

## BOARD OF SUPERVISOR'S

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

## REGULAR MEETING AGENDA

**September 1, 2016**

**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

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[www.heritageharbourmarketplacecdd.org](http://www.heritageharbourmarketplacecdd.org)

# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

August 26, 2016

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, September 1, 2016** 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) April 7, 2016 Regular Meeting
4. **PUBLIC HEARING**
  - a) **FISCAL YEAR 2017 BUDGET**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2016-4 adopting the annual appropriation and Budget for Fiscal Year 2017
  - 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.**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration



James P. Ward  
District Manager

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
WILTON MANORS, FLORIDA 33305  
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- III. Consideration of Resolution 2016-5 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology
  - IV. Consideration of Resolution 2016-6 establishing an operations and maintenance cap for notice purposes only
5. Consideration of Resolution 2016-7 designating the dates, time and location for regular meetings of the Board of Supervisors of the District.
6. Staff Reports
- a) Attorney
  - b) Engineer
  - c) Manager
    - I. Report on the Number of Registered Voters residing in the District.
    - II. Financial Statements for the period ended July 30, 2016.
7. Supervisor's Requests and Audience Comments
8. Adjournment

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

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The third order of business is consideration of the minutes of the April 7, 2015 regular meeting.

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The fourth order of business is two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2017 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2017 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 2017 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.



*James P. Ward*  
*District Manager*

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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 2016-4 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 2016 Budget. Resolution 2016-5 does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or 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 2016-5, and finally it approves the General Fund Special Assessment Methodology.

The final Resolution for consideration is Resolution 2015-6 which establishes a cap for operations and maintenance (General Fund) for notice purposes only. If in the future the District’s proposed assessments exceed the adopted cap, mailed notice will be provided to all property owners within the District prior to the public hearing. Each year property owners are provided a TRIM notice from the Property Appraiser of Manatee County which also contains the same information as in the referenced notice, and it also includes the debt service assessment rate for the upcoming year.

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The fourth item is consideration of Resolution 2016-7 setting the proposed meeting schedule for Fiscal Year 2017. 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.**



*James P. Ward*  
*District Manager*

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**The Fiscal Year 2017 schedule is as follows**

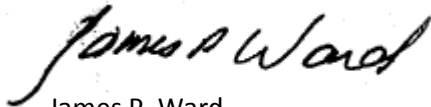
October 6, 2016	November 3, 2016
December 1, 2016	January 5, 2017
February 2, 2017	March 2, 2017
April 6, 2017	May 4, 2017
June 1, 2017	July 6, 2017
August 3, 2017	September 7, 2017

Under my report, is the statutory requirement that the District determine as of April 15<sup>th</sup> of each year the number of registered voter's residing with the District. The Statute provides that the Supervisor of Elections in the County where the District is located (Manatee County) provides that information from the voter rolls of the County. The significance of the report is based on the transition date and the number of qualified electors residing in the District which are enumerated in the Statute for the District to begin the transition from a landowner based election to a qualified elector based election. Since this District is comprised of non-residential property, the District will never meet one of the thresholds in the Statute, which is 250 qualified electors residing in the District, to transition to a qualified elector based election. This item is provided as a matter of law and placed into the District's records.

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



*James P. Ward*  
*District Manager*

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
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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 \_\_\_\_\_, 2016, 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: \_\_\_\_\_

**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, **April 7, 2016**, at **2:25 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 (telephonically)	District Counsel
Cindy Calvert (telephonically)	Keefe McCullough & Co.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Ward called the meeting to order at 2:25 p.m., and roll call determined that all members of the Board were present with the exception of Mr. Negip.

**SECOND ORDER OF BUSINESS**

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

Mr. Ward administered the Oath of Office to Mr. Morris, being authorized as a Notary of the State of Florida to do so.

- **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- **Membership Obligations and Responsibilities**
- **Form 1 – Statement of Financial Interests**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

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

- **Landowner’s Meeting, November 5, 2015**

**MOTION was made by Mr. Morris and seconded by Mr. Riley to approve the November 5, 2015 Landowner’s Meeting Minutes, and with all in favor the motion was approved.**

- **Regular Meeting, November 5, 2015**

**MOTION was made by Mr. Riley and seconded by Mr. Morris to approve the November 5, 2015 Regular Meeting Minutes, and with all in favor the motion was approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of acceptance of Audited Financial Statements for Fiscal Year ending September 30, 2015**

Mr. Ward introduced the Cindy Calvert, Keefe McCullough & Co., who spoke to the Board by phone, going over the Audited Financial Statements under consideration. In keeping with required professional standards, she pointed out that the accounting policy used by the District was described in No. 2 of the Financial Statement. There were no new accounting policies adopted and the application of existing policies was not changed during the year. They did not move any transactions entered into by the District for which there was a lack of guidance or consensus. Keefe McCullough believed that all significant transactions had been recognized in the Financial Statement in the proper period. Ms. Calvert went on to say depreciation of capital assets figured importantly in the estimates of the District. The District informed her company that they had used all relevant facts available to them at the time of acquisition, to make the best judgments about the depreciation method and the estimated useful life of their capital assets. There was no difficulty dealing with management and no disagreements arose during the course of the audit. Lastly, there were no uncorrected misstatements noted during the audit.

Ms. Calvert reported that their opinion was unmodified and at the highest level of assurance that they could provide. She directed the Board's attention to page 9,



showing the Balance Sheet of the Governmental Fund, which reflected that all their funds had a positive fund balance, including the General Fund, the Debt Service Fund, and the Capital Projects Fund. The only big difference in the year in the Balance Sheet was that the Assessments Receivable, or revenues associated with those investments, were not recognized, being unavailable. Consequently, they had to be listed as a liability rather than revenue. They figured as a delinquent assessment at year's end, and not as received. Not being able to recognize the assessments she specified on page 11, the General Fund saw a decrease in Fund Balance of about \$63,000, along with a decrease in the Debt Service Fund of roughly \$776,000, caused basically by the delinquent assessments. Page 22 contained the footnotes, and under Long- Term Debt footnotes, they had to say that the Debt Service Reserve Requirement was underfunded by approximately \$275,000 at year's end, since the reserve funds had to be used to pay the principal because of the unpaid assessments. For the same reason, on page 25 under their Opinion of Compliance, there was a note that the District was not in compliance with the bond indenture requiring them to maintain a certain amount of funds in the Debt Service Reserve Account. The District was able to give a response to that finding, as seen directly below in the report. Other than that particular compliance issue, the auditor didn't identify any deficiencies. On pages 26 and 27, it was stated that they did not note any current or prior year findings or recommendations, and that the District was not in a state of financial emergency.

Mr. Ward stated that the Audited Financial Statements had been filed as a matter of law with the appropriate regulatory agencies, and the document could be found on Heritage Harbour Market Place's website as available to the public, also. Mr. Ward said that if there were no questions from the Board, a motion to accept the Statements report for purpose of inclusion in the record would be in order.

**MOTION was made by Mr. Kirschner and seconded by Mr. Kemper to accept the Audited Financial Statements for Fiscal Year ending September 30, 2015, and with all in favor the motion was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-3  
Approving the Proposed Budget for  
Fiscal Year 2016 and setting a Public  
Hearing for Thursday, September 1,  
2016 on the Proposed Budget**

Mr. Ward explained that approval of the Resolution did not bind the Board to any costs contained in the Budget programs or to assessment rates used in the Budget's preparation. It did, however, set the maximum assessment rate that the Board could charge specifically for the General Fund.

The Budget was the same form as the prior year's. It was important to note for the record, that in that District, Parcels 19 and 20, constituting a significant portion of the

District, were currently not paying their assessments. As a result, the District was in default on its Series 2007 Bonds. In addition to that, the District had initiated foreclosure proceedings on the property owner in order to collect the assessments. The litigation was ongoing. The assessment rates on the General Fund were significantly higher than what they were two years earlier, but they were funded so that they could continue to pay the operations of the District in the interim when one of the parcels wasn't paying its assessment. Mr. Ward stated that he would be happy to answer any questions, otherwise the Resolution was in order and was recommended for their consideration. A question was posed with reference to Fiscal Year 2017's Principal Debt Service on page 5, on whether it was reasonable to expect that they would receive the \$375,000. Mr. Ward replied no, there was \$1,109,000 in total revenue and they expected to receive maybe \$200,000 or \$100,000 of it. The rest was on Parcels 19 and 20, so that they were levying the assessment for the total that they needed and accelerating the debt on Parcels 19 and 20 for non-payment, adding it to the foreclosure proceedings. They wouldn't receive it, but it was budgeted as if they were. They were going to bill it, knowing that they would not be receiving it then, unless there were a change of heart on the part of the property owner.

Mr. Ward asked for a motion to approve the Resolution.

**MOTION was made by Mr. Kemper and seconded by Mr. Riley to approve Resolution 2016-3, 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
  - I. Financial Statements for the month ending February 29, 2016

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 audience was present.

**7. Adjournment**

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

The meeting was adjourned at 2:40 p.m.

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James P. Ward, Secretary

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Terry Kirschner, Chairperson

**RESOLUTION 2016-4**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2016, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Heritage Harbour Market Place Community Development 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 annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the general purpose local governing authority 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 September 1, 2016, as the date for 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**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup>, of each year, the District 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 MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's 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, 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

**RESOLUTION 2016-4**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2016.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Heritage Harbour Market Place Community Development District for the Fiscal Year Ending September 30, 2017" as adopted by the Board of Supervisors on September 1, 2016.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the Heritage Harbour Market Place Community Development District, for the fiscal year beginning October 1, 2015, and ending September 30, 2016, the sum of \$1,437,416.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 365,359.00
DEBT SERVICE FUND(S)	\$ 1,109,232.00
CAPITAL PROJECTS FUND(S)	\$ <u>NONE</u>
<b>TOTAL ALL FUNDS</b>	<b>\$1,474,591.00</b>

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

**RESOLUTION 2016-4**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

**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.

**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.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of Septmber, 2016.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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Terrence Kirschner, Chairman

**BOARD OF SUPERVISOR'S**

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**EXHIBIT A**

**PROPOSED BUDGET  
FISCAL YEAR 2017**

**October 1, 2016 through September 30, 2017**

**Board of Supervisor's**

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

James P. Ward  
District Manager  
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**Heritage Harbour Market Place  
Community Development District  
General Fund - Proposed Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 60	\$ 54	\$ 100	\$ 60
Miscellaneous Revenue	\$ -	\$ 4,225	\$ 4,225	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 16,265	\$ 16,265	\$ 16,265	\$ 19,340
Special Assessment - Non-Uniform	\$ 311,928	\$ 87,725	\$ 87,725	\$ 345,958
<b>Operating Transfers In</b>				
Debt Service Fund - Series 2005 Bonds	\$ -	\$ 83,493	\$ 175,000	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 328,253</b>	<b>\$ 191,764</b>	<b>\$ 283,316</b>	<b>\$ 365,359</b>

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$ 1,200	\$ 200	\$ 600	\$ 1,200
Board of Supervisor's - FICA	\$ 92	\$ 16	\$ 46	\$ 92

**Executive**

Executive Salaries	\$ 35,000	\$ 14,808	\$ 35,000	\$ 35,000
Executive Salaries - FICA	\$ 2,678	\$ 1,133	\$ 2,678	\$ 2,678
Executive Salaries - Insurance	\$ 3,100	\$ 1,518	\$ 3,100	\$ 3,100

**Financial and Administrative**

Audit Services	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,800
Accounting Services	\$ 4,400	\$ 1,848	\$ 4,400	\$ 4,400
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500

**Other Contractual Services**

Recording and Transcription	\$ 250	\$ 68	\$ 125	\$ 250
Legal Advertising	\$ 2,400	\$ 187	\$ 2,400	\$ 2,400
Trustee Services	\$ 5,810	\$ -	\$ 5,810	\$ 5,810
Dissemination Agent Services	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Bank Service Fees	\$ 500	\$ 149	\$ 500	\$ 500

**Travel and Per Diem**

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

Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 100	\$ 175	\$ 300	\$ 300

**Rentals and Leases**

Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services and Website	\$ 8,000	\$ 2,793	\$ 8,000	\$ 8,000

**Insurance**

	\$ 5,900	\$ 5,665	\$ 5,665	\$ 6,300
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**Printing and Binding**

	\$ 100	\$ 12	\$ 50	\$ 100
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**Office Supplies**

	\$ 50	\$ -	\$ -	\$ -
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**Subscriptions and Memberships**

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

General Counsel	\$ 75,000	\$ 9,437	\$ 20,000	\$ 60,000
Litigaton Counsel	\$ 175,000	\$ 42,985	\$ 100,000	\$ 150,000

**Heritage Harbour Market Place  
Community Development District  
General Fund - Proposed Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016		Actual at		Anticipated	Fiscal Year
	Budget		02/29/2016		Year End	2017 Budget
					09/30/16	
<b>Comprehensive Planning Services</b>						
Professional Services - Planning	\$ -	\$ -	\$ 40,508	\$ -	\$ 75,000	\$ 75,000
<b>Other General Government Services</b>						
Engineering Services	\$ 400	\$ -	\$ 113	\$ -	\$ 300	\$ 400
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>						
Discounts and Fees	\$ 1,221	\$ -	\$ -	\$ -	\$ 1,221	\$ 1,354
<b>Total Appropriations</b>	<b>\$ 329,476</b>	<b>\$ 128,888</b>	<b>\$ 128,888</b>	<b>\$ 128,888</b>	<b>\$ 273,470</b>	<b>\$ 365,359</b>
<b>Net Increase/(Decrease) in Fund Balance</b>			\$ 62,876	\$ -	\$ 9,846	\$ -
<b>Fund Balance - Beginning</b>	\$ 32,694	\$ 32,694	\$ 32,694	\$ 32,694	\$ 32,694	\$ 42,540
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 32,694</b>	<b>\$ 95,569</b>	<b>\$ 95,569</b>	<b>\$ 95,569</b>	<b>\$ 42,540</b>	<b>\$ 42,540</b>

<b>Assessment Comparison</b>					
Parcel Identification	Acres	Fiscal Year 2016		Fiscal Year 2017	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20	83.7	\$224,202.09		\$248,662.13	
Parcel 22	3.38		\$9,053.80		\$10,041.55
Parcel 23	2.13	\$5,705.50		\$6,327.96	
Parcel 24	3.13		\$8,384.14		\$9,298.83
Parcel 25	16.36	\$43,822.53		\$48,603.49	
Parcel 26	9.26	\$24,804.20		\$27,510.29	
Parcel 27	5	\$13,393.20		\$14,854.37	

**Notes:**

- 1) Beginning Fund Balance dropped from approx. \$92k to \$33k due to non-payment by Parcel 19/20 of FY 2016 Assessments
- 2) Cap Rate Exceeded - mailed notice required.

**Heritage Harbour Market Place  
Community Development District  
General Fund - Proposed Budget  
Fiscal Year 2017**

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**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>		\$	60
	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		\$	40,778
	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.		

	FY 2016	FY 2017
Salary	\$ 35,000	\$ 35,000
FICA	\$ 2,678	\$ 2,678
Insurance	\$ 2,400	\$ 3,100
<b>Total:</b>	<b>\$ 40,078</b>	<b>\$ 40,778</b>

**Financial and Administrative**

Audit Services		\$	6,800
	Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Accounting Services		\$	4,400
	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 - Proposed Budget  
Fiscal Year 2017**

Trustee Services	\$	5,810
<p>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.</p>		
Dissemination Agent Services	\$	1,000
<p>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.</p>		
Bank Service Fees	\$	500
<b>Travel and Per Diem</b>	\$	-
<b>Communitcations and Freight Services</b>		
Telephone	\$	-
Postage, Freight & Messenger	\$	300
<b>Rentals and Leases</b>		
Miscellaneous Equipment	\$	-
Computer Services & Webt Site Maintenance	\$	8,000
<p>The District maintains all of it's Public Records, including all of it's programs for accounting and the administration of the District in a cloud computing evnironment 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.</p>		
<b>Insurance</b>	\$	6,300
<b>Printing and Binding</b>	\$	100
<b>Office Supplies</b>	\$	-
<b>Subscriptions and Memberships</b>	\$	175
<b>Legal Services</b>		
General Counsel	\$	60,000
<p>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"</p>		
Litigaton Counsel	\$	150,000
<b>Comprehensive Planning Services</b>		
Professional Services - Planning	\$	75,000
<p>The Bondholder's have retained the firm of Lerner and Associates to evaluate Parcel 19/20.</p>		
<b>Other General Government Services</b>		
Engineering Services	\$	400
<p>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.</p>		
Contingencies	\$	-
<b>Other Fees and Charges</b>		
Discounts and Tax Collector Fees	\$	1,354
<p>4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property</p>		
Appraiser Fee		
<b>Total Appropriations:</b>		<b><u>\$ 365,359</u></b>

Heritage Harbour Market Place  
Community Development District  
Debt Service Fund - Proposed Budget  
Fiscal Year 2017

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 159	\$ 275	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - Uniform Method	\$ 29,001	\$ 27,190	\$ 27,190	\$ 29,034
Special Assessment - Non-Uniform Method	\$ 1,078,989	\$ 303,451	\$ 303,451	\$ 1,080,198
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,107,990</b>	<b>\$ 330,800</b>	<b>\$ 330,916</b>	<b>\$ 1,109,232</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2007 Bonds	\$ 355,000	\$ -	\$ -	\$ 375,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2007 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2007 Bonds	\$ 750,960	\$ -	\$ -	\$ 732,200
<b>Operating Transfers Out</b>				
Other Fees and Charges	\$ -	\$ 85,539	\$ 85,539	\$ -
Discounts and Fees	\$ 2,030	\$ -	\$ 2,030	\$ 2,032
<b>Total Appropriations</b>	<b>\$ 1,107,990</b>	<b>\$ 85,539</b>	<b>\$ 87,569</b>	<b>\$ 1,109,232</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	-	245,261	243,348	-
<b>Fund Balance - Beginning</b>	715,424	715,424	715,424	958,772
<b>Fund Balance - Ending (Projected)</b>	<b>715,424</b>	<b>960,685</b>	<b>958,772</b>	<b>958,772</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			949,510	
Restricted for November 1, 2017 Interest Payment			\$ 366,100	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 1,315,610</b>	

Parcel Identification	Acres or Square Ft.	Assessment Comparison			
		Fiscal Year 2015		Fiscal Year 2016	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Parcel 19/20	83.7	\$ 775,537.48		\$ 776,407.01	
Parcel 22	0		PREPAID		PREPAID
Parcel 23	2.13	\$ 19,735.90		\$ 19,758.03	
Parcel 24	3.13		\$ 29,001.58		\$ 29,034.10
Parcel 25	16.36	\$ 151,586.54		\$ 151,756.50	
Parcel 26	9.26	\$ 85,800.20		\$ 85,896.40	
Parcel 27	5	46328.4		\$ 46,380.35	

Note: The owner of Parcel 19/20 have not paid their assessments, and as such, this bond issue is in default. At the time of preparation of this Budget, the bondholder's have directed the trustee to not pay principal or interest on the Bonds for FY 2016. The District will levy assessments each year, on all parcels subject to the assessment.

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - at September 30, 2015	\$13,765,000	5.60%	No Change in Balance due to Default	
11/1/2015	Not Paid		\$ 376,040.00	
5/1/2016	Not Paid		\$ 376,040.00	\$ 1,107,080
11/1/2016			\$ 366,100.00	
5/1/2017	\$ 375,000	5.60%	\$ 366,100.00	\$ 1,107,200
11/1/2017			\$ 355,600.00	
5/1/2018	\$ 395,000	5.60%	\$ 355,600.00	\$ 1,106,200
11/1/2018			\$ 344,540.00	
5/1/2019	\$ 420,000	5.60%	\$ 344,540.00	\$ 1,109,080
11/1/2019			\$ 332,780.00	
5/1/2020	\$ 440,000	5.60%	\$ 332,780.00	\$ 1,105,560
11/1/2020			\$ 320,460.00	
5/1/2021	\$ 470,000	5.60%	\$ 320,460.00	\$ 1,110,920
11/1/2021			\$ 307,300.00	
5/1/2022	\$ 495,000	5.60%	\$ 307,300.00	\$ 1,109,600
11/1/2022			\$ 293,440.00	
5/1/2023	\$ 525,000	5.60%	\$ 293,440.00	\$ 1,111,880
11/1/2023			\$ 278,740.00	
5/1/2024	\$ 555,000	5.60%	\$ 278,740.00	\$ 1,112,480
11/1/2024			\$ 263,200.00	
5/1/2025	\$ 585,000	5.60%	\$ 263,200.00	\$ 1,111,400
11/1/2025			\$ 246,820.00	
5/1/2026	\$ 620,000	5.60%	\$ 246,820.00	\$ 1,113,640
11/1/2026			\$ 229,460.00	
5/1/2027	\$ 655,000	5.60%	\$ 229,460.00	\$ 1,113,920
11/1/2027			\$ 211,120.00	
5/1/2028	\$ 690,000	5.60%	\$ 211,120.00	\$ 1,112,240
11/1/2028			\$ 191,800.00	
5/1/2029	\$ 730,000	5.60%	\$ 191,800.00	\$ 1,113,600
11/1/2029			\$ 171,360.00	
5/1/2030	\$ 775,000	5.60%	\$ 171,360.00	\$ 1,117,720
11/1/2030			\$ 149,660.00	
5/1/2031	\$ 820,000	5.60%	\$ 149,660.00	\$ 1,119,320
11/1/2031			\$ 126,700.00	
5/1/2032	\$ 865,000	5.60%	\$ 126,700.00	\$ 1,118,400
11/1/2032			\$ 102,480.00	
5/1/2033	\$ 915,000	5.60%	\$ 102,480.00	\$ 1,119,960
11/1/2033			\$ 76,860.00	
5/1/2034	\$ 970,000	5.60%	\$ 76,860.00	\$ 1,123,720
11/1/2034			\$ 49,700.00	
5/1/2035	\$ 1,025,000	5.60%	\$ 49,700.00	\$ 1,124,400
11/1/2035			\$ 21,000.00	
5/1/2036	\$ 1,085,000	5.60%	\$ 21,000.00	\$ 1,127,000

**Heritage Harbour Market Place  
Community Development District**

**Capital Projects Fund - Proposed Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 100	\$ 120	\$ -
Operating Transfers In	\$ -	\$ 78	\$ 78	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ -</b>	<b>\$ 179</b>	<b>\$ 198</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Flood Control - Stormwater Management</b>				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Increase/(Decrease) in Fund</b>	<b>\$ -</b>	<b>\$ 179</b>	<b>\$ 198</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 235,293</b>	<b>\$ 235,293</b>	<b>\$ 235,293</b>	<b>\$ 235,491</b>
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 235,293</b>	<b>\$ 235,472</b>	<b>\$ 235,491</b>	<b>\$ 235,491</b>

With the Series 2005 Bonds in default on May 1, 2015, no further transfers to the deferred cost account are permitted.

**RESOLUTION 2016-5**

**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 2016 (“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 2016; 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 2016-5**

**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, 20, 23, 25, 26 and 27.

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 Lennar</b>	<b>Amount Due Brownstar</b>	<b>Amount Due LNR</b>	<b>Amount Due Lakeview Associates</b>
General Fund	November 1, 2016	November 30, 2016	\$54,841.45	\$27,510.29	\$248,662.13	\$14,854.37
Debt Service Fund	November 1, 2016	November 30, 2016	\$171,514.52	\$82,896.40	\$776107.01	\$46,380.35

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 2017 shall be delinquent and shall

**RESOLUTION 2016-5**

**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. That portion of the District's Assessment Roll which includes non developer owned lands shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Harbour Market Place Community Development District. The assessments on developer owned lands shall be collected not using the Uniform Method.

**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 September, 2016.

ATTEST:

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Terrence Kirschner, Chairman

**BOARD OF SUPERVISOR'S**

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**EXHIBIT B**

**GENERAL FUND  
SPECIAL ASSESSMENT  
METHODOLOGY  
FISCAL YEAR 2017**

**October 1, 2016 through September 30, 2017**

**Submitted to the Board of Supervisor's**

**September 1, 2016**

**Board of Supervisor's**

**Terry Kirschner, Chairman  
William Riley, Vice Chairman  
Christopher Kemper, Assistant Secretary  
David Negip, Assistant Secretary  
Matthew Morris, Assistant Secretary**

James P. Ward  
District Manager  
2041 Northeast 6th Terrace  
Wilton Manors, FL. 33305

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# HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT

## 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 District's operational and maintenance activities. This report covers the District Fiscal Year 2017, which begins on October 1, 2016 and ends on September 30, 2017.

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. The Heritage Harbour East CDD is scheduled for dissolution by the Manatee County Commission in the near future.

## 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



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*District Manager*

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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 2017 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.)



*James P. Ward*  
*District Manager*

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E-MAIL ward9490@comcast.net

## 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.



*James P. Ward*  
*District Manager*

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
WILTON MANORS, FLORIDA 33305  
PHONE (954) 658-4900  
E-MAIL ward9490@comcast.net

**Heritage Harbour Marketplace Community Development District  
Assessment Roll - Fiscal Year 2017  
Table 1**

PARCEL ID	Parcel Number	Acres	OWNER NAME1	OWNER NAME2	LEGAL DESC	O&M Assessment
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	
1102400289			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 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	
1102600079			LENNAR HOMES LLC		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	
1108601509	19/20	83.7	LNR HERITAGE HARBOUR LLLP		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);	\$ 248,662.13
1442300299	23 & 25	18.49	LENNAR HOMES LLC		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	\$ 54,931.45
1442300409	24	3.13	RICKS, CHARLES V	JLH IRREVOCABLE TRUST RESTATED 08/09/07	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 THAT PART OF SEC 36, TWN 34S, RNG 18E, DESC AS FOLLOWS; BEGIN AT THE SE COR OF TRACT 601 AS DEPICTED ON THE PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1 (	\$ 9,298.83
1442302209			HERITAGE HARBOUR SOUTH COMMUNITY	DEVELOPMENT DISTRICT	REC PL	\$ 27,510.29
1442302359	26	9.26	BROWNSTAR PROPERTIES LLC		PARCEL 27: THAT PART OF SEC 36 DESC AS FOLLOWS: COM AT THE NE COR OF SD SEC 36; TH ALG THE E LN OF SD SEC 36, S 00 DEG 50 MIN 11 SEC W, 1695.80 FT TO THE NLY R/W LN OF STATE RD	\$ 14,854.37
1442303009	27	5	LAKEVIEW ASSOCIATED ENTERPRISES PHASE 1	INC	PARCEL 22 HERITAGE HARBOUR PARCEL 22 PI#14423.0400/9	\$ 10,041.55
1442304009	22	3.38	SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT			\$ 365,298.62
	<b>Total:</b>	<b>122.96</b>				<b>Total Budget \$ 365,298.00</b>
						<b>Rounding \$ 0.62</b>



**RESOLUTION 2016-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**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 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 District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

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

**WHEREAS**, notices of the District's Fiscal Year 2017 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

**WHEREAS**, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$9,276.07 per acre; and

**WHEREAS**, on September 1, 2016, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on September 1, 2016, the Board of Supervisors determined that the Fiscal Year 2017 operations and maintenance assessment would be levied in the amount of \$9,276.07 per acre and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

**WHEREAS**, on September 1, 2016 the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$9,276.07 per acre but less than \$9,277.17 per acre would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on September 1, 2016, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$9,277.17 per acre for notice purposes only; and

**WHEREAS**, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than \$9,277.17 per acre; and

**RESOLUTION 2016-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**WHEREAS**, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$2,946.50 per acre, the District Manager shall provide all notices required by law in the absence of this resolution; and

**WHEREAS**, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$9,277.17 per acre for notices purposes only.

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

**SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$9,277.17 per acre for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$9,277.17 per acre, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceed \$9,277.17 per acre, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

**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 September, 2016

ATTEST:

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Terrence Kirschner, Chairman

**RESOLUTION 2016-7**

**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 2016, which covers the period October 1, 2016 through September 30, 2017.
- 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 2016-7**

**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 September, 2016

ATTEST:

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Terrence Kirschner, Chairman

# ***SUPERVISOR OF ELECTIONS***

**MICHAEL BENNETT**

*- Supervisor -*

600 301 Boulevard West, Suite 108

Bradenton, Florida 34205

Phone: (941) 741-3823

Fax: (941) 741-3820

[www.VoteManatee.com](http://www.VoteManatee.com)

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April 18, 2016

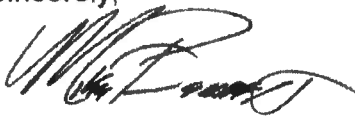
Heritage Harbour Marketplace  
Jim Ward  
JPWard & Associates, LLC  
2041 NE 6 Terrace  
Wilton Manors, FL 33305

Dear Mr. Ward,

We are in receipt of your request for the number of registered voters in the Heritage Harbour Market Place Community Development District of April 15, 2016. According to our records, there were 0 persons registered in the Heritage Harbour Market Place Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,



Michael Bennett  
Supervisor of Elections

MB/sas



RECYCLED  
PAPER

*Protect the Manatee...*

**BOARD OF SUPERVISOR'S**

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS  
July 31, 2016**

**Board of Supervisor's**

**Terry Kirschner, Chairman  
William Riley, Vice Chairman  
Chris Kemper, Assistant Secretary  
Scott Edwards, Assistant Secretary  
Matthew Morris, Assistant Secretary**

James P. Ward  
District Manager  
2041 NE 6 Terrace  
Wilton Manors, Florida 33305

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 July 31, 2016

	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	\$ 63,685	\$ -	\$ -	\$ -	\$ -	\$ 63,685
Capital Projects Fund-Deferred Cost Account	-	-	236,321	-	-	236,321
<b>Debt Service Fund</b>						
Revenue Account	-	193,553	-	-	-	193,553
Reserve Account	-	631,919	-	-	-	631,919
Prepayment Account	-	-	-	-	-	-
<b>Due from Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>						
Due from Other Governments	-	-	-	-	-	-
Accounts Receivable	57,185	804,045	-	-	-	861,230
Prepaid Expenses	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,629,518	-	1,629,518
Amount to be Provided by Debt Service Funds	-	-	-	12,115,482	-	12,115,482
General Fixed Assets	-	-	-	-	5,122,084	5,122,084
<b>Total Assets</b>	<b>\$ 120,870</b>	<b>\$ 1,629,518</b>	<b>\$ 236,321</b>	<b>\$ 13,745,000</b>	<b>\$ 5,122,084</b>	<b>\$ 20,853,793</b>

## Heritage Harbour Market Place Community Development District

### Balance Sheet - All Funds and Account Groups as of July 31, 2016

	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	57,185	804,045	-	-	-	861,230
Due to Other Governments	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service - Series 2005	-	-	-	-	-	-
Bonds Payable - Series 2005	-	-	-	13,745,000	-	13,745,000
<b>Total Liabilities</b>	<b>\$ 57,185</b>	<b>\$ 804,045</b>	<b>\$ -</b>	<b>\$ 13,745,000</b>	<b>\$ -</b>	<b>\$ 14,606,230</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-		-	5,122,084	5,122,084
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2015	-	715,424	235,772	-	-	951,196
Results from Current Operations	-	110,049	549	-	-	110,598
<b>Unassigned</b>						
Beginning: October 1, 2015	32,694	-	-	-	-	32,694
Results from Current Operations	30,992	-	-	-	-	30,992
<b>Total Fund Equity and Other Credits</b>	<b>63,685</b>	<b>825,473</b>	<b>236,321</b>	<b>-</b>	<b>5,122,084</b>	<b>6,247,563</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 120,870</b>	<b>\$ 1,629,518</b>	<b>\$ 236,321</b>	<b>\$ 13,745,000</b>	<b>\$ 5,122,084</b>	<b>\$ 20,853,793</b>



**Heritage Harbour Market Place Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending July 31, 2016**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	4,225	-	-	-	-	-	-	-	4,225	-	N/A
<b>Interest</b>													
Interest - General Checking	1	6	6	18	23	17	9	8	7	8	103	60	172%
<b>Special Assessment Revenue</b>													
Special Assessments - Uniform Method	15	12	-	16,238	38,197	-	-	-	-	-	54,463	16,217	336%
Special Assessments - Non-Uniform Mthd	-	49,528	-	-	-	-	-	-	-	-	49,528	311,928	16%
<b>Inter-Fund Group Transfers In</b>	40,508	30,567	12,418	-	-	50,573	-	53,743	8,208	24,690	220,706	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 40,525</b>	<b>\$ 80,113</b>	<b>\$ 16,649</b>	<b>\$ 16,257</b>	<b>\$ 38,220</b>	<b>\$ 50,589</b>	<b>\$ 9</b>	<b>\$ 53,751</b>	<b>\$ 8,215</b>	<b>\$ 24,698</b>	<b>\$ 329,025</b>	<b>\$ 328,205</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisor's Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 600	\$ 1,200	50%
Board of Supervisor's - FICA	-	15	-	-	-	-	31	-	-	-	46	92	50%
<b>Executive</b>													
Executive Salaries	4,038	1,346	2,692	2,692	4,038	2,692	2,692	2,692	2,692	4,038	29,615	35,000	85%
Executive Salaries - FICA	309	103	206	206	309	206	206	206	206	309	2,266	2,678	85%
Executive Salaries - Insurance	304	304	304	304	304	304	304	304	304	304	3,036	3,100	98%
<b>Financial and Administrative</b>													
Audit Services	-	-	5,425	1,175	-	-	-	-	-	-	6,600	6,600	100%
Accounting Services	-	225	389	820	414	308	308	595	431	79	3,568	4,400	81%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	-	-	-	-	-	-	500	500	100%
Other	-	-	-	-	-	-	-	8,188	-	-	8,188	-	N/A
<b>Other Contractual Services</b>													
Recording and Transcription	-	-	68	-	-	-	-	48	-	-	116	250	46%
Legal Advertising	187	-	-	-	-	-	-	-	-	-	187	2,400	8%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	5,810	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	1,000	0%

**Heritage Harbour Market Place Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending July 31, 2016**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	29	30	29	29	32	33	33	32	33	31	311	500	62%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	158	16	6	13	-	26	9	229	100	229%
<b>Rentals &amp; Leases</b>													
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services and Website	-	-	-	-	-	-	-	-	-	-	-	-	
Development	559	559	559	559	559	-	559	559	1,117	559	5,585	8,000	70%
<b>Insurance</b>	-	-	5,665	-	-	-	-	-	-	-	5,665	5,900	96%
<b>Printing &amp; Binding</b>	-	-	-	-	12	-	-	-	-	-	12	100	12%
<b>Office Supplies</b>	-	-	-	-	-	-	-	142	-	-	142	-	N/A
<b>Subscription &amp; Memberships</b>	-	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	-	6,397	-	3,040	-	2,493	(1,386)	-	-	10,544	75,000	14%
Legal - Foreclosure Counsel	-	30,567	12,418	-	-	50,573	-	53,574	8,208	24,690	180,028	175,000	103%
<b>Comprehensive Planning</b>													
Lerner Development	40,508	-	-	-	-	-	-	-	-	-	40,508	-	N/A
<b>Other General Government Services</b>													
Engineering Services - General Fund	-	-	113	-	-	-	-	-	-	-	113	400	28%
<b>Capital Outlay</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 45,934</b>	<b>\$ 33,348</b>	<b>\$ 34,438</b>	<b>\$ 6,443</b>	<b>\$ 8,725</b>	<b>\$ 54,121</b>	<b>\$ 7,037</b>	<b>\$ 64,953</b>	<b>\$ 13,016</b>	<b>\$ 30,019</b>	<b>\$ 298,033</b>	<b>\$ 328,205</b>	<b>91%</b>
Net Increase/ (Decrease) of Fund Balance	(5,409)	46,765	(17,790)	9,814	29,496	(3,532)	(7,028)	(11,202)	(4,802)	(5,321)	30,992		N/A
Fund Balance - Beginning	32,694	27,285	74,050	56,260	66,074	95,570	92,038	85,010	73,808	69,006	32,694	95,198	
Fund Balance - Ending	<u>\$ 27,285</u>	<u>\$ 74,050</u>	<u>\$ 56,260</u>	<u>\$ 66,074</u>	<u>\$ 95,570</u>	<u>\$ 92,038</u>	<u>\$ 85,010</u>	<u>\$ 73,808</u>	<u>\$ 69,006</u>	<u>\$ 63,685</u>	<u>\$ 63,685</u>	<u>\$ 95,198</u>	

**Heritage Harbour Market Place Community Development District**

**Debt Service Fund - Series 2005 Bonds  
Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending July 31, 2016**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>													
Revenue Account	-	-	-	4	14	14	18	23	23	18	114	-	N/A
Reserve Account	24	24	21	22	50	50	54	52	54	52	401	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>													
Special Assessments - Uniform Method	103	81	-	27,006	-	-	-	-	-	-	27,190	26,971	101%
Special Assessments - Non-Uniform Mthd	-	171,322	132,129	-	-	-	-	-	-	-	303,451	1,078,989	28%
<b>Prepayment Revenue</b>													
Prepayment Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 127</b>	<b>\$ 171,427</b>	<b>\$ 132,150</b>	<b>\$ 27,032</b>	<b>\$ 64</b>	<b>\$ 64</b>	<b>\$ 72</b>	<b>\$ 75</b>	<b>\$ 76</b>	<b>\$ 70</b>	<b>\$ 331,156</b>	<b>\$ 1,105,960</b>	<b>30%</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	750,960	0%
<b>Operating Transfers Out</b>													
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>													
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
GF-Litigation (Parcel 19/20)	40,508	30,591	12,440	-	-	50,573	-	53,743	8,208	24,690	220,751	-	N/A
CPF-Deferred Cost Account	24	-	-	22	50	50	54	52	54	52	356	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 40,532</b>	<b>\$ 30,591</b>	<b>\$ 12,440</b>	<b>\$ 22</b>	<b>\$ 50</b>	<b>\$ 50,623</b>	<b>\$ 54</b>	<b>\$ 53,795</b>	<b>\$ 8,261</b>	<b>\$ 24,741</b>	<b>\$ 221,107</b>	<b>\$ 1,105,960</b>	<b>20%</b>
Net Increase/ (Decrease) of Fund Balance	(40,405)	140,836	119,710	27,011	14	(50,559)	18	(53,720)	(8,185)	(24,671)	110,049	-	
Fund Balance - Beginning	715,424	675,019	815,855	935,565	962,576	962,590	912,031	912,049	858,329	850,144	715,424	713,521	
Fund Balance - Ending	<u>\$ 675,019</u>	<u>\$ 815,855</u>	<u>\$ 935,565</u>	<u>\$ 962,576</u>	<u>\$ 962,590</u>	<u>\$ 912,031</u>	<u>\$ 912,049</u>	<u>\$ 858,329</u>	<u>\$ 850,144</u>	<u>\$ 825,473</u>	<u>\$ 825,473</u>	<u>\$ 713,521</u>	

**Heritage Harbour Market Place Community Development District**

**Capital Projects Fund  
Statement of Revenue, Expenditures and Changes in Fund Balance  
for the Period Ending July 31, 2016**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>													
Deferred Cost Account	8	8	8	8	19	19	20	19	20	19	148	-	N/A
<b>Operating Transfers In</b>	24	24	21	22	50	50	54	52	54	52	401	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 31</b>	<b>\$ 32</b>	<b>\$ 29</b>	<b>\$ 30</b>	<b>\$ 69</b>	<b>\$ 69</b>	<b>\$ 74</b>	<b>\$ 71</b>	<b>\$ 74</b>	<b>\$ 71</b>	<b>\$ 549</b>	<b>\$ -</b>	<b>N/A</b>
<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>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) of Fund Balance	31	32	29	30	69	69	74	71	74	71	549	-	
Fund Balance - Beginning	235,772	235,803	235,835	235,864	235,893	235,963	236,031	236,105	236,176	236,250	235,772	235,413	
Fund Balance - Ending	<u>\$ 235,803</u>	<u>\$ 235,835</u>	<u>\$ 235,864</u>	<u>\$ 235,893</u>	<u>\$ 235,963</u>	<u>\$ 236,031</u>	<u>\$ 236,105</u>	<u>\$ 236,176</u>	<u>\$ 236,250</u>	<u>\$ 236,321</u>	<u>\$ 236,321</u>	<u>\$ 235,413</u>	