

## **BOARD OF SUPERVISOR'S**

# **HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**

## **REGULAR MEETING AGENDA**

**August 1, 2019**

James P. Ward  
District Manager  
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[www.heritageharbourmarketplacecdd.org](http://www.heritageharbourmarketplacecdd.org)

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

July 24, 2019

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, August 1, 2019** 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. Consideration of Minutes.
  - a) May 2, 2019
3. **PUBLIC HEARING**
  - a) **FISCAL YEAR 2020 BUDGET**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2019-2 adopting the annual appropriation and Budget for Fiscal Year 2020.
  - b) **FISCAL YEAR 2020 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2019-3 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology



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4. Consideration of Resolution 2019-4 designating the dates, time and location for regular meetings of the Board of Supervisors of the District.
5. Staff Reports
  - a) Attorney
  - b) Engineer
  - c) Manager
  - I. Financial Statements for the period ended June 30, 2019 (Unaudited)
6. Supervisor's Requests and Audience Comments
7. Adjournment

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The second order of business is consideration of the minutes of the May 2, 2019 regular meeting.

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The third order of business is two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2020 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2020 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2005 Bonds. In the way of background, the Board approved the proposed Fiscal Year 2020 Budget, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

The Public Hearing notice was advertised in the Bradenton Herald as provided by law. The notice advises of public of the date, time and location of the Public Hearing.

As a suggested form for the Public Hearing – it would be appropriate to formally open the Public Hearing for consideration of the Budget, take a few moments to have the District Manager review the salient points of the Budget for the Public, then seek Public Comment or testimony, and at the conclusion of the Public Comment and testimony to close the Public Hearing by motion of the Board, then to move into the Board's consideration of the Budget and once that is concluded, to consider Resolution 2018-10 to adopt the annual appropriation and budget for the District. Once this item is concluded, then it would be recommended for the Board to move to the second Public Hearing utilizing the same process as just completed for the Budget Hearing.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2020 Budget. Resolution 2019-3 does essentially three (3) things. First, it imposes the special assessments for the general fund and the



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debt service fund; second, it arranges for the certification of an assessment roll by the Chairman his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of Resolution 2019-2, and finally it approves the General Fund Special Assessment Methodology.

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The forth item is the consideration of Resolution 2019-4 setting the proposed meeting schedule for Fiscal Year 2020. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

Currently, the Board is scheduled to meet on the first Thursday of each month at **2:15 P.M., unless otherwise indicated, at the River Strand Golf and Country Club, (Clubhouse), 7155 Grand Estuary Trail, Bradenton Florida, 34212.**

**The Fiscal Year 2020 schedule is as follows**

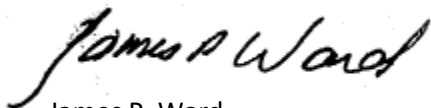
October 3, 2019	November 7, 2019
December 5, 2019	January 2, 2020
February 6, 2020	March 5, 2020
April 2, 2020	May 7, 2020
June 4, 2020	July 2, 2020
August 6, 2020	September 3, 2020

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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



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*District Manager*

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

The Regular Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, May 2, 2019 at 2:15 p.m., at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

**Present and constituting a quorum:**

Terry Kirschner	Chairperson
Bill Riley	Vice Chairperson
Russell Smith	Assistant Secretary

**Absent:**

Matthew Morris	Assistant Secretary
Matthew Koratich	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Attorney

**Audience:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

District Manager James P. Ward called the meeting to order at approximately 2:47 p.m. and all Members of the Board were present at roll call except Supervisor Matthew Morris and Supervisor Matthew Koratich.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**September 6, 2018 – Regular Meeting**

Mr. Ward asked if there were any additions, corrections or deletions for the September 6, 2018 Regular Meeting Minutes. Hearing none, he called for a motion.

<p><b>On MOTION made by Mr. Bill Riley, seconded by Mr. Russell Smith, and with all in favor, the Minutes from the September 6, 2018 Regular Meeting were accepted.</b></p>
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**THIRD ORDER OF BUSINESS****Consideration of Resolution 2019-1**

**Consideration of Resolution 2019-1 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing for Thursday, August 1, 2019 at 2:15 P.M. at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212, on the Proposed Budget.**

Mr. Ward stated Resolution 2019-1 approved the FY-2020 Budget and set the Public Hearing for Thursday August 1, 2019 at 2:15 p.m. at the River Strand Golf and Country Club. He noted a copy of the Budget was included in the Agenda Packet. He explained the Budget looked different on a per unit basis; however, it was relatively the same as previous, only having risen \$1 dollar or \$2 dollars here and there depending upon the parcel owned. He noted the Debt Service Fund was unchanged.

**On MOTION made by Mr. Russell Smith, seconded by Mr. Bill Riley, and with all in favor, Resolution 2019-1 was adopted as above and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Agreement**

**Consideration of Acceptance of the Agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collections for the District's Assessments.**

Mr. Ward explained this was an Agreement the District entered when first established as required by law. He noted the new Agreement updated daily operation terms; it did not change the rate paid to the Property Appraiser of Tax Collector (1.5% to each) for the amount collected. He stated the Property Appraiser and Tax Collector requested this new Agreement. He indicated the Agreement could not be altered in any way.

**On MOTION made by Mr. Bill Riley, seconded by Mr. Russell Smith, and with all in favor, the Agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collections for the District's Assessments was accepted.**

**FIFTH ORDER OF BUSINESS****Consideration of Audited Financial Statement**

**Consideration of Acceptance of the Audited Financial Statement for the Fiscal Year ended September 30, 2018.**

Ms. Michelle McIntosh with Grau & Associates reviewed the Audited Financial Statement for the Fiscal Year ended September 30, 2018. She stated Grau & Associates had an unmodified/clean opinion of the Financial Statements, which meant the Financial Statements were presented fairly in all respects. She stated page 9 was the Balance Sheet and showed the Total Fund Balance to be approximately \$449,000 dollars, consisting of a General Fund balance of \$127,038 dollars and Debt Service Fund balance of \$322,000 dollars. She noted the General Fund balance was unassigned and available for spending at the District's discretion; however, the Debt Service Fund balance was restricted for Debt Service and could not be used for any other purpose. She stated Page 11 was the Statement of Revenues, Expenditures

and Changes in Fund Balances which showed the net change for the District was \$1.538 million dollars of which the General Fund increased its fund balance by over \$50,000 dollars, the Debt Service increased its fund balance by approximately \$1.7 million dollars, and the Capital Projects Fund reduced its fund balance by \$238,000 dollars. She reported page 21 was the Budget and Actual Report for the General Fund which showed the Final Budget for Fiscal Year ended September 30, 2018 had total revenues of \$366,027 dollars with actual amount corrected of \$45,000 dollars more, equaling \$411,000 dollars. She stated page 23 was Grau's report on the District Internal Control over Financial Reporting and Compliance and she was happy to report the Audit did not detect any material weaknesses, significant deficiencies, or other findings in the Internal Controls. She noted Page 25 was Grau's report on the District's Compliance with Florida Statute 218.415. She indicated Grau believed the District complied in all material respects with the requirements of Florida Statute 218.415. She stated on page 27 of the report indicated there were no current year findings or recommendations for the Fiscal Year ended September 30, 2018.

**On MOTION made by Mr. Russell Smith, seconded by Mr. Bill Riley, and with all in favor, the Agreement with the Audited Financial Statement for the Fiscal Year ended September 30, 2018 was accepted for inclusion in the record.**

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **Staff Reports**

##### **a) District Attorney**

District Attorney Jere Earlywine reviewed a number of bills the he was tracking in Tallahassee and briefly discussed how said bills might affect the CDD.

##### **b) District Engineer**

No Report.

##### **c) District Manager**

###### **I. Financial Statements for the month ended March 31, 2019**

###### **II. Report on Number of Registered Voters as of April 15, 2019**

Mr. Ward reported there were 0 (zero) registered voters in the District as the District was strictly a commercial area. He noted no action was required of the Board at this time. Mr. Russell Smith asked what would happen if an apartment complex was built on Market Place property. Mr. Ward responded if this happened the Board would be required to take certain actions as required by Florida Statute, to include renter representation on the CDD Board.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:00 p.m.

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

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James P. Ward, Secretary

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Terry Kirschner, Chairperson



## RESOLUTION 2019-2

### THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbour Marketplace Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Heritage Harbour Marketplace Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## RESOLUTION 2019-2

### THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020, the sum of \$1,236,598.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>TOTAL GENERAL FUND</b>	<b>\$88,695.00</b>
<b>DEBT SERVICE FUND (SERIES 2005)</b>	<b><u>\$1,147,903.00</u></b>
<b>TOTAL ALL FUNDS</b>	<b>\$1,236,598.00</b>

#### SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020 or within 60 days following the end of the Fiscal Year 2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

**RESOLUTION 2019-2**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKETPLACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour Market Place Community Development District.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF August, 2019.**

ATTEST:

**HERITAGE HARBOUR MARKETPLACE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward Secretary

\_\_\_\_\_  
Terrance Kirschner, Chairperson

## **BOARD OF SUPERVISOR'S**

# **HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**

## **EXHIBIT A**

## **PROPOSED BUDGET FISCAL YEAR 2020**

**October 1, 2019 through September 30, 2020**



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**Heritage Harbour Market Place  
Community Development District**

**General Fund  
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual as of February 28, 2019	Anticipated as of 09/30/2019	Fiscal Year 2020 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -		
Interest Income - General Account	\$ 400	\$ 26	\$ 450	\$ 400
Miscellaneous Revenue		\$ -	\$ -	
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 29,369	\$ 19,762	\$ 19,762	\$ 29,506
Special Assessment - Non-Uniform	\$ 58,517	\$ -	\$ 58,517	\$ 58,789
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 88,286</b>	<b>\$ 19,788</b>	<b>\$ 78,729</b>	<b>\$ 88,695</b>
<b>Appropriations</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ 1,200	\$ -	\$ 400	\$ 1,200
Board of Supervisor's - FICA	\$ 92	\$ -	\$ 31	\$ 92
<b>Executive</b>				
Executive Salaries	\$ 35,000	\$ 14,808	\$ 35,000	\$ 41,000
Executive Salaries - FICA	\$ 2,678	\$ 1,133	\$ 2,678	\$ 2,678
Executive Salaries - Insurance	\$ 3,500	\$ 1,664	\$ 3,500	\$ -
<b>Financial and Administrative</b>				
Audit Services	\$ 4,900	\$ 5,600	\$ 5,600	\$ 5,700
Accounting Services	\$ 4,000	\$ 1,351	\$ 3,500	\$ 3,500
Assessment Roll Preparation		\$ -	\$ -	
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
<b>Other Contractual Services</b>				
Recording and Transcription	\$ 250		\$ 250	\$ 250
Legal Advertising	\$ 2,400	\$ 95	\$ 2,400	\$ 2,400
Trustee Services	\$ 5,810	\$ 13,829	\$ 13,829	\$ 5,810
Dissemination Agent Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 500	\$ 161	\$ 400	\$ 500
<b>Travel and Per Diem</b>		\$ -	\$ -	
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 300	\$ -	\$ 300	\$ 300
<b>Rentals and Leases</b>				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services and Website	\$ 7,560	\$ 3,043	\$ 7,560	\$ 7,560
<b>Insurance</b>	\$ 6,400	\$ 5,778	\$ 5,778	\$ 6,000
<b>Printing and Binding</b>	\$ 100	\$ 18	\$ 75	\$ 100
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175
<b>Legal Services</b>		\$ -		
General Counsel	\$ 5,000	\$ 632	\$ 2,400	\$ 4,000
Litigaton Counsel	\$ -	\$ -	\$ -	\$ -
<b>Comprehensive Planning Services</b>				
Professional Services - Planning	\$ -	\$ -	\$ -	\$ -

**Heritage Harbour Market Place  
Community Development District**

**General Fund  
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual as of February 28, 2019	Anticipated as of 09/30/2019	Fiscal Year 2020 Budget
<b>Other General Government Services</b>				
Engineering Services	\$ 1,000	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Fees	\$ 1,921	\$ -	\$ 1,921	\$ 1,930
<b>Total Appropriations</b>	<b>\$ 88,286</b>	<b>\$ 53,287</b>	<b>\$ 91,297</b>	<b>\$ 88,695</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (33,498)	\$ (12,568)	
<b>Fund Balance - Beginning</b>	\$ 127,038	\$ 127,038	\$ 127,038	\$ 114,470
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 127,038</b>	<b>\$ 93,539</b>	<b>\$ 114,470</b>	<b>\$ 114,470</b>

		Fiscal Year 2019		Fiscal Year 2020	
Parcel Identification	Acres	On-Roll	Off-Roll	On-Roll	Off-Roll
Parcel 19/20	83.7		\$58,516.69		\$58,788.97
Parcel 22	3.38	\$2,528.45		\$2,540.22	
Parcel 23	2.13	\$1,593.37		\$1,600.79	
Parcel 24	3.13	\$2,341.44		\$2,352.33	
Parcel 25	16.36	\$12,238.31		\$12,295.25	
Parcel 26 moved to split folios		\$0.00		\$0.00	
Parcel 26 (split 2018)	0.49	\$366.55		\$368.26	
Parcel 26 (split 2018)	0.2	\$149.61		\$150.31	
Parcel 26 (split 2018)	7.91	\$5,917.18		\$5,944.71	
Parcel 26 (split 2018)	0.15	\$112.21		\$112.73	
Parcel 26 (split 2018)	0.51	\$381.51		\$383.29	
Parcel 27 - Unit 1	1.34	\$1,002.40		\$1,007.07	
Parcel 27 - Unit 2	1.47	\$1,099.65	Total Parcel 27 \$3,740.31	\$1,104.77	
Parcel 27 - Unit 3	0.96	\$718.14		\$721.48	
Parcel 27 - Unit 4	1.23	\$920.12		\$924.40	
<b>Total Acres</b>	<b>122.96</b>				

**Heritage Harbour Market Place  
Community Development District**

**General Fund  
Fiscal Year 2020**

**Revenues and Other Sources**

<b>Carryforward</b>	\$ -
The amount of anticipated Fund Balance is recommended to be utilized to fund the operating expenses of the District for the first three (3) months of the Fiscal Year, pending the receipt of assessment collections.	
<b>Interest Income - General Account</b>	\$ 400
With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.	

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$ 1,292
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District.	

**Executive**

Executive Saleries and Benefits	\$ 43,678
The District has one employee - that is the District Manager who handles the daily activities of the District, and which is shared with other CDD's. The expenditures are this District's anticipated share of those costs.	

	<u>FY 2019</u>	<u>FY 2019</u>
Salary	\$ 35,000	\$ 41,000
FICA	\$ 2,678	\$ 2,678
		included in
Insurance	\$ 3,500	Salary
<b>Total:</b>	<b>\$ 41,178</b>	<b>\$ 43,678</b>

**Financial and Administrative**

Audit Services	\$ 5,700
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Accounting Services	\$ 3,500
For the maintenance of the District's books and records on a daily basis.	
Assessment Roll Preparation	\$ -
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Manatee County Property Appraiser.	
Arbitrage Rebate Fees	\$ 500
For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.	

**Other Contractual Services**

Recording and Transcription	\$ 250
Legal Advertising	\$ 2,400



**Heritage Harbour Market Place  
Community Development District**

**General Fund  
Fiscal Year 2020**

Trustee Services	\$ 5,810
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.	
Dissemination Agent Services	\$ 5,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.	
Bank Service Fees	\$ 500
<b>Travel and Per Diem</b>	\$ -
<b>Communications and Freight Services</b>	
Telephone	\$ -
Postage, Freight & Messenger	\$ 300
<b>Rentals and Leases</b>	
Miscellaneous Equipment	\$ -
Computer Services & Web Site Maintenance	\$ 7,560
The District maintains all of its Public Records, including all of its programs for accounting and the administration of the District in a cloud computing environment with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records, along with the continued development/maintenance of a web site for the District.	
<b>Insurance</b>	\$ 6,000
<b>Printing and Binding</b>	\$ 100
<b>Office Supplies</b>	\$ -
<b>Subscriptions and Memberships</b>	\$ 175
<b>Legal Services</b>	
General Counsel	\$ 4,000
The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
Litigation Counsel	\$ -
<b>Comprehensive Planning Services</b>	
Professional Services - Planning	\$ -
<b>Other General Government Services</b>	
Engineering Services	\$ -
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
<b>Other Fees and Charges</b>	
Discounts and Tax Collector Fees	\$ 1,930
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
<b>Total Appropriations:</b>	<b>\$ 88,695</b>

Heritage Harbour Market Place  
Community Development District  
Debt Service Fund - Proposed Budget  
Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual as of February 28, 2019	Anticipated as of 09/30/2019	Fiscal Year 2020 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 1,500	\$ 364	\$ 800	\$ 1,500
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 361,616	\$ 243,377	\$ 361,616	\$ 360,486
Special Assessment - Non-Uniform Method	\$ 788,381	\$ 231,723	\$ 788,380	\$ 785,918
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers In</b>				
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,151,497</b>	<b>\$ 475,464</b>	<b>\$ 1,150,796</b>	<b>\$ 1,147,903</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2007 Bonds	\$ 420,000	\$ -	\$ 420,000	\$ 440,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2007 Bonds	\$ 707,840	\$ 353,920	\$ 707,840	\$ 684,320
<b>Trustee Services</b>	\$ -	\$ -	\$ -	\$ -
<b>Legal - Foreclosure Counsel</b>	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers Out</b>	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Fees	\$ 23,657	\$ -	\$ 23,657	\$ 23,583
<b>Total Appropriations</b>	<b>\$ 1,151,497</b>	<b>\$ 353,920</b>	<b>\$ 1,151,497</b>	<b>\$ 1,147,903</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	-	121,544	(701)	-
<b>Fund Balance - Beginning</b>	322,118	322,118	322,118	321,417
<b>Fund Balance - Ending (Projected)</b>	<b>958,772</b>	<b>443,662</b>	<b>321,417</b>	<b>321,417</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			200,000	
Restricted for November 1, 2020 Interest Payment			\$ 329,840	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 529,840</b>	

**Assessment Comparison**

Parcel Identification	Acres	Fiscal Year 2019		Fiscal Year 2020	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20	83.7	\$ 788,381.49		\$ 785,917.66	
Parcel 22	PREPAID		PREPAID		PREPAID
Parcel 23	2.13		\$ 21,467.15		\$ 21,400.06
Parcel 24	3.13		\$ 31,545.62		\$ 31,447.04
Parcel 25	16.36		\$ 164,883.82		\$ 164,368.53
Parcel 26 moved to split folios			\$ -		\$ -
Parcel 26 (split 2018)	0.49		\$ 4,938.45		\$ 4,923.02
Parcel 26 (split 2018)	0.2		\$ 2,015.69		\$ 2,009.40
Parcel 26 (split 2018)	7.91		\$ 79,720.72		\$ 79,471.58
Parcel 26 (split 2018)	0.15		\$ 1,511.77		\$ 1,507.05
Parcel 26 (split 2018)	0.51		\$ 5,140.02		\$ 5,123.96
Parcel 27 - Unit 1	1.34		\$ 13,505.15		\$ 13,462.95
Parcel 27 - Unit 2	1.47		\$ 14,815.36		\$ 14,769.05
Parcel 27 - Unit 3	0.96		\$ 9,675.33		\$ 9,645.10
Parcel 27 - Unit 4	1.23		\$ 12,396.52		\$ 12,357.78
<b>Total Acres</b>	<b>119.58</b>				

Heritage Harbour Market Place  
Community Development District  
Debt Service Fund - Proposed Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - at March 14, 2017	\$13,035,000	5.60%		
5/1/2018	\$ 395,000	5.60%	\$ 364,980.00	\$ 1,095,140
11/1/2018			\$ 353,920.00	
5/1/2019	\$ 420,000	5.60%	\$ 353,920.00	\$ 1,127,840
11/1/2019			\$ 342,160.00	
5/1/2020	\$ 440,000	5.60%	\$ 342,160.00	\$ 1,124,320
11/1/2020			\$ 329,840.00	
5/1/2021	\$ 470,000	5.60%	\$ 329,840.00	\$ 1,129,680
11/1/2021			\$ 316,680.00	
5/1/2022	\$ 495,000	5.60%	\$ 316,680.00	\$ 1,128,360
11/1/2022			\$ 302,820.00	
5/1/2023	\$ 525,000	5.60%	\$ 302,820.00	\$ 1,130,640
11/1/2023			\$ 288,120.00	
5/1/2024	\$ 555,000	5.60%	\$ 288,120.00	\$ 1,131,240
11/1/2024			\$ 272,580.00	
5/1/2025	\$ 585,000	5.60%	\$ 272,580.00	\$ 1,130,160
11/1/2025			\$ 256,200.00	
5/1/2026	\$ 620,000	5.60%	\$ 256,200.00	\$ 1,132,400
11/1/2026			\$ 238,840.00	
5/1/2027	\$ 655,000	5.60%	\$ 238,840.00	\$ 1,132,680
11/1/2027			\$ 220,500.00	
5/1/2028	\$ 690,000	5.60%	\$ 220,500.00	\$ 1,131,000
11/1/2028			\$ 201,180.00	
5/1/2029	\$ 730,000	5.60%	\$ 201,180.00	\$ 1,132,360
11/1/2029			\$ 180,740.00	
5/1/2030	\$ 775,000	5.60%	\$ 180,740.00	\$ 1,136,480
11/1/2030			\$ 159,040.00	
5/1/2031	\$ 820,000	5.60%	\$ 159,040.00	\$ 1,138,080
11/1/2031			\$ 136,080.00	
5/1/2032	\$ 865,000	5.60%	\$ 136,080.00	\$ 1,137,160
11/1/2032			\$ 111,860.00	
5/1/2033	\$ 915,000	5.60%	\$ 111,860.00	\$ 1,138,720
11/1/2033			\$ 86,240.00	
5/1/2034	\$ 970,000	5.60%	\$ 86,240.00	\$ 1,142,480
11/1/2034			\$ 59,080.00	
5/1/2035	\$ 1,025,000	5.60%	\$ 59,080.00	\$ 1,143,160
11/1/2035			\$ 30,380.00	
5/1/2036	\$ 1,085,000	5.60%	\$ 30,380.00	\$ 1,145,760

## RESOLUTION 2019-3

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING AND LEVYING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Heritage Harbour Market Place Community Development District (the “District”) is a local unit of special and single purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Manatee County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2020; and

**WHEREAS**, the provision of such services, facilities, and operations result in a special benefit peculiar to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose and levy special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously imposed and levied an assessment for debt service, which the District desires to collect on the Tax Collector’s collection roll for certain property pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the Tax Collector’s collection roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method for non developer owned property; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the roll adoption and collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition and levy of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**WHEREAS**, the District desires to levy and collect on developer owned lands special assessments reflecting their portion of the District’s operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Heritage Harbour Market Place Community Development District (the “Methodology”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference: and

## RESOLUTION 2019-3

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING AND LEVYING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Heritage Harbour Market Place Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to confirm the designation by the Chairman of the District Manager's appointment to certify the portion of the Assessment Roll on non developer owned lands to the County Tax Collector pursuant to the Uniform Method and to the District Manager for developer owned lands for use of the non-uniform collection method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property tax roll, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special benefit peculiar to the lands within the District, which benefits exceed or equal the costs and the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B".

**SECTION 2. ASSESSMENT IMPOSITION AND LEVY.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on certain lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "B" the Methodology. The previously levied debt service assessments and operations and maintenance assessments on certain lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibit "A" and "B" the Budget and Methodology respectively. The Uniform Method will not be used for collection of assessments on certain lands more specifically identified as Parcels, 19 and 20, and all other properties will be billed utilizing the uniform method of collection.

Assessments that are billed and collected by the District and are due to the District according to the following schedule:

<b>Fund</b>	<b>Billing Date</b>	<b>Due Date</b>	<b>Amount Due Parcel I.D. 1108601509</b>
General Fund	November 1, 2018	November 30, 2018	\$58,788.97
Debt Service Fund	March 15, 2019	April 1, 2019	\$785,917.66

In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2020 shall be delinquent and shall

## RESOLUTION 2019-3

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT IMPOSING AND LEVYING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified by the Chairman or his designee the District Manager. The proceeds therefrom shall be paid to the Heritage Harbour Market Place Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized and limited by Florida law, to the District's roll.

**SECTION 6. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour Market Place Community Development District.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of August, 2019

ATTEST:

**HERITAGE HARBOUR MARKET PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Terrance Kirschner, Chairperson

# **HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**

## **EXHIBIT B**

### **GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY FISCAL YEAR 2020**

**October 1, 2019 through September 30, 2020**

**Submitted to the Board of Supervisors**

**August 1, 2019**

James P. Ward  
District Manager  
2990 Northeast 12th Terrace  
Suite I  
Oakland Park, Florida 33334

Phone: 954-658-4900  
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## GENERAL FUND

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## 1.0 PURPOSE

This report is intended to introduce to the Heritage Harbour Market Place Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2020, which begins on October 1, 2019 and ends on September 30, 2020.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to allocate the costs associated with the operations and maintenance expenditures benefiting properties. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

## 2.0 BACKGROUND

The District was established by Manatee County effective on September 9, 2002, and is located within unincorporated Manatee County and encompasses approximately 258.42 acres of land. The development called Heritage Harbour is situated within the Heritage Sound Development of Regional Impact, and approved DRI located at the northeast corner of the State Road 64 and Interstate 75 interchange in northeast Manatee County. The District manages provision of infrastructure to a part of the Heritage Harbour development which is approximately 2,500 acres of land, and consists of three (3) Community Development District's.

## 3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the

assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

#### 4.0 STRUCTURE

Special benefits flow as a logical connection and peculiar to the property from the operation and maintenance related services provided within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property. Then the allocation of the costs per parcel is modified to match the apportioned special benefits resulting in the assessments per parcel.

#### 5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of special benefit in such a methodology report is based on accepted practices in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an apportionment based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2020 General Fund Budget is financial and administrative in nature so the special benefits should be based equally and ratably on and peculiar to the assessable lands of the District on an equal acre basis, and consistent with the District's Adopted Master and Supplemental Assessment Reports prepared by the District's Financial Advisor (Fishkind & Associates, Inc.)

#### 6.0 ASSESSMENT ROLL

As described above, the allocation of costs and apportionment of special benefits peculiar to the property associated with the District's General Fund Activities will be initially distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Manatee County Property Appraiser's office assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. As all District lands are platted and the appropriate parcel identification numbers assigned by the Property Appraiser are known, the following table will be updated to reflect any changes in parcel amounts within the boundaries of the Development.

**Heritage Harbour Market Place Community Development District**  
**Assessment Roll - Fiscal Year 2020**  
**Table 1**

PARCEL ID	OWNER NAME1	LOT NUMBER	LEGAL DESC	O&M ASSESSMENT
1102022659	HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT		TRACT 801 (HERITAGE GREEN WAY) STONEYBROOK AT HERITAGE HARBOUR SUBPHASE A UNIT 1 PI#11020.2265/9	\$ -
1102022709	HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT		TRACT 802 (GRAND HARBOUR PARKWAY) STONEYBROOK AT HERITAGE HARBOUR SUBPHASE A UNIT 1 PI#11020.2270/9	\$ -
1102200309	AQUATERRA UTILITIES INC		LAKE 59 AT HERITAGE HARBOUR: A LAKE TRACT BEING THAT PART OF SEC 25, TWN 34S, RNG 18E MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR OF HERITAGE HARBOUR, PARCEL 22, AS REC IN	\$ -
1102200329	LENNAR HOMES LLC		ALL OF SEC 25, SUBJ TO EASMT TO FP&L DESC IN OR 546 P 135, (INSERT "LESS 1/16 INT IN OIL & MINERAL RIGHTS DESC IN DB 240 P 45;") (1548/4275-4356) ALSO SUBJ TO FP&L EASMT AS DESC	\$ -
1102400299	LENNAR HOMES LLC		BEG AT NW COR OF SEC 26-34-18, TH RUN E 2681.25 FT, TH S 3769 FT, TH W 2681.25 FT, TH N TO THE POB, LESS THE S 1640.5 FT THEREOF; LESS 21.642 AC M/L TO DOT FOR I-75 DESC AS: COM	\$ -
1102600079	LENNAR HOMES LLC		COM AT NE COR OF W1/2 OF SEC 26; TH S 00 DEG 43 MIN 08 SEC W ALG E LN OF SD W1/2 TO NE COR OF S 1640.50 FT OF N 3769 FT OF SD W1/2 FOR POB; TH CONT S 00 DEG 43 MIN 08 SEC W 1596.95	\$ -
1108601509	TH HARBOUR LLLP	19/20	THOSE PARTS OF SEC 25, 26, 35 & 36, TWN 34S, RNG 18E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT ON W R/ LN OF GRAND HARBOUR PKWY AS SHOWN ON PLAT OF STONEYBROOK AT	\$ 58,788.97
1442300309	LENNAR HOMES LLC		ALL OF SEC 35 & 36 LESS THAT PART OF THE SAME LYING S OF BRADENTON-ARCADIA RD AS RELOCATED SUBJ TO EASMT TO FLA POWER & LIGHT DESC (546/135), LESS RD R/W FOR I-75 DESC (843/452);	\$ -
1442300409	RICKS, CHARLES V	24	THAT PART OF SEC 36, TWN 34S, RNG 18E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE INT OF RIVER HERITAGE BLVD (TRACT 800 OF THE PLAT OF STONEYBROOK AT	\$ 2,352.33
1442300459	HERITAGE HARBOUR MASTER ASSOCIATION INC		A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE LYING IN SEC 36, TWN 34S, RNG 18E, BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT THE NE COR OF SD	\$ -
1442300509	BRADENTON PARCEL 23 LLC	23	A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE LYING IN SEC 36, TWN 34S, RNG 18E, MANATEE COUNTY, FL BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT	\$ 1,600.79
1442300559	BRADENTON PARCEL 25 LLC	25	A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE LYING IN SEC 36, TWN 34 S, RNG 18E, BEING FURTHER BOUND AND DESC AS FOLLOW: COM AT THE NE COR OF SD	\$ 12,295.25
1442302209	HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT		LAKE 57: COM AT THE NE COR OF SEC 36, TWN 34S, R 18E; TH ALG THE N LN OF SD SEC 36, N 88 DEG 14 MIN 56 SEC W, 4183.21 FT; TH S 01 DEG 45 MIN 04 SEC W, 850.40 FT TO THE POB OF	\$ -
1442304009	SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT	22	PARCEL 22 HERITAGE HARBOUR PARCEL 22 PI#14423.0400/9	\$ 2,540.22
1442304559	BROWNSTAR PROPERTIES LLC	26	PARCEL A, HERITAGE HARBOUR LAND CONDO. PI #14423.0455/9	\$ 368.26

PARCEL ID	OWNER NAME1	LOT NUMBER	LEGAL DESC	O&M ASSESSMENT
1442304609	BROWNSTAR PROPERTIES LLC	26	PARCEL B, HERITAGE HARBOUR LAND CONDO. PI #14423.0460/9	\$ 383.29
1442304659	BROWNSTAR PROPERTIES LLC	26	PARCEL C, HERITAGE HARBOUR LAND CONDO. PI #14423.0465/9	\$ 112.73
1442304709	BROWNSTAR PROPERTIES LLC	26	PARCEL D, HERITAGE HARBOUR LAND CONDO. PI #14423.0470/9	\$ 150.31
1442304759	BROWNSTAR PROPERTIES LLC	26	TRACT 1, HERITAGE HARBOUR LAND CONDO. PI #14423.0475/9	\$ 5,944.71
1442305059	YORAISH LLC	27	UNIT 1 OF PARCEL 27 LAND CONDOMINIUM, PI#14423.0505/9	\$ 1,007.07
1442305109	LAKEVIEW ASSOCIATED ENTERPRISES PHASE 1 INC	27	UNIT 2 OF PARCEL 27 LAND CONDOMINIUM, PI#14423.0510/9	\$ 1,104.77
1442305159	CHABER LLC	27	UNIT 3 OF PARCEL 27 LAND CONDOMINIUM, PI#14423.0515/9	\$ 721.48
1442305209	LAKEVIEW ASSOCIATED ENTERPRISES PHASE 1 INC	27	UNIT 4 OF PARCEL 27 LAND CONDOMINIUM, PI#14423.0520/9	\$ 924.40
<b>TOTAL</b>				<b>\$ 88,294.57</b>

## RESOLUTION 2019-4

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Heritage Harbour Market Place Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

#### **SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS**

- a. **Date:** The first Thursday of each month for Fiscal Year 2020, which covers the period October 1, 2019 through September 30, 2020.
- b. **Time:** 2:15 P.M. (Eastern Standard Time)
- c. **Location:** River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212

**SECTION 2. Sunshine Law and Meeting Cancellations and Continuations.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 2. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

**RESOLUTION 2019-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 2. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour Market Place Community Development District.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of October, 2019

ATTEST:

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Terrance Kirschner, Chairperson

## **BOARD OF SUPERVISOR'S**

# **HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**

## **FINANCIAL STATEMENTS**

**June 30, 2019**

### **Board of Supervisor's**

**Terry Kirschner, Chairman**  
**William Riley, Vice Chairman**  
**Russell Smith, Assistant Secretary**  
**Scott Edwards, Assistant Secretary**  
**Matthew Morris, Assistant Secretary**

James P. Ward  
District Manager  
2900 NE 12th Terrace, Suite 1  
Oakland Park, Florida 33334

Phone: 954-658-4900  
E-mail:  
[JimWard@jpwardassociates.com](mailto:JimWard@jpwardassociates.com)





# Heritage Harbour Market Place Community Development District

## Balance Sheet - All Funds and Account Groups

as of June 30, 2019

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 139,367	\$ -	\$ -	\$ -	\$ -	\$ 139,367
Capital Projects Fund-Deferred Cost Account	-	-	-	-	-	-
<b>Debt Service Fund</b>						
Revenue Account	-	125,026	-	-	-	125,026
Reserve Account	-	200,000	-	-	-	200,000
Interest Account	-	0	-	-	-	0
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>	-	-	-	-	-	-
<b>Due from Other Governments</b>	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Prepaid Expenses</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	325,026	-	325,026
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	11,894,974	-	11,894,974
<b>General Fixed Assets</b>	-	-	-	-	4,346,527	4,346,527
<b>Total Assets</b>	<b>\$ 139,367</b>	<b>\$ 325,026</b>	<b>\$ -</b>	<b>\$ 12,220,000</b>	<b>\$ 4,346,527</b>	<b>\$ 17,030,920</b>

## Heritage Harbour Market Place Community Development District

### Balance Sheet - All Funds and Account Groups

as of June 30, 2019

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	\$ -	\$ 13,829	\$ -	\$ -	\$ -	\$ 13,829
Deferred Revenue	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Matured Bonds Payable - Series 2005	-	-	-	-	-	-
Matured Interest Payable - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	12,220,000	-	12,220,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ 13,829</b>	<b>\$ -</b>	<b>\$ 12,220,000</b>	<b>\$ -</b>	<b>\$ 12,233,829</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	4,346,527	4,346,527
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2018	-	322,118	-	-	-	322,118
Results from Current Operations	-	(10,921)	-	-	-	(10,921)
<b>Unassigned</b>						
Beginning: October 1, 2018	127,038	-	-	-	-	127,038
Results from Current Operations	12,329	-	-	-	-	12,329
<b>Total Fund Equity and Other Credits</b>	<b>139,367</b>	<b>311,197</b>	<b>-</b>	<b>-</b>	<b>4,346,527</b>	<b>4,797,090</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 139,367</b>	<b>\$ 325,026</b>	<b>\$ -</b>	<b>\$ 12,220,000</b>	<b>\$ 4,346,527</b>	<b>\$ 17,030,920</b>

**Heritage Harbour Market Place Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending June 30, 2019**

	October	November	December	January	February	March	April	May	June	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest												
Interest - General Checking	1	10	5	7	3	3	4	7	5	45	400	11%
<b>Special Assessment Revenue</b>												
Special Assessments - Uniform Method	-	1,026	4,591	14,145	-	-	755	7,303	-	27,819	27,405	102%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	58,560	-	-	58,560	58,560	100%
<b>Developer Contribution</b>												
Parcel 19/20 to Fund Litigation Expenses						-				-	-	N/A
Parcel 19/20 to Fund Repayment to												
Remaining Parcels for FY 15-18 Litigation Expenses						-				-	-	N/A
<b>Inter-Fund Group Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1,036</b>	<b>\$ 4,596</b>	<b>\$ 14,152</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 59,318</b>	<b>\$ 7,310</b>	<b>\$ 5</b>	<b>\$ 86,424</b>	<b>\$ 86,365</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$ 1,200	17%
Board of Supervisor's - FICA	-	-	-	-	-	-	-	15	-	15	92	17%
<b>Executive</b>												
Executive Salaries	2,692	4,038	2,692	2,692	2,692	2,692	2,692	4,038	2,692	26,923	35,000	77%
Executive Salaries - FICA	206	309	206	206	206	206	206	309	206	2,060	2,678	77%
Executive Salaries - Insurance	333	333	333	333	333	333	333	333	-	2,663	3,500	76%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	5,600	-	-	-	-	5,600	4,900	114%
Accounting Services	160	335	176	590	90	300	490	521	180	2,843	4,000	71%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
Other	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	250	0%
Legal Advertising	-	-	95	-	-	-	-	-	1,351	1,446	2,400	60%

**Heritage Harbour Market Place Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending June 30, 2019**

	October	November	December	January	February	March	April	May	June	Year to Date	Annual Budget	% of Budget
Trustee Services	-	-	-	-	13,829	-	-	-	-	13,829	5,810	238%
Dissemination Agent Services	-	-	-	-	-	-	-	5,000	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	31	32	33	33	32	31	32	32	33	288	500	58%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>												
Telephone	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	8	-	74	-	82	300	27%
<b>Rentals &amp; Leases</b>												
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website Development	609	609	609	609	609	609	609	609	609	5,477	7,560	72%
<b>Insurance</b>	5,778	-	-	-	-	-	-	-	333	6,111	6,400	95%
<b>Printing &amp; Binding</b>	-	-	-	-	18	-	181	152	-	351	100	351%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	632	-	-	-	-	402	-	-	1,034	5,000	21%
Legal - Litigation Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning</b>												
Professional Services-Planning	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	1,000	0%
Property Owner Refunds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Payroll Expenses</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,984</b>	<b>\$ 6,288</b>	<b>\$ 4,144</b>	<b>\$ 4,462</b>	<b>\$ 23,409</b>	<b>\$ 4,178</b>	<b>\$ 4,944</b>	<b>\$ 11,283</b>	<b>\$ 5,403</b>	<b>\$ 74,095</b>	<b>\$ 86,365</b>	<b>86%</b>
Net Increase/ (Decrease) of Fund Balance	(9,983)	(5,252)	452	9,690	(23,406)	(4,175)	54,374	(3,973)	(5,399)	12,329	N/A	
Fund Balance - Beginning	127,038	117,055	111,803	112,255	121,945	98,539	94,364	148,739	144,766	127,038	70,256	
Fund Balance - Ending	<u>\$ 117,055</u>	<u>\$ 111,803</u>	<u>\$ 112,255</u>	<u>\$ 121,945</u>	<u>\$ 98,539</u>	<u>\$ 94,364</u>	<u>\$ 148,739</u>	<u>\$ 144,766</u>	<u>\$ 139,367</u>	<u>\$ 139,367</u>	<u>\$ 70,256</u>	

**Heritage Harbour Market Place Community Development District**

**Debt Service Fund - Series 2005 Bonds**

**Statement of Revenue, Expenditures and Changes in Fund Balance**

**for the Period Ending June 30, 2019**

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Revenue Account	30	31	15	6	31	58	66	184	10	429	-	N/A
Reserve Account	49	51	49	51	51	46	51	49	51	449	1,500	30%
Interest Account	0	0	0	-	-	-	-	-	-	1	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - Uniform Method	-	12,631	56,540	174,207	-	-	9,292	89,943	-	342,612	337,365	102%
Special Assessments - Non-Uniform Mthd	-	231,723	-	-	-	-	541,705	-	-	773,428	788,975	98%
<b>Inter-Fund Group Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 79</b>	<b>\$ 244,436</b>	<b>\$ 56,604</b>	<b>\$ 174,263</b>	<b>\$ 82</b>	<b>\$ 104</b>	<b>\$ 551,114</b>	<b>\$ 90,176</b>	<b>\$ 61</b>	<b>\$ 1,116,919</b>	<b>\$ 1,127,840</b>	<b>99%</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ -	\$ 420,000	\$ 420,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	353,920	-	-	-	-	-	353,920	-	707,840	707,840	100%
<b>Legal Services</b>												
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
GF-Litigation (Parcel 19/20)	-	-	-	-	-	-	-	-	-	-	-	N/A
CPF-Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 353,920</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 773,920</b>	<b>\$ -</b>	<b>\$ 1,127,840</b>	<b>\$ 1,127,840</b>	<b>100%</b>
Net Increase/ (Decrease) of Fund Balance	79	(109,484)	56,604	174,263	82	104	551,114	(683,744)	61	(10,921)	-	
Fund Balance - Beginning	322,118	322,197	212,713	269,317	443,580	443,662	443,766	994,880	311,136	322,118	650,856	
Fund Balance - Ending	<u>\$ 322,197</u>	<u>\$ 212,713</u>	<u>\$ 269,317</u>	<u>\$ 443,580</u>	<u>\$ 443,662</u>	<u>\$ 443,766</u>	<u>\$ 994,880</u>	<u>\$ 311,136</u>	<u>\$ 311,197</u>	<u>\$ 311,197</u>	<u>\$ 650,856</u>	

**Heritage Harbour Market Place Community Development District**

**Capital Projects Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance**

**for the Period Ending June 30, 2019**

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>												
<b>Flood Control - Stormwater Management</b>												
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	