.50 \$	71,362.50
5/1/30 \$	265,000.00 \$	71,362.50 \$	336,362.50
11/1/30 \$	- \$	64,075.00 \$	64,075.00
5/1/31 \$	280,000.00 \$	64,075.00 \$	344,075.00
11/1/31 \$	- \$	56,375.00 \$	56,375.00
5/1/32 \$	295,000.00 \$	56,375.00 \$	351,375.00
11/1/32 \$	- \$	48,262.50 \$	48,262.50
5/1/33 \$	315,000.00 \$	48,262.50 \$	363,262.50
11/1/33 \$	- \$	39,600.00 \$	39,600.00
5/1/34 \$	330,000.00 \$	39,600.00 \$	369,600.00
11/1/34 \$	- \$	30,525.00 \$	30,525.00
5/1/35 \$	350,000.00 \$	30,525.00 \$	380,525.00
11/1/35 \$	- \$	20,900.00 \$	20,900.00
5/1/36 \$	370,000.00 \$	20,900.00 \$	390,900.00
11/1/36 \$	- \$	10,725.00 \$	10,725.00
5/1/37 \$	390,000.00 \$	10,725.00 \$	400,725.00
TOTAL	\$ 5,900,000.00	\$ 6,545,550.00	\$ 12,445,550.00

Waterford Estates Community Development District

Charlotte County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$5,900,000 Special Assessment Bonds Series 2006A Term Bond, May 1, 2037, 5.500% CUSIP - 941386

\$6,895,000 Special Assessment Bonds Series 2006B Term Bond, May 1, 2013, 5.125% CUSIP - 941386

DEBT SERVICE REQUIREMENTS FOR 2006B BONDS: (1)

Coupon Rate 5.125%

	Principal		Interest		Total
11/1/06	\$ -	\$	88,342.25	\$	88,342.25
5/1/07	\$ -	\$	176,684.38	\$	176,684.38
11/1/07	\$ -	\$	176,684.38	\$	176,684.38
5/1/08	\$ -	\$	176,684.38	\$	176,684.38
11/1/08	\$ -	\$	176,684.38	\$	176,684.38
5/1/09	\$ -	\$	176,684.38	\$	176,684.38
11/1/09	\$ -	\$	176,684.38	\$	176,684.38
5/1/10	\$ -	\$	176,684.38	\$	176,684.38
11/1/10	\$ -	\$	176,684.38	\$	176,684.38
5/1/11	\$ -	\$	176,684.38	\$	176,684.38
11/1/11	\$ -	\$	176,684.38	\$	176,684.38
5/1/12	\$ -	\$	176,684.38	\$	176,684.38
11/1/12	\$ -	\$	176,684.38	\$	176,684.38
5/1/13	\$ -	\$	176,684.38	\$	176,684.38
TOTAL	\$ 6,895,000.00	\$	2,385,239.13	\$	2,385,239.13

Waterford Estates Community Development District

Charlotte County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

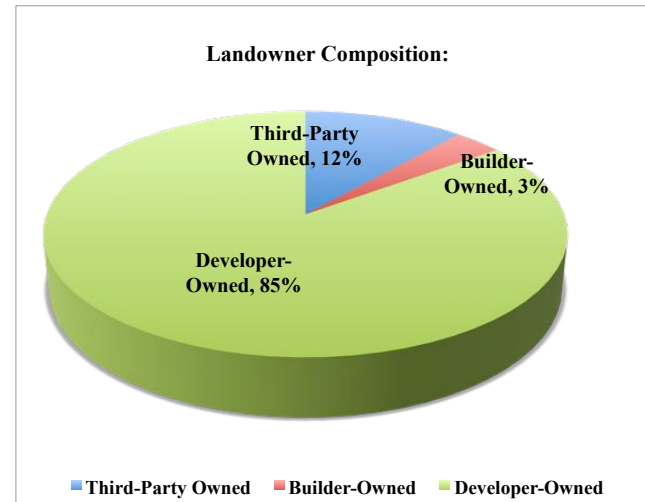
\$5,900,000 Special Assessment Bonds Series 2006A Term Bond, May 1, 2037, 5.500% CUSIP - 941386AA2

\$6,895,000 Special Assessment Bonds Series 2006B Term Bond, May 1, 2013, 5.125% CUSIP - 941386AB0

BOND ALLOCATION AND CAPITAL IMPROVEMENT OVERVIEW:

PROPERTY SECURING SERIES 2006 BONDS, BY PRODUCT TYPE:	Units	SERIES 2006 BONDS		SERIES 2006 BONDS	
		Par Value, Per Product	Par Value, Per Unit	Annual Assmt, Per Product	Annual Assmt, Per Unit
Single-Family:	211	5,078,527	24,069	148,755	705
Villa:	266	4,481,620	16,848	150,024	564
Townhome:	224	3,234,853	14,441	105,280	470
Total Units:	701	12,795,000		404,059	

LANDOWNER COMPOSITION:	Units	Acreage	% of Total	Estimated Buildout Date:
Third-Party Owned:				
Single-Family:	81	-	12%	
Villa:	-	-	0%	
Townhome:	-	-	0%	
Total Third-Party Owned Units:	81	-	12%	
Builder-Owned (DR Horton):				
Single-Family:	24	-	3%	<i>To be determined upon disposition of SPE-held assets</i>
Villa:	-	-	0%	
Townhome:	-	-	0%	
Total Developer-Held Units:	24	-	3%	
Developer-Held (SPE):				
Single-Family:	106	-	15%	
Villa:	266	-	38%	
Townhome:	224	-	32%	
Total Developer-Held Units:	596	-	85%	
Total Development Acreage/Density:	701	-	100%	



CAPITAL IMPROVEMENT PROGRAM OVERVIEW:	
Improvements Financed With Series 2006 Bonds:	\$ 11,097,149
Infrastructure Costs Required to Complete CIP:	\$ -
Total Capital Improvement Plan Cost Estimate:	\$ 11,097,149

SERIES 2006 FINANCING OVERVIEW:	As of 12/31/2015	As of 3/31/2016	As of 6/30/2016	As of 9/30/2016
Percentage of total construction proceeds spent:	96.70%	96.72%	96.72%	0.00%
Estimated cost to complete capital improvement plan:	\$366,650	\$363,465	\$363,511	\$0
Remaining capital proceeds available to facilitate capital plan:	\$366,650	\$363,465	\$363,511	\$0

Waterford Estates Community Development District

Charlotte County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$5,900,000 Special Assessment Bonds Series 2006A Term Bond, May 1, 2037, 5.500% CUSIP - 941386AA2

\$6,895,000 Special Assessment Bonds Series 2006B Term Bond, May 1, 2013, 5.125% CUSIP - 941386AB0

DEVELOPER (MAXCY DEVELOPMENT GROUP HOLDINGS - WATERFORD ESTATES, INC) ABSORPTION STATISTICS:				
	As of 6/30/2016			
	Closed to Homebuilder	Increase from 3/31/2016	Under Contract w/ Homebuilder	Not Closed or Under Contract
DR Horton:				
Single-Family:	105	8	-	
Villa:	-	-	-	
Townhome:	-	-	-	
Total Units:	105	8	-	
Total Absorption:				
Single-Family:	105	8	-	106
Villa:	-	-	-	266
Townhome:	-	-	-	224
Total Units:	105	8	-	596

Waterford Estates Community Development District

Charlotte County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$5,900,000 Special Assessment Bonds Series 2006A Term Bond, May 1, 2037, 5.500% CUSIP - 941386AA2

\$6,895,000 Special Assessment Bonds Series 2006B Term Bond, May 1, 2013, 5.125% CUSIP - 941386AB0

HOMEBUILDER ABSORPTION STATISTICS (DR HORTON):							
	As of 6/30/2016						
	Under Construction	Fully Constructed	Under Contract w/ End-User	Closed to End-User	Increase from 3/31/2016	Average Sales Price of Homes Sold	Builder Inventory Not Closed or Under Contract
DR Horton:							
Single-Family:	17	86	16	81	18	-	8
Villa:	-	-	-	-	-	-	-
Townhome:	-	-	-	-	-	-	-
Total Units:	17	86	16	81	18	-	8

DEVELOPMENT CHANGES AND STATUS UPDATES:

1. Detailed description of construction status: Phase I construction is complete and all infrastructure is in place. Phase II is 90% Complete. The second lift of asphalt and utility acceptance of Phase II is pending. The amenity clubhouse, playground and pool pavilion have been completed and opened to residents.
2. Status of sales activity within the Development: See absorption summary
3. Amount of delinquent tax-levied and direct-billed assessments for fiscal year 2015/2016 year (2015 tax year). If applicable, do sufficient reserves exist to bridge deficit in collections?: Assessments are presently held in abeyance.
4. Any bulk sales of land within the District other than in the ordinary course of business? None to report
5. The anchor (more than 10% of the square footage) tenants of non-residential property, if any: N/A
6. The status of development approvals for the Development: All of phase 1 is developed and phase 2 is 90% developed, and fully entitled with development approvals in compliance.
7. Any materially adverse changes or determinations to permits/approvals for the Development which necessitates changes to the Developer's land use plans, including a change in the number of lots planned for the Development? The number of lots planned for the Development has not changed, however there have been delays in the builder take down of lots stemming from concern about stray bullets from the adjacent County gun range. The County has constructed certain improvements to the gun range to address these concerns, but a lawsuit has been filed by the Developer against the Sheriff's Office and the County regarding the current and future use of the gun range
8. District or Developer material events: None to report
9. Updated plan of finance (i.e., status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of Developer, additional mortgage debt, etc.): None reported

NOTATIONS:

- (1) The Estimated Cost To Complete CIP is based on the completion of Phase 1 improvements (211 SF lots) subject to DR Horton's contract. All improvements contemplated as part of the Series 2006 Project are complete. Only a portion of the original CIP was completed; however, 6-7 years have elapsed since completion. As a result, additional funds are assumed to be required to complete the CIP and bring the project up to County standards and acceptance.
- (2) Landowner of remaining unsold property is Maxcy Development Group Holdings-Waterford Estates, Inc. Land is held in the form of a special purpose entity for the benefit of bondholders. As such, apital assessments are held in abeyance until further notice is provided.
- (3) Property description, plan of development, square footage, and pricing depicts the original plans corresponding with the development at the time of bond issuance, which is subject to modification as the SPE negotiates the disposition of remaining property.
- (4) During Q413 DR Horton suspended homebuilding operations in the community following the discovery of the existence and operation of a Charlotte County Sherrif's Department shooting range in close proximity to the community. DR Horton and the SPE are in discussions with Charlotte County and the City of Punta Gorda in an effort to determine the impact(s) to the community, as well as potential solutions to discontinuing and/or relocating the shooting range to an alternative location. A timeframe for resolution is not currently known. During Q1 2015 DR Horton recommenced operations, but limited activity to specific areas of phase 1 pending resolution of the gun range situation.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015 BONDS

QUARTERLY DISCLOSURE REPORT
PERIOD ENDING JUNE 30, 2016



PREPARED BY:

LERNER REPORTING SERVICES, INC.

5020 W. LINEBAUGH AVENUE, SUITE 250

TAMPA, FL 33624

PHONE: 813-915-3449 FAX: 813-915-0649

WWW.LERNERADVISORS.COM

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**PREPARED BY:
LERNER REPORTING SERVICES, INC.**

5020 W. LINEBAUGH AVENUE, SUITE 250
TAMPA, FLORIDA 33624
PHONE: 813-915-3449 FAX: 813-915-0649
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Project Overview

The South Bay Community Development District is a master-planned, single-family residential development located within Hillsborough County, Florida and comprising approximately 367 acres. The Series 2015 Bonds exchanged the previously issued Series 2005 Bonds and served to delineate the builder/end-user occupied sector from lands acquired by the SPE. This project offers a distinct competitive advantage due to its proximity to the Tampa Bay and Little Manatee River. South Bay CDD Holdings, Inc. (an SPE) was established, for the benefit of the trustee and bondholders, to acquire the balance of the undeveloped property formerly owned by the developer. The development information contained herein has been provided by development entities associated with the undeveloped property. The District Manager and Trustee have provided all financial data supplied herein.

Lerner Reporting Services (“LRS”) has been engaged as the dissemination agent tasked with submission of quarterly, annual, and material event disclosures, as outlined within the Continuing Disclosure Agreement of the Series 2015 Bonds.

All questions pertaining to the data supplied within the attached should be directed to LRS at 813-915-3449.

Financial Snapshot

The Series 2015A-1 and 2015B-1 bonds encumber all properties not acquired by the District and carry current-interest terms, while the Series 2015A-2 and 2015B-2 bonds encumber SPE-held lands and are subject to a convertible capital appreciation bond structure.

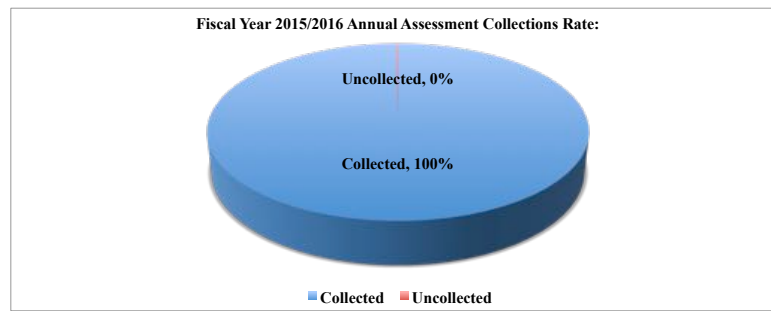
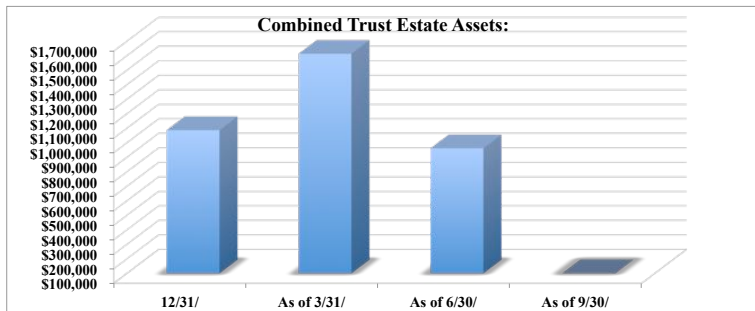
Landowner Composition and Product Absorption

Platted lands are end-user occupied, while undeveloped lands are pending development and/or resale. To date, the only undeveloped property with a pending contract for resale is the Serenity Bay single-family tract, as noted herein.

FINANCIAL OVERVIEW (SERIES 2015A-1 AND 2015B-1 BONDS, SECURED BY END-USER OCCUPIED AND BUILDER-OWNED UNITS):

	FISCAL YEAR 2014/2015 TRUST ESTATE ASSETS											
	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016		
SERIES 2015 SPECIAL ASSESSMENT BOND OVERVIEW:	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL
Par Amount of Bonds Outstanding:	\$ 9,830,000	\$ 9,070,000	\$ 18,900,000	\$ 9,830,000	\$ 9,070,000	\$ 18,900,000	\$ 9,590,000	\$ 9,070,000	\$ 18,660,000	\$ -	\$ -	\$ -
% of Bonds Prepaid	1%	9%		1%	9%		4%	9%		0%	0%	
Combined Trust Estate Assets:	\$ 413,082	\$ 673,006	\$ 1,086,088	\$ 413,082	\$ 1,199,293	\$ 1,612,375	\$ 413,082	\$ 547,894	\$ 960,976	\$ -	\$ -	\$ -
Costs of Issuance Fund Balance:	\$ -	\$ 1,686	\$ 1,686	\$ -	\$ 1,686	\$ 1,686	\$ -	\$ 1,686	\$ 1,686	\$ -	\$ -	\$ -
Interest Fund Balance:	\$ -	\$ 9,273	\$ 9,273	\$ -	\$ 237,056	\$ 237,056	\$ -	\$ 9,276	\$ 9,276	\$ -	\$ -	\$ -
Reserve Fund Balance:	\$ 411,396	\$ 232,419	\$ 643,815	\$ 411,396	\$ 232,419	\$ 643,815	\$ 411,396	\$ 232,419	\$ 643,815	\$ -	\$ -	\$ -
Revenue Fund Balance:	\$ -	\$ 431,314	\$ 431,314	\$ -	\$ 729,818	\$ 729,818	\$ -	\$ 306,199	\$ 306,199	\$ -	\$ -	\$ -

FISCAL YEAR 2015/2016 DEBT SERVICE ANALYSIS:	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016			FISCAL YEAR 2016/2017 DEBT SERVICE PAYMENTS DUE:
SEMI-ANNUAL DEBT SERVICE PAYMENTS DUE:	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	
November 1, 2015:	\$ 292,443	\$ 232,419	\$ 524,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
May 1, 2016:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 532,443	\$ 232,419	\$ 764,861	\$ -	\$ -	\$ -	\$ -
Fiscal Year 2016/2017 Debt Service Payments Due:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464,838
Total Debt Service Payments Due:	\$ 292,443	\$ 232,419	\$ 524,861	\$ -	\$ -	\$ -	\$ 532,443	\$ 232,419	\$ 764,861	\$ -	\$ -	\$ -	\$ 464,838
SPECIAL ASSESSMENT LEVY:	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	2015A-1	2015B-1	TOTAL	
Capitalized Interest Proceeds:													
Capitalized Interest Funds Utilized to Service Payment:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Levy and District Invoicing:													
Tax-Levied Assessments:	\$ 626,775	\$ -	\$ 626,775	\$ 626,775	\$ -	\$ 626,775	\$ 626,775	\$ -	\$ 626,775	\$ -	\$ -	\$ -	\$ -
Direct-Billed Assessments:	\$ 184,468	\$ 237,055	\$ 421,523	\$ 184,468	\$ 237,055	\$ 421,523	\$ 245,957	\$ 241,692	\$ 487,649	\$ -	\$ -	\$ -	\$ -
Total Capitalized Interest and District Assessment Levy:	\$ 811,243	\$ 237,055	\$ 1,048,298	\$ 811,243	\$ 237,055	\$ 1,048,298	\$ 872,732	\$ 241,692	\$ 1,114,424	\$ -	\$ -	\$ -	\$ -
Total Assessment Collections:													
Tax-Levied Collections:	\$ -	\$ -	\$ -	\$ 583,781	\$ -	\$ 583,781	\$ 625,198	\$ -	\$ 625,198	\$ -	\$ -	\$ -	\$ -
Direct-Billed Collections:	\$ -	\$ -	\$ -	\$ 184,468	\$ 237,055	\$ 421,523	\$ 245,957	\$ 241,692	\$ 487,649	\$ -	\$ -	\$ -	\$ -
Total Assessment Collections:	\$ -	\$ -	\$ -	\$ 768,249	\$ 237,055	\$ 1,005,304	\$ 871,155	\$ 241,692	\$ 1,112,847	\$ -	\$ -	\$ -	\$ -
Assessment Collections Surplus/(Shortfall):	\$ (811,243)	\$ (237,055)	\$ (1,048,298)	\$ (249,994)	\$ -	\$ (249,994)	\$ (253,577)	\$ -	\$ (151,577)	\$ -	\$ -	\$ -	\$ -
Assessment Collections Rate:	0%	0%	0%	95%	100%	96%	100%	100%	100%	0%	0%	0%	0%
Delinquent Assessment Overview:													
Amount of delinquencies greater than 150 days (if greater than 10% of total):	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of tax certificates sold, if any:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance remaining for sale from the most recent Fiscal Year:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

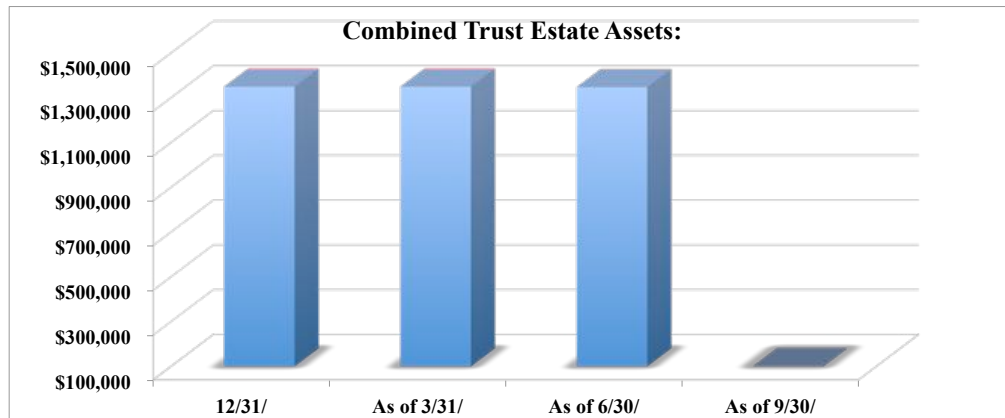


South Bay Community Development District
Hillsborough County, Florida
Quarterly Disclosure Report, Period Ending June 30, 2016
\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5
\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

FINANCIAL OVERVIEW (SERIES 2015A-2 AND 2015B-2 BONDS, SECURED BY SPE-HELD LANDS):

	FISCAL YEAR 2015/2016 TRUST ESTATE ASSETS											
	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016		
	2015A-2	2015B-2	TOTAL	2015A-2	2015B-2	TOTAL	2015A-2	2015B-2	TOTAL	2015A-2	2015B-2	TOTAL
SERIES 2015 SPECIAL ASSESSMENT BOND OVERVIEW:												
Par Amount of Bonds Outstanding:	\$ 11,280,000	\$ 4,175,000	\$ 15,455,000	\$ 11,280,000	\$ 4,175,000	\$ 15,455,000	\$ 11,280,000	\$ 4,175,000	\$ 15,455,000	\$ -	\$ -	\$ -
% of Bonds Prepaid	0%	0%		0%	0%		0%	0%		0%	0%	
Combined Trust Estate Assets:	\$ 1,073,260	\$ 275,550	\$ 1,348,810	\$ 1,073,336	\$ 275,550	\$ 1,348,886	\$ 1,071,260	\$ 275,550	\$ 1,346,810	\$ -	\$ -	\$ -
Costs of Issuance Fund:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Fund:	\$ 1,073,260	\$ 275,550	\$ 1,348,810	\$ 1,073,260	\$ 275,550	\$ 1,348,810	\$ 1,071,260	\$ 275,550	\$ 1,346,810	\$ -	\$ -	\$ -
Prepayment Fund:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Fund:	\$ -	\$ -	\$ -	\$ 76	\$ -	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FISCAL YEAR 2015/2016 DEBT SERVICE ANALYSIS:	As of 12/31/2015			As of 3/31/2016			As of 6/30/2016			As of 9/30/2016		
	2015A-2	2015B-2	TOTAL	2015A-2	2015B-2	TOTAL	2015A-2	2015B-2	TOTAL	2015A-2	2015B-2	TOTAL
SEMI-ANNUAL DEBT SERVICE PAYMENTS DUE:												
November 1, 2015:												
May 1, 2016:												
Total FY2015/2016 Debt Service Payments Due:												
SPECIAL ASSESSMENT LEVY:	<i>Bonds are structured as Convertible Capital Appreciation Bonds. No annual debt service is payable over the CAB period.</i>											
Gross Assessment Levy:												
Net Assessment Levy:												
Net Collections:												
Surplus/(Deficit) in Funds Collected to Service Debt:												



South Bay Community Development District

Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

DEBT SERVICE REQUIREMENTS FOR 2015A-1 BONDS:

Coupon Rate 5.950%

	Principal	Interest	Total
5/1/15 \$	140,000.00	\$ 59,321.50	\$ 199,321.50
11/1/15 \$	-	\$ 292,442.50	\$ 292,442.50
5/1/16 \$	240,000.00	\$ 292,442.50	\$ 532,442.50
11/1/16 \$	-	\$ 285,302.50	\$ 285,302.50
5/1/17 \$	255,000.00	\$ 285,302.50	\$ 540,302.50
11/1/17 \$	-	\$ 277,716.25	\$ 277,716.25
5/1/18 \$	275,000.00	\$ 277,716.25	\$ 552,716.25
11/1/18 \$	-	\$ 269,535.00	\$ 269,535.00
5/1/19 \$	290,000.00	\$ 269,535.00	\$ 559,535.00
11/1/19 \$	-	\$ 260,907.50	\$ 260,907.50
5/1/20 \$	310,000.00	\$ 260,907.50	\$ 570,907.50
11/1/20 \$	-	\$ 251,685.00	\$ 251,685.00
5/1/21 \$	325,000.00	\$ 251,685.00	\$ 576,685.00
11/1/21 \$	-	\$ 242,016.25	\$ 242,016.25
5/1/22 \$	345,000.00	\$ 242,016.25	\$ 587,016.25
11/1/22 \$	-	\$ 231,752.50	\$ 231,752.50
5/1/23 \$	370,000.00	\$ 231,752.50	\$ 601,752.50
11/1/23 \$	-	\$ 220,745.00	\$ 220,745.00
5/1/24 \$	390,000.00	\$ 220,745.00	\$ 610,745.00
11/1/24 \$	-	\$ 209,142.50	\$ 209,142.50
5/1/25 \$	415,000.00	\$ 209,142.50	\$ 624,142.50
11/1/25 \$	-	\$ 196,796.25	\$ 196,796.25
5/1/26 \$	440,000.00	\$ 196,796.25	\$ 636,796.25
11/1/26 \$	-	\$ 183,706.25	\$ 183,706.25
5/1/27 \$	465,000.00	\$ 183,706.25	\$ 648,706.25
11/1/27 \$	-	\$ 169,872.50	\$ 169,872.50
5/1/28 \$	495,000.00	\$ 169,872.50	\$ 664,872.50
11/1/28 \$	-	\$ 155,146.25	\$ 155,146.25
5/1/29 \$	525,000.00	\$ 155,146.25	\$ 680,146.25
11/1/29 \$	-	\$ 139,527.50	\$ 139,527.50
5/1/30 \$	555,000.00	\$ 139,527.50	\$ 694,527.50
11/1/30 \$	-	\$ 123,016.25	\$ 123,016.25
5/1/31 \$	590,000.00	\$ 123,016.25	\$ 713,016.25
11/1/31 \$	-	\$ 105,463.75	\$ 105,463.75
5/1/32 \$	630,000.00	\$ 105,463.75	\$ 735,463.75
11/1/32 \$	-	\$ 86,721.25	\$ 86,721.25
5/1/33 \$	665,000.00	\$ 86,721.25	\$ 751,721.25
11/1/33 \$	-	\$ 66,937.50	\$ 66,937.50
5/1/34 \$	705,000.00	\$ 66,937.50	\$ 771,937.50
11/1/34 \$	-	\$ 45,963.75	\$ 45,963.75
5/1/35 \$	750,000.00	\$ 45,963.75	\$ 795,963.75
11/1/35 \$	-	\$ 23,651.25	\$ 23,651.25
5/1/36 \$	795,000.00	\$ 23,651.25	\$ 818,651.25
TOTAL	\$ 9,970,000.00	\$ 7,735,416.50	\$ 17,705,416.50

South Bay Community Development District

Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

DEBT SERVICE REQUIREMENTS FOR 2015A-2 BONDS:

Coupon Rate 6.600%

	Initial Principal Value	Accreted Interest, Thru CAB Period	Total Bond Value	Principal	Interest	Total
5/1/15	\$ 8,928,571.20	\$ 58,204.80	\$ 8,986,776.00	\$ -	\$ -	\$ -
11/1/15	\$ 8,928,571.20	\$ 354,756.00	\$ 9,283,327.20	\$ -	\$ -	\$ -
5/1/16	\$ 8,928,571.20	\$ 661,120.80	\$ 9,589,692.00	\$ -	\$ -	\$ -
11/1/16	\$ 8,928,571.20	\$ 977,637.60	\$ 9,906,208.80	\$ -	\$ -	\$ -
5/1/17	\$ 8,928,571.20	\$ 1,304,532.00	\$ 10,233,103.20	\$ -	\$ -	\$ -
11/1/17	\$ 8,928,571.20	\$ 1,642,142.40	\$ 10,570,713.60	\$ -	\$ -	\$ -
5/1/18	\$ 8,928,571.20	\$ 1,991,032.80	\$ 10,919,604.00	\$ -	\$ -	\$ -
11/1/18	\$ 8,928,571.20	\$ 2,351,428.80	\$ 11,280,000.00	\$ -	\$ -	\$ -
5/1/19	\$ -	\$ -	\$ -	\$ 340,000.00	\$ 372,240.00	\$ 712,240.00
11/1/19	\$ -	\$ -	\$ -	\$ -	\$ 361,020.00	\$ 361,020.00
5/1/20	\$ -	\$ -	\$ -	\$ 360,000.00	\$ 361,020.00	\$ 721,020.00
11/1/20	\$ -	\$ -	\$ -	\$ -	\$ 349,140.00	\$ 349,140.00
5/1/21	\$ -	\$ -	\$ -	\$ 385,000.00	\$ 349,140.00	\$ 734,140.00
11/1/21	\$ -	\$ -	\$ -	\$ -	\$ 336,435.00	\$ 336,435.00
5/1/22	\$ -	\$ -	\$ -	\$ 410,000.00	\$ 336,435.00	\$ 746,435.00
11/1/22	\$ -	\$ -	\$ -	\$ -	\$ 322,905.00	\$ 322,905.00
5/1/23	\$ -	\$ -	\$ -	\$ 440,000.00	\$ 322,905.00	\$ 762,905.00
11/1/23	\$ -	\$ -	\$ -	\$ -	\$ 308,385.00	\$ 308,385.00
5/1/24	\$ -	\$ -	\$ -	\$ 470,000.00	\$ 308,385.00	\$ 778,385.00
11/1/24	\$ -	\$ -	\$ -	\$ -	\$ 292,875.00	\$ 292,875.00
5/1/25	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 292,875.00	\$ 792,875.00
11/1/25	\$ -	\$ -	\$ -	\$ -	\$ 276,375.00	\$ 276,375.00
5/1/26	\$ -	\$ -	\$ -	\$ 535,000.00	\$ 276,375.00	\$ 811,375.00
11/1/26	\$ -	\$ -	\$ -	\$ -	\$ 258,720.00	\$ 258,720.00
5/1/27	\$ -	\$ -	\$ -	\$ 570,000.00	\$ 258,720.00	\$ 828,720.00
11/1/27	\$ -	\$ -	\$ -	\$ -	\$ 239,910.00	\$ 239,910.00
5/1/28	\$ -	\$ -	\$ -	\$ 610,000.00	\$ 239,910.00	\$ 849,910.00
11/1/28	\$ -	\$ -	\$ -	\$ -	\$ 219,780.00	\$ 219,780.00
5/1/29	\$ -	\$ -	\$ -	\$ 655,000.00	\$ 219,780.00	\$ 874,780.00
11/1/29	\$ -	\$ -	\$ -	\$ -	\$ 198,165.00	\$ 198,165.00
5/1/30	\$ -	\$ -	\$ -	\$ 700,000.00	\$ 198,165.00	\$ 898,165.00
11/1/30	\$ -	\$ -	\$ -	\$ -	\$ 175,065.00	\$ 175,065.00
5/1/31	\$ -	\$ -	\$ -	\$ 745,000.00	\$ 175,065.00	\$ 920,065.00
11/1/31	\$ -	\$ -	\$ -	\$ -	\$ 150,480.00	\$ 150,480.00
5/1/32	\$ -	\$ -	\$ -	\$ 795,000.00	\$ 150,480.00	\$ 945,480.00
11/1/32	\$ -	\$ -	\$ -	\$ -	\$ 124,245.00	\$ 124,245.00
5/1/33	\$ -	\$ -	\$ -	\$ 850,000.00	\$ 124,245.00	\$ 974,245.00
11/1/33	\$ -	\$ -	\$ -	\$ -	\$ 96,195.00	\$ 96,195.00
5/1/34	\$ -	\$ -	\$ -	\$ 910,000.00	\$ 96,195.00	\$ 1,006,195.00
11/1/34	\$ -	\$ -	\$ -	\$ -	\$ 66,165.00	\$ 66,165.00
5/1/35	\$ -	\$ -	\$ -	\$ 970,000.00	\$ 66,165.00	\$ 1,036,165.00
11/1/35	\$ -	\$ -	\$ -	\$ -	\$ 34,155.00	\$ 34,155.00
5/1/36	\$ -	\$ -	\$ -	\$ 1,035,000.00	\$ 34,155.00	\$ 1,069,155.00
TOTAL				\$ 11,280,000.00	\$ 7,992,270.00	\$ 19,272,270.00

South Bay Community Development District

Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

DEBT SERVICE REQUIREMENTS FOR 2015B-1 BONDS:

Coupon Rate 5.125%

	Principal		Interest		Total
5/1/15	\$ -	\$	46,483.75	\$	46,483.75
11/1/15	\$ -	\$	232,418.75	\$	232,418.75
5/1/16	\$ -	\$	232,418.75	\$	232,418.75
11/1/16	\$ -	\$	232,418.75	\$	232,418.75
5/1/17	\$ -	\$	232,418.75	\$	232,418.75
11/1/17	\$ -	\$	232,418.75	\$	232,418.75
5/1/18	\$ -	\$	232,418.75	\$	232,418.75
11/1/18	\$ -	\$	232,418.75	\$	232,418.75
5/1/19	\$ -	\$	232,418.75	\$	232,418.75
11/1/19	\$ -	\$	232,418.75	\$	232,418.75
5/1/20	\$ 9,070,000.00	\$	232,418.75	\$	9,302,418.75
TOTAL	\$ 9,070,000.00	\$	2,370,671.25	\$	11,440,671.25

South Bay Community Development District
Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

DEBT SERVICE REQUIREMENTS FOR 2015B-2 BONDS:

Coupon Rate 6.600%

	Initial Principal Value	Accreted Interest, Thru CAB Period	Total Bond Value	Principal	Interest	Total
5/1/15	\$ 3,304,679.50	\$ 21,543.00	\$ 3,326,222.50	\$ -	\$ -	\$ -
11/1/15	\$ 3,304,679.50	\$ 131,303.75	\$ 3,435,983.25	\$ -	\$ -	\$ -
5/1/16	\$ 3,304,679.50	\$ 244,696.75	\$ 3,549,376.25	\$ -	\$ -	\$ -
11/1/16	\$ 3,304,679.50	\$ 361,847.25	\$ 3,666,526.75	\$ -	\$ -	\$ -
5/1/17	\$ 3,304,679.50	\$ 482,838.75	\$ 3,787,518.25	\$ -	\$ -	\$ -
11/1/17	\$ 3,304,679.50	\$ 607,796.50	\$ 3,912,476.00	\$ -	\$ -	\$ -
5/1/18	\$ 3,304,679.50	\$ 736,929.25	\$ 4,041,608.75	\$ -	\$ -	\$ -
11/1/18	\$ 3,304,679.50	\$ 870,320.50	\$ 4,175,000.00	\$ -	\$ -	\$ -
5/1/19	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
11/1/19	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
5/1/20	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
11/1/20	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
5/1/21	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
11/1/21	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
5/1/22	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
11/1/22	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
5/1/23	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
11/1/23	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
5/1/24	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
11/1/24	\$ -	\$ -	\$ -	\$ -	\$ 137,775.00	\$ 137,775.00
5/1/25	\$ -	\$ -	\$ -	\$ 4,175,000.00	\$ 137,775.00	\$ 4,312,775.00
TOTAL				\$ 4,175,000.00	\$ 1,791,075.00	\$ 5,966,075.00

South Bay Community Development District

Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3



DELINQUENT LANDOWNERS, AS DELINEATED BY % OF DELINQUENT ASSESSMENTS:	
LANDOWNER NAME:	AMOUNT OF DELINQUENT ASSESSMENTS:
No delinquent landowners	
	\$ -
	\$ -
	\$ -
	\$ -

South Bay Community Development District
Hillsborough County, Florida
Quarterly Disclosure Report, Period Ending June 30, 2016
\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0
\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8
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\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

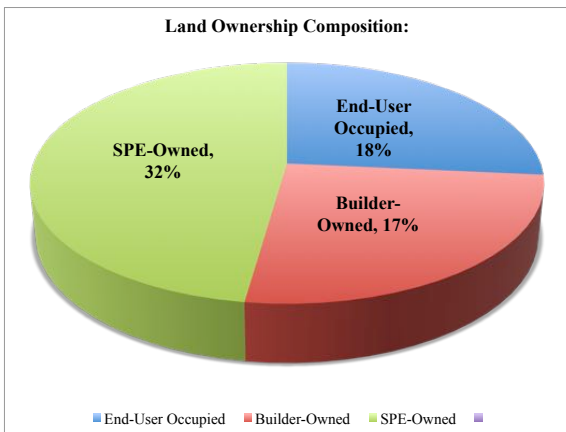
BOND ALLOCATION AND CAPITAL IMPROVEMENT OVERVIEW:

PROPERTY SECURING SERIES 2015A-1 AND SERIES 2015B-1 BONDS, BY PRODUCT TYPE (BUILDER AND END-USER OCCUPIED LOTS - SEE NOTATION 1):	SERIES 2015A-1 BOND ALLOCATION					SERIES 2015B-1 BOND ALLOCATION				
	Units	Par Debt, Per Product Type		Annual Assessment, Per Product Type		Par Debt, Per Product Type	Par Debt, Per Unit		Annual Assessment, Per Unit	
Hotel (Retail)	94.00	\$ 523,672	\$ 5,571	\$ 43,206	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -
Townhomes (Retail)	154.00	\$ 3,386,569	\$ 21,991	\$ 279,415	\$ 1,814	\$ 7,132,955	\$ 10,881-\$19,950	\$ 365,565	\$ 558-\$1,022	
Townhomes (Builder)	66.00	\$ -	\$ -	\$ -	\$ -	\$ 1,316,724	\$ 19,950	\$ 67,481	\$ 1,022	
Single-Family Homes (Builder)	198.00	\$ 5,805,547	\$ 29,321	\$ 478,997	\$ 2,419	\$ -	\$ -	\$ -	\$ -	
Commercial/Retail (Builder)	8.50	\$ -	\$ -	\$ -	\$ -	\$ 258,446	\$ 29,926-\$32,644	\$ 13,245	\$ 1,533-\$1,673	
Boat Slips (Builder)	11.57	\$ 254,213	\$ 43,981	\$ 20,974	\$ 3,629	\$ 361,876	\$ 31,277	\$ 18,547	\$ 1,603	
Total Units:	438.07	\$ 9,446,328				\$ 9,070,000		\$ 464,838		

PROPERTY SECURING SERIES 2015 BONDSA-2 AND SERIES 2015B-2 BONDS, BY PRODUCT TYPE (SPE-HELD LOTS - SEE NOTATION 2):	SERIES 2015A-2 BOND ALLOCATION					SERIES 2015B-2 BOND ALLOCATION				
	Units	Par Debt, Per Product Type		Annual Assessment, Per Product Type		Par Debt, Per Product Type	Par Debt, Per Unit		Annual Assessment, Per Unit	
Condominiums	20	\$ 530,200	\$ 26,510	\$ 50,447	\$ 2,522	\$ 695,833	\$ 34,792	\$ 45,925	\$ 2,296	
Townhomes (K, N, and P)	100	\$ 2,650,999	\$ 26,510	\$ 252,235	\$ 2,522	\$ 974,167	\$ 34,792	\$ 229,625	\$ 2,296	
Townhomes (Q-Riverton Tract)	86	\$ 1,709,894	\$ 19,882	\$ 162,692	\$ 1,892	\$ 1,113,333	\$ -	\$ -	\$ -	
Single-Family Homes (Q-Riverton Tract)	241	\$ 6,388,907	\$ 26,510	\$ 607,886	\$ 2,522	\$ 1,391,667	\$ -	\$ -	\$ -	
Total Units:	447	\$ 11,280,000				\$ 4,175,000		\$ 275,550		

SERIES 2015 FINANCING OVERVIEW:				
	As of 12/31/2015	As of 3/31/2016	As of 6/30/2016	As of 9/30/2016
Percentage of total construction proceeds spent:				
Estimated cost to complete capital improvement plan:	<i>All capital proceeds were utilized prior to the 2015 refunding.</i>			
Remaining capital proceeds available to facilitate capital plan:				

LANDOWNER COMPOSITION:	Units	Acreage	% of Total	Estimated Buildout Date:
End-User Occupied:				
Hotel	94	-	7%	
Townhomes	154	-	11%	
Total End-User Occupied Units:	248	-	18%	
Builder-Owned:				
Condos	483	-	34%	
Single-Family	198	-	14%	
Commercial/Retail	8.50	-	1%	
Boat Slips	17.35	-	1%	
Total End-User Occupied Units:	706.85	-	0.50	TBD
SPE-Owned:				
Condos	20	-	1%	
Townhomes (K, N, and P)	100	-	7%	
Townhomes (Q-Riverton Tract)	86	-	6%	
Single-Family Homes (Q-Riverton Tract)	241	-	17%	
Total SPE-Owned:	447	-	32%	
Total Development Acreage/Density:	1,401.85	-	100%	



South Bay Community Development District

Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

DEVELOPER (SPE) ABSORPTION STATISTICS (SECURING 2015A-2 AND SERIES 2015B-2 BONDS):				
	As of 6/30/2016			
	Closed to Homebuilder	<i>Increase from 3/31/2016</i>	Under Contract w/ Homebuilder	Not Closed or Under Contract
Total Absorption:				
Condominiums	-	-	-	20
Townhomes (K, N, and P)	-	-	-	100
Townhomes (Q-Riverton Tract)	-	-	-	86
Single-Family Homes (Q-Riverton Tract)	-	-	-	241
Total Units:	-	-	-	447

South Bay Community Development District
Hillsborough County, Florida
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\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0
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HOME BUILDER SALES PRIOR TO 2015 RESTRUCTURING (RETAIL-OWNED UNITS)

	As of 6/30/2016						
	Under Construction	Fully Constructed	Under Contract	Closed	Increase from 3/31/2016	Average Sales Price of Homes Sold	Inventory Not Closed or Under Contract
Retail-Owned Units:							
Hotel	-	-	-	94	-		
Townhomes	-	-	-	154	-		N/A
Total Units:	-	-	-	248	-		

HOME BUILDER ABSORPTION STATISTICS:

	As of 6/30/2016						
	Under Construction	Fully Constructed	Under Contract	Closed	Increase from 3/31/2016	Average Sales Price of Homes Sold	Inventory Not Closed or Under Contract
Lennar Homes (Former Serenity Bay):							
Single-Family	-	-	-	-	-	-	198
Total Units:	-	-	-	-	-	-	198
Harborside Suites:							
Condos	-	-	-	-	-	-	483
Commercial/Retail	-	-	-	-	-	-	8.50
Boat Slips:							
Boat Slips	-	-	-	-	-	-	17.35
Total Absorption:							
Condos	-	-	-	-	-	-	483
Single-Family	-	-	-	-	-	-	198
Commercial/Retail	-	-	-	-	-	-	8.50
Boat Slips	-	-	-	-	-	-	17.35
Total Units:	-	-	-	-	-	-	706.85

TOTAL ABSORPTION OF INVENTORY SECURED BY 2015A-1 AND 2015B-1 BONDS (EXEMPTS SPE-HELD UNITS):

	As of 6/30/2016						
	Under Construction	Fully Constructed	Under Contract	Closed	Increase from 3/31/2016	Average Sales Price of Homes Sold	Inventory Not Closed or Under Contract
Hotel	-	-	-	94	-		-
Condos	-	-	-	-	-		483
Townhomes	-	-	-	154	-		-
Single-Family	-	-	-	-	-		198
Commercial/Retail	-	-	-	-	-		8.50
Boat Slips	-	-	-	-	-		17.35
Total Units:	-	-	-	248	-		706.85

South Bay Community Development District

Hillsborough County, Florida

Quarterly Disclosure Report, Period Ending June 30, 2016

\$9,970,000 Capital Improvement Revenue Refunding Bonds Series 2015A-1, May 1, 2036, 5.95% CUSIP - 836454AD0

\$9,070,000 Capital Improvement Revenue Refunding Bonds Series 2015B-1, May 1, 2020, 5.125% CUSIP - 836454AE8

\$11,280,000 Capital Improvement Revenue Refunding Bonds Series 2015A-2, May 1, 2036, 6.60% CUSIP - 836454AF5

\$4,175,000 Capital Improvement Revenue Refunding Bonds Series 2015B-2, May 1, 2025, 6.60% CUSIP - 836454AG3

DETAILED DEVELOPMENT OVERVIEW:

1. Detailed description of construction status: All master infrastructure is in place for the multi-family pods and lot development is completed for all the single family pods with the exception of Riverton.
2. Status of sales activity within the Development: See the builder report for details on sales activity.
3. Amount of delinquent tax-levied and direct-billed assessments for fiscal year 2015-2016 year (2015 tax year). If applicable, do sufficient reserves exist to bridge deficit in collections?. No delinquencies to report.
4. Any bulk sales of land within the District other than in the ordinary course of business. Carter Hospitality (Harbourside Suites) purchased the "hammerhead" multifamily area from Peninsula Bank. This most recent Qtr, Lennar Homes, Tampa purchased 198 units from Florida Community Bank (Serenity Bay)
5. The anchor (more than 10% of the square footage) tenants of non-residential property, if any: N/A
6. The status of development approvals for the Development: The Zoning is approved and in compliance. The hammerhead area has been approved for 330 Condo-Hotel Units on 10-15-2015
7. Any materially adverse changes or determinations to permits/approvals for the Development of the Assessment Area which necessitate changes to the land use plans of any Obligated Person. None known.
8. The occurrence of any new or modified mortgage debt on the land owned by the Obligated Person in the Assessment Area, including the amount, interest rate and terms of repayment. The Bond debt was restructured in 2015.
9. Sale, Assignment, or Transfer of ownership of real property in the Assessment Area to a third party, which will in turn be an Obligated Person. No data to report.

Notations:

- (1) Series 2015A-1 and 2-15B-1 Bonds are secured by lots held by a combination of builders/developers, and third-party held lots. Bonds are current-interest bearing securities.
- (2) Series 2015A-2 and 2015B-2 lots are secured by SPE-held property. Assessments have been restructured as Convertible CABs.

DISCLOSURE SERVICES, LLC

DISSEMINATION AGREEMENT Heritage Harbour Market Place Community Development District

October 4, 2016

Board of Supervisors
Heritage Harbour Market Place Community Development District

Dear Supervisors:

DISCLOSURE SERVICES, LLC ("Dissemination Agent") hereby agrees with the Heritage Harbour Market Place Community Development District (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. The Dissemination Agent is acting as an independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreements.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreements.
2. **Fees:** The Dissemination Agent will be responsible for all out-of-pocket expenses. The annual fee for the Dissemination Agent's services under this Agreement is \$1,000 for the District's Series 2005 Bonds, plus \$1,000 for each additional bond issue of the District, subject to these disclosure requirements.
3. **Assignment:** The Dissemination Agent reserves the right to engage a third party for the purpose of carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and the Dissemination Agent will have the right to terminate this Agreement upon 30 days prior written notice.
5. **Representation of the District:** The District represents and warrants that it will not withhold any information necessary for the Dissemination Agent to carry out its duties under this Agreement and that it will supply all information requested by the Dissemination Agent.

DISCLOSURE SERVICES, LLC

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6. **Indemnification**: To the extent permitted by law, the District will indemnify the Dissemination Agent for any action or actions brought by Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement as determined by a court of competent jurisdiction. To the extent permitted by law, the Dissemination Agent will indemnify the District for any action or actions brought by Owners as a result of the Dissemination Agent's gross negligence or willful misconduct as determined by a court of competent jurisdiction.

7. **Responsibility for Information**: The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District.

8. **Agreement Governed by Florida Law**: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,

DISCLOSURE SERVICES, LLC



Robert Gardner
Manager

Approved and Accepted:

Heritage Harbour Market Place Community Development District

By: _____

Title: _____

Date: _____