

BOARD OF SUPERVISOR'S

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

AGENDA

April 2, 2015



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

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



Board of Supervisor's

Terrence Kirschner, Chairman
William Riley, Vice Chairman
Dalton Drake, Assistant Secretary
Nancy Lyons, Supervisor
David Negip, Supervisor
John Wisz, Supervisor

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

March 26, 2015

Board of Supervisors
Heritage Harbour North
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District will be held on **Thursday, April 2, 2015 at 2:00 P.M.** at the **River Strand County Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Fl. 34212.**

1. Call to Order & Roll Call
2. Administration of Oath of Office for Mr. David Negip, Mrs. Nancy Lyons and Mr. John Wisz.
 - a) Form 1 Statement of Financial Interests
 - b) Guide to the Sunshine Amendment and Code of Ethics for Public Employees
3. Consideration of Resolution 2015-8 re-designating the officer's of the District.
4. Consideration of Minutes
 - a) November 4, 2014 – Landowner's Meeting
 - b) November 4, 2014 – Regular Meeting
 - c) November 12, 2014 – Continued Regular Meeting
 - d) December 4, 2014 – Regular Meeting
5. Consideration of acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2014.
6. Consideration of Resolution 2015-9 Approving the Proposed Budget for Fiscal Year 2016 and Setting a Public Hearing for Thursday, September 3, 2015 at 2:00 P.M. at the River Stand Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212 on the Proposed Budget.
7. Consideration of Acceptance of Plat Dedications for Subphase J – Unit 4A.
8. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
 - I. Financial Statements for the period ending February 28, 2015
9. Supervisor's Requests and Audience Comments



James P. Ward
District Manager

2041 NORTHEAST 6TH TERRACE
WILTON MANORS, FL 33305
PHONE (954) 658-4900
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10. Adjournment

The second order of business is the administration of the Oath of Office for Mr. Negip, Mrs. Lyons and Mr. Wisz, along with a review of the filing requirements and Guide to the Sunshine Laws.

The third order of business is consideration of Resolution 2015-8 re-designating the officer's of the District. The current officer's are as follows:

Chairperson	Mr. Terry Kirschner
Vice Chairperson	Mr. Bill Riley
Secretary/Treasurer	Mr. James Ward
Assistant Secretaries	Vacant

The fourth order of business is consideration of the minutes of the Landowner's Meeting of November 4, 2014, Regular Meetings of November 4, 2014, November 12, 2014 and December 4, 2014.

The fifth order of business is consideration of acceptance of the Audited Financial Statements for the year ended September 30, 2014. A representative of Carr Riggs & Ingram, the firm that prepared the audited financial statements, will be available by phone to present the audit and answer any questions.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the September 3, 2015 meeting of the Board of Supervisor's.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated as a result of the preparation of the Budget. It does however set the maximum assessment rate for the general fund.

If you re-call, the Board has also set a Cap Rate, which is the rate that triggers mailed notice to all property owners by the District in addition to the rate being included on the TRIM notice. With the proposed rate noted herein this rate is lower than the Cap Rate which has been established at \$72.60 per unit, and the District would not be required to additionally mail notice to property owners, except for those units that are in the expansion area, additionally, and as previously. **All units will be provided TRIM notice at the on-roll rate of \$56.57 per unit.**

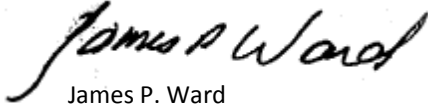


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The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,
Heritage Harbour North
Community Development District



James P. Ward
District Manager

The Fiscal Year 2015 schedule is as follows

October 2, 2014	November 4, 2014 (TUESDAY)
November 6, 2014	December 4, 2014
January 8, 2015	February 5, 2015
March 5, 2015	April 2, 2015
May 7, 2015	June 4, 2015
July 2, 2015	August 6, 2015
September 3, 2015	



James P. Ward
District Manager

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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 North 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 North Community Development District**, Manatee County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) before me this ____ day of _____, 2014, 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 NORTH
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

The Landowners' Meeting of the Heritage Harbour North Community Development District's Board of Supervisors was held on Tuesday, November 4, 2014, at 2:00 p.m., at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Landowners:

Russell Smith

Lennar Homes

Staff:

James P. Ward

District Manager

Greg Urbancic

District Counsel (Telephonic)

Brett Sealy

MBS Capital

Shane Cooper

Banks Engineering

Also present were:

Anthony Burdett

Lennar Homes

Dalton Drake

Lennar Home

William Riley

Supervisor

Terry Kirschner

Lennar Homes

Matthew Morris

Supervisor

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:30 p.m.

SECOND ORDER OF BUSINESS

**Election of Chairperson for the purpose of
conducting the Landowners' meeting**

Mr. Ward stated Mr. Smith, you may take over the role of Chairperson, or you may appoint anyone else you so desire as Chairperson.

Mr. Smith stated I don't think I can, because I'm not on the Board.

Mr. Ward stated no, you are not, but you are the landowner at today's meeting.

Mr. Smith stated oh, well then I would appoint you, sir, please proceed.

Mr. Ward stated thank you.

THIRD ORDER OF BUSINESS

Election of Supervisors

a) Determination of the number of voting units represented or assigned by proxy

Mr. Ward stated the record will reflect that I have received one landowner's proxy from Lennar Homes signed by Darin McMurray appointing Russell Smith to vote 148 voting units at today's meeting. The record will reflect that there are no other persons present in person who will be voting today, and I have not received any other proxies.

b) Nominations for supervisors (One position)

Mr. Ward stated this is a transition year for this particular District, so there is one seat up for election, and it would be appropriate for you (Mr. Smith) to nominate one individual to serve a four-year term to the Board of Supervisors.

Mr. Smith stated I would like to nominate Terrence Kirschner.

c) Casting ballots

Mr. Ward stated I'm going to hand you an official ballot. I'll ask that you please fill it out, sign it and return it to me. As I indicated, you have 148 votes.

d) Ballot tabulation and results

Mr. Ward stated the official ballot has been returned to me. Mr. Kirschner has received 148 votes and will be sworn into the four-year term at the regular meeting that will be held just subsequent to today's meeting.

FOURTH ORDER OF BUSINESS

Landowners' questions and comments

Mr. Ward asked any Landowner's questions or comments?

Mr. Smith stated no.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 2:31 p.m.

James P. Ward Secretary

**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Heritage Harbour North Community Development District's Board of Supervisors was held on Tuesday, November 4, 2014, at 2:00 p.m., at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum were:

Anthony Burdett	Chairman
William Riley	Vice Chairman
Terrence Kirschner	Assistant Secretary
Dalton Drake	Assistant Secretary
Matt Morris	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel (Telephonic)
Shane Cooper	Banks Engineering
Brett Sealy	Bond Counsel, MBS Capital (Telephonic)
Russ Smith	Audience
David	Audience

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:32 p.m. The record will reflect that all members of the Board are present at roll call.

SECOND ORDER OF BUSINESS

Administration of the oath of office for the newly elected Supervisors from the Landowners' meeting held just prior to the regular meeting.

- I) **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employee**
- II) **Form 1 – Statement of Financial Interests**

Mr. Ward stated item two is the administration of the oath of office for Mr. Kirschner, who was elected at the Landowners' meeting held just prior to today's regular meeting. For the record, I'm a notary in the state of Florida, and I'm going to take a moment and

administer this oath to you, and I'll ask that you repeat after me. Mr. Ward administered the oath of office to the newly elected Supervisor, Terrence Kirschner. I'll ask that you print your name in the appropriate spots, sign it, return it to me, I'll notarize it for you and make it a part of the permanent record.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2015-2, canvassing and certifying the results of the November 4, 2014, Landowners' meeting.

Mr. Ward stated Resolution 2015-2 canvasses and certifies the results of the Landowners' Election held pursuant to the Section 190.006(2). In seat one, we will insert Mr. Kirschner's name with 148 votes, and in seat two, we will fill in his name for the four-year term. With those additions, that resolution is in order and recommended for your consideration.

On MOTION by Mr. Burdett and seconded by Mr. Riley with all in favor of approving Resolution 2015-2, as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-3, designating the officers of the Heritage Harbour North Community Development District.

Mr. Ward stated your current slate, Mr. Burdett is your Chairman, Mr. Riley is your Vice Chairman. The remaining members currently serve as assistant secretaries.. You may keep that seat, or you may change it as you deem appropriate. I will point out for the record that Mr. Burdett has, effective December 1st, resigned from his position as a member of the Board, so I might suggest that you might want to make another member Chairman for this period of time and we have two new members coming on board in the near future. I'll let you take it from here.

Mr. Burdett asked do we nominate or a motion?

Mr. Ward stated you can just tell me what you want to do.

Mr. Burdett stated I would move to make Terry Kirschner Chairman, and have Mr. Riley continue to be Vice.

Mr. Ward stated and we'll include Mr. Burdett as an assistant secretary at this point. With those additions, Resolution 2015-3 is in order.

On MOTION by Mr. Burdett and seconded by Mr. Riley with all in favor of approving Resolution 2015-3, appointing Mr. Kirschner as Chairman, Mr. Riley to remain as Vice Chairman, and Mr. Burdett appointed as an assistant secretary.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2015-4, declaring vacancies in seats one (1) and three (3), pursuant to Section 190.006(3)(b), and the incumbent Board member in each respective seat shall remain in office until such time as the Board nominates qualified electors to fill the vacancies

Mr. Ward stated seats one and seat three are currently held by Mr. Drake and Mr. Morris. In the backup material that we provided to you, those two seats were intended to be elected by qualified electors residing within the District. This year no one qualified for those two seats. The statute provides that the Board declare the vacancy, and then at a certain point, you all will appoint two qualified electors to serve for two four-year terms. We will do that, probably, at your December meeting. With that, if you have any questions with respect to the resolution, I'll be glad to answer them for you. Otherwise, it's in order.

On MOTION by Mr. Burdett and seconded by Mr. Riley with all in favor of approving Resolution 2015-4.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-5, amending Resolution 2014-1 adopted October 18, 2013, to modify Section 7(a), relating to the payment and collection of special assessments.

Mr. Ward stated I'll let Greg take a moment or two and go through this with you.

Mr. Urbancic stated this is a fairly minor change, in that we're amending the prior assessment resolution that you adopted, or at least suggesting that you amend. What we're

doing is, there's an opportunity when someone wants to pay off their assessment as provided in this Section 7(a). Previously, our resolution that we passed said that if a payment wasn't made within 45 days before the payment due date, that they had to pay you interest to the next payment due date. What we're doing is we're shortening that period down from 45 to 20 days, which makes it more favorable for a property owner who is looking to prepay, that they don't have to be so far out in front in order to make the payment date.

This coincides with the rest of our documents with respect to the bonds that will be issued and the assessments that were levied, so we're recommending that you make this change from 45 days to 20 days, as shown in that resolution.

Mr. Ward asked any questions from the Board? Hearing none, a motion to adopt the resolution would be in order.

On MOTION by Mr. Riley and seconded by Mr. Kirschner with all in favor of approving Resolution 2015-5.

SEVENTH ORDER OF BUSINESS

Consideration of agreement with US Bank to provide ongoing trustee services for the proposed Series 2014 Bonds.

Mr. Ward stated items seven and eight on your agenda are cleanup items. The first is the agreement with US Bank to continue as our trustee for the Series 2014 Bonds. The fee structures associated with trustee services is included in your agenda. If you have any questions, I'll be glad to answer them for you, otherwise, that agreement is in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving the agreement with US Bank to provide ongoing trustee services for the proposed Series 2014 Bonds.

EIGHTH ORDER OF BUSINESS

Consideration of revised agreement with Greenspoon Marder for bond counsel services for the Series 2014 Bonds.

Mr. Ward stated, essentially, all this really does is update the fee structure that is proposed by Greenspoon Marder to provide bond counsel services. It goes from \$50,000 flat fee to \$60,000. The reason for the change is simply because this bond issue has been

in the works for so long at this point in time, and there has just been a substantial amount of work that has been provided by the firm with respect to it. If you have any questions, I'll be glad to answer them, otherwise that agreement is in order and recommended.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving the revised agreement with Greenspoon Marder for bond counsel services for the Series 2014 Bonds.

NINTH ORDER OF BUSINESS

Staff Reports

a. Attorney

None

b. Engineer

Mr. Cooper asked do you need me to discuss the bills of sale?

Mr. Ward state yes.

Mr. Cooper stated, gentlemen, in front of you you'll see three separate bills of sale that have been prepared. These bills of sale effectively convey ownership of the infrastructure improvements that have been recently constructed in the portion of the District that we know of as Sub Phase J, and it includes the onsite utility systems, water and sewer, the irrigation systems, and the storm water management systems. Basically, it's all of the infrastructure that incorporates those systems in Sub Phase J Unit 1, and Sub Phase J Unit 2, which have both been platted subdivisions.

In addition to the platted areas, there is a grant of easement for specific drainage easements that were not described in those platted areas, for which conveyance piping needed to be situated within. That's basically the summary of the improvements.

Mr. Ward stated the purpose of the item is to have the Board accept the bill of sale on the grant of easement. It will permit the District to acquire the infrastructure from Lennar Homes when we close on our Series 2014 Bond, which is scheduled for next Wednesday and Thursday. So, with that, if you have any questions, I'll be glad to answer them, otherwise a motion to accept the bill of sales described by Mr. Cooper and the grant of easement would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving the acceptance of the bill of sales and the grant of easement as described by Mr. Cooper.

c. **Manager**

l) **Financial statements for the period ending September 30, 2014**

No discussion.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked anything from the Board? Anything from the audience?

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward stated a motion to adjourn would be in order.

Mr. Sealy stated sorry to interrupt. I just thought it might be good for the Board to know that we did just complete the pricing, so the timing of this certainly worked out well. Just real quick, if you'd like, I can report the pricing back to the Board.

Mr. Ward stated sure.

Mr. Sealy stated, as the Board is aware, they had previously approved the delegation resolution which authorized my firm to mail an offering document and price the bonds, pursuant to certain parameters, and we have completed the pricing of the bonds. We ended up pricing a two-term bond: a term bond in 2034, which was priced at a five percent coupon; and we priced a 2045 term, which was priced at a **Unclear 11:30** deal 5.15, which resulted in a blended average coupon of 5.09. So we are very pleased as the result of the pricing, which was significantly better than we had been modeling over the course of the lengthy period of time that we've all been working on this transaction.

We will be distributing or have just distributed final numbers, and we would be looking to pre-close the transaction following a Board meeting scheduled for the 12th, and then fund the transaction on the 13th. With that, I don't have anything else. I just wanted to make sure the Board was up to date on the marketing and pricing activities.

Mr. Ward stated thank you, Brett. Any questions from the Board? What we'll do is we'll just go ahead and continue this meeting until that date and time, so we'll need a

motion to continue until November 12, 2014, which is a Wednesday, at 11:00 a.m. here at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida. That motion would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Burdett with all in favor of approving the continuation of the meeting to Wednesday, November 12, 2014, at 11:00 a.m.

The present meeting concluded at 2:45 p.m.

James P. Ward Secretary

Terrance Kirschner, Chairman

**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Heritage Harbour North Community Development District's Board of Supervisors was held on Wednesday, November 12, 2014, at 11:00 a.m., at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum were:

Terrence Kirschner	Chairman
William Riley	Vice Chairman
Anthony Burdett	Assistant Secretary
Dalton Drake	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Shane Cooper	District Engineer
Scott Schuhle	Trustee - US Bank
Brett Sealy	Underwriter - MBS Capital Markets
Denise Ganz	Bond Counsel - Greenspoon Marder

Others present were:

Russ Smith	Lennar Homes
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 11:00 a.m. The record will reflect that all members of the Board are present at roll call with the exception of Supervisor Morris.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2015-6 of the Board of Supervisors of Heritage Harbour North Community Development District, supplementing Resolution 2014-1, which resolution previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specially benefitted (appointed fairly and reasonably) by the District's projects; approving and adopting an update to the

Engineer's report for the expansion areas of the Heritage Harbour North Community Development District, prepared by Banks Engineering, Inc., dated October 14, 2014; approving and adopting the supplemental special assessment methodology for Heritage Harbour North Community Development District, prepared by JP Ward & Associates, LLC, and dated November 12, 2014, which sets forth the specific terms of the Heritage Harbour North Community Development District special assessment bonds, Series 2014; providing for the supplementation of the special assessments, as set forth in the Improvement Lien Book; and providing for severability, conflicts, and an effective date.

Mr. Ward stated the purpose of the resolution is to redefine some specific terms of that resolution, and I'll let Greg take a minute to go through that with you.

Mr. Urbancic stated Jim is correct. What we're really doing, this is a supplement to the assessment resolution that you've already approved. We did do an amendment to that resolution last time, so this is supplementing that collective set of resolutions. Really it's doing two things. We have in front of you today the final supplemental assessment methodology, as well as the updated Engineer's Report from Dave Underhill of Banks Engineering. What this is doing is sort of recognizing both of those things in two ways. One, we are recognizing that we've updated the Engineer's Report to a certain extent.

We've removed the items related to Port Harbour Parkway, and the assessment methodology is taking not only that revised Engineer's Report, but also the bond sizing, and making these specific 2014 assessments in relation to the bond sizing. There's a lot of recital language in here, which, basically, is incorporating prior findings. It does adopt the supplemental assessment methodology, and also the revised Engineer's Report, and those are the two primary purposes. Once we've adopted this, our assessment roll that Jim keeps for purposes of the District's records will be updated based upon this resolution.

Mr. Ward asked any questions from the Board? Hearing none, a motion to adopt Resolution 2015-6 would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving Resolution 2015-6.

THIRD ORDER OF BUSINESS

Staff Reports

- a. **Attorney**
None
- b. **Engineer**
None
- c. **Manager**
None

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked anything from the Board? From the audience?

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward stated a motion to adjourn would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of adjourning the meeting at 11:08 a.m.

James P. Ward Secretary

Terrence Kirschner, Chairman

**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Heritage Harbour North Community Development District's Board of Supervisors was held on Thursday, December 4, 2014, at 2:00 p.m., at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum were:

William Riley	Vice Chairman
Matt Morris	Assistant Secretary
Terrence Kirschner	Assistant Secretary

Also present were:

James P. Ward	District Manager (Telephonic)
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Others present were:

Nancy Lyons	Resident
John Wisz	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward stated, for the record, I am attending by phone today, and, as such, I'm going to handle the meeting a little differently. So we'll go ahead and call the roll. The meeting was to order at 2:00 p.m. For the record, all members of the Board were present at roll call with the exception of Supervisor Drake.

SECOND ORDER OF BUSINESS

Acceptance of the resignation of Mr. Burdett from the Board of Supervisors effective as of December 1, 2014.

Mr. Ward stated I've submitted to you a copy of his resignation letter; it is effective by law as of the date shown in his resignation letter, which is December 1st. If you have any questions, I'll be glad to answer them for you; otherwise, I'll ask that you, just by motion, accept it for purposes of inclusion in the record only.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of accepting the resignation of Supervisor Anthony Burdett from the Board of Supervisors effective December 1, 2014.

THIRD ORDER OF BUSINESS

Consideration of Board appointment to fill the unexpired term of office for seat 2.

I. Seat 2 - Landowner's seat

Mr. Ward stated seat 2 is Mr. Burdett's seat; his term is set to expire in November of 2016. The Board, by motion, second, and affirmative vote of two of the three of you would fill that seat for that unexpired term. So it would be appropriate for you at this time to discuss that. You may do it at this meeting or another meeting at your pleasure.

Mr. Kirschner stated, Jim, give us a little bit of guidance on that.

Mr. Ward stated if you are ready to appoint someone to fill his unexpired term, just a motion to appoint a particular individual to fill that seat would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of appointing David Nigip to fill seat 2.

II. Administration of the Oath of Office for the newly appointed Supervisors from the Landowner's meeting held just prior to the regular meeting

III. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees

IV. Form 1 - Statement of Financial Interests.

Mr. Ward asked is Mr. Negip in the room with you today?

Mr. Kirschner stated he is not.

Mr. Ward stated what we'll do is instead of administering the oath today, I'll reschedule that portion of this item for your next agenda, and we can swear him in at that meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-7, appointing qualified electors to fill the vacancies seat 1 and seat 3 on the Board of Supervisors.

Mr. Ward stated let me just take a moment and go through this with you. As you know, two of the seats that are currently held by Mr. Morris and Mr. Drake came up for a qualified elector-based election this year. No one qualified for those two seats. As such, the way this particular statute works, the existing Board Members serve in those two seats until such time as two individuals are appointed, and there is a particular procedure outlined in the statute for doing that. The resolution, essentially, follows the provisions of the statute where you, if you so desire to today, will adopt Resolution 2015-7 with two specific names in those individual's seats. Those two individuals must be qualified electors residing within the boundaries of the District.

I will swear them in either subsequent to today's meeting or at your next meeting, whichever is most appropriate. I'll let you decide what you want to do, but if you so choose, you can adopt the resolution by just filling in the names of the two individuals in section one of the resolution.

Mr. Kirschner stated so moved. Should I give the names, Jim?

Mr. Ward stated yes, please do.

Mr. Kirschner stated so moved with to appoint Nancy Lyons and John Wisz.

Mr. Ward asked Nancy's last name Lyon, L-Y-O-N?

Mr. Kirschner stated S, L-Y-O-N-S.

<p>On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving Resolution 2015-7, appointing Nancy Lyons and John Wisz.</p>
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Mr. Ward stated, as I said, what I'll do is I'll swear those two individuals either subsequent today's meeting, if possible, or, alternatively, at the time we get to your next meeting.

FIFTH ORDER OF BUSINESS**Consideration of Minutes****a) October 2, 2014 – Regular Meeting**

Mr. Ward stated you've all been previously distributed a copy. If there are any additions, corrections or deletions, it would be appropriate at this time to so indicate; otherwise, a motion for their approval would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving the regular meeting of October 2, 2014.

SIXTH ORDER OF BUSINESS

Staff Reports

a. Attorney

None

b. Engineer

None

c. Manager

l) Financial statements for the period ending October 31, 2014

Mr. Ward stated I have nothing for you. I usually just include your financials on a monthly basis in your agenda package. This is the first month of our fiscal year, so it's just starting the process at this point. If you have any questions, I'll be glad to answer them.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked anything from the Board?

Mr. Kirschner stated no, Jim.

Mr. Ward asked anything from the audience?

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward stated a motion to adjourn would be in order.

On MOTION by Mr. Kirschner and seconded by Mr. Riley with all in favor of approving the adjournment of the meeting to at 2:06 p.m.

James P. Ward Secretary

Terrance Kirschner, Chairman

RESOLUTION 2015-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING CERTAIN OFFICERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Heritage Harbour North Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

Chairperson	_____
Vice-Chairperson	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	<u>James P. Ward</u>
Secretary	<u>James P. Ward</u>

SECTION 2. REMOVAL OF CERTAIN OFFICERS. Any other individuals are hereby removed as officers of the District.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. 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 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2015-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING CERTAIN OFFICERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED this 2nd day of April, 2015

**Heritage Harbour North
Community Development District**

James P. Ward, Secretary

_____, Chairperson

**Heritage Harbour North
Community
Development District**

FINANCIAL STATEMENTS

September 30, 2014



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Heritage Harbour North Community Development District
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September 30, 2014

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Heritage Harbour North Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2014, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2014, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

Miramar Beach, Florida
December 11, 2014



Management's Discussion and Analysis

Heritage Harbour North Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Heritage Harbour North Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2014. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2014, the liabilities of the District exceed its assets by approximately \$4.6 million (deficit net position). The deficit is due to the use of capitalized interest and depreciation of capital assets.
- During the year ended September 30, 2014, the District incurred approximately \$1.4 million of interest expenditures and repaid principal of \$370,000.
- Subsequent to year end, in November 2014, the District issued \$7,945,000 of Series 2014 Special Assessment Bonds.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Heritage Harbour North Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2014	2013	Change
Assets			
Current and other assets	\$ 3,203,176	\$ 3,190,967	\$ 12,209
Capital assets, net	14,416,957	15,224,770	(807,813)
Total assets	\$ 17,620,133	\$ 18,415,737	\$ (795,604)
Liabilities			
Current liabilities	\$ 974,500	\$ 962,068	\$ 12,432
Other liabilities	21,272,190	21,664,540	(392,350)
Total liabilities	22,246,690	22,626,608	(379,918)
Net position			
Net investment in capital assets	(5,060,580)	(4,566,296)	(494,284)
Restricted for:			
Debt service	190,035	143,139	46,896
Capital projects	225,187	191,706	33,481
Unrestricted	18,801	20,580	(1,779)
Total net position	(4,626,557)	(4,210,871)	(415,686)
Total liabilities and net position	\$ 17,620,133	\$ 18,415,737	\$ (795,604)

For more detailed information, see the accompanying Statement of Net Position.

During the fiscal year ended September 30, 2014, total assets and liabilities decreased by approximately \$796,000 and \$379,000, respectively. The decrease in assets is the result of depreciation on capital assets. The decrease in liabilities is due to the repayment of outstanding long-term bond principal.

Heritage Harbour North Community Development District Management's Discussion and Analysis

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>Year ended September 30,</i>	2014	2013	Change
Revenues:			
Program revenues:			
Charges for services	\$ 1,884,745	\$ 1,878,284	\$ 6,461
Grants and contributions	311	1,453	(1,142)
General revenues:			
Interest	55	49	6
Total revenues	1,885,111	1,879,786	5,325
Expenses:			
General government	91,288	89,598	1,690
Unallocated depreciation	807,813	802,004	5,809
Interest	1,401,696	1,423,612	(21,916)
Total expenses	2,300,797	2,315,214	(14,417)
Change in net assets	(415,686)	(435,428)	19,742
Net position (deficit), beginning	(4,210,871)	(3,775,443)	(435,428)
Net position (deficit), ending	\$ (4,626,557)	\$ (4,210,871)	\$ (415,686)

For more detailed information, see the accompanying Statement of Activities.

Revenues and expenses did not change significantly from the prior year. The overall result was a \$415,686 decrease in net position for fiscal year 2014.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately \$3.2 million, which remained relatively unchanged from last year's balance. Significant transactions are discussed below.

- The District incurred approximately \$1.4 million of interest expenditures and repaid principal of \$370,000 in its debt service fund.

The overall increase in fund balance for the year ended September 30, 2014 totaled approximately \$15,000.

Heritage Harbour North Community Development District Management's Discussion and Analysis

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2014, the District had approximately \$14.4 million invested in capital assets (net of accumulated depreciation). This amount represents a net decrease of approximately \$808,000 from the fiscal year 2013 total.

A listing of capital assets by major category for the current and prior year follows:

<i>September 30,</i>	2014	2013	Change
Infrastructure being depreciated	\$ 19,550,500	\$ 19,550,500	\$ -
Accumulated depreciation	(5,133,543)	(4,325,730)	(807,813)
Net capital assets	\$ 14,416,957	\$ 15,224,770	\$ (807,813)

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2014, the District had approximately \$21.7 million of bonds outstanding. This amount represents a decrease of \$370,000 from the fiscal year 2013 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	2014	2013	Change
Series 2007 bonds	\$ 21,730,000	\$ 22,100,000	\$ (370,000)

More information about the District's long-term debt is presented in Note 5 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 24.

The District experienced a favorable variance in revenues and an unfavorable variance in expenditures as compared to the budget in the amount of \$553 and \$2,332, respectively. These variances are not significant.



Heritage Harbour North Community Development District Management's Discussion and Analysis

FUTURE FINANCIAL FACTORS

Heritage Harbour North Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2015 were established to provide for the operations of the District as well as the necessary debt service requirements.

As discussed in Note 5 to the financial statements, in November 2014, the District issued \$7,945,000 of Series 2014 Special Assessment Bonds.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Heritage Harbour North Community Development District's District Manager at 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305, (954)658-4900, ward9490@comcast.net.



Basic Financial Statements

Heritage Harbour North Community Development District Statement of Net Position

September 30, 2014

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 15,555
Investments	3,182,078
Due from Developer	4,802
Assessments receivable	741
Capital assets:	
Depreciable, net	14,416,957
Total assets	17,620,133
Liabilities	
Accounts payable	2,297
Accrued interest payable	577,203
Non-current liabilities:	
Due within one year	395,000
Due in more than one year	21,272,190
Total liabilities	22,246,690
Net position	
Net investment in capital assets	(5,060,580)
Restricted for:	
Debt service	190,035
Capital projects	225,187
Unrestricted	18,801
Total net position (deficit)	\$ (4,626,557)

The accompanying notes are an integral part of these financial statements.

Heritage Harbour North Community Development District Statement of Activities

Year ended September 30, 2014

Functions/Programs	Expenses	Program Revenues			Governmental Activities	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		
Primary government:						
Governmental activities:						
General government	\$ (91,288)	\$ 89,454	\$ -	\$ -	\$ (1,834)	
Unallocated depreciation	(807,813)	-	-	-	(807,813)	
Interest	(1,401,696)	1,795,291	235	76	393,906	
Total governmental activities	\$(2,300,797)	\$1,884,745	\$ 235	\$ 76	(415,741)	

General revenues

Interest	55
Change in net position	(415,686)
Net position (deficit) - beginning of year	(4,210,871)
Net position (deficit) - end of year	\$ (4,626,557)

The accompanying notes are an integral part of these financial statements.

Heritage Harbour North Community Development District Balance Sheet – Governmental Funds

September 30, 2014

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 15,555	\$ -	\$ -	\$ 15,555
Investments	-	2,394,728	787,350	3,182,078
Due from Developer	4,802	-	-	4,802
Assessments receivable	741	-	-	741
Total assets	\$ 21,098	\$ 2,394,728	\$ 787,350	\$ 3,203,176
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 2,297	\$ -	\$ -	\$ 2,297
Total liabilities	2,297	-	-	2,297
Fund balances				
Restricted for:				
Debt service	-	2,394,728	-	2,394,728
Capital projects	-	-	787,350	787,350
Unassigned	18,801	-	-	18,801
Total fund balances	18,801	2,394,728	787,350	3,200,879
Total liabilities and fund balances	\$ 21,098	\$ 2,394,728	\$ 787,350	\$ 3,203,176

The accompanying notes are an integral part of these financial statements.

**Heritage Harbour North Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position**

September 30, 2014

Total fund balances, governmental funds	\$ 3,200,879
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	14,416,957
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.	<u>(22,244,393)</u>
Total net position (deficit) - governmental activities	<u>\$ (4,626,557)</u>

The accompanying notes are an integral part of these financial statements.

**Heritage Harbour North Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds**

Year ended September 30, 2014

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessments	\$ 89,454	\$ 1,795,291	\$ -	\$ 1,884,745
Interest	55	235	76	366
Total revenues	89,509	1,795,526	76	1,885,111
Expenditures				
Current:				
General government	91,288	-	-	91,288
Debt service:				
Principal	-	370,000	-	370,000
Interest	-	1,408,875	-	1,408,875
Capital outlay	-	-	-	-
Total expenditures	91,288	1,778,875	-	1,870,163
Excess (deficit) of revenues over expenditures	(1,779)	16,651	76	14,948
Other Financing Sources (Uses)				
Transfer in	-	20,651	54,056	74,707
Transfer out	-	(54,056)	(20,651)	(74,707)
Total other financing sources (uses)	-	(33,405)	33,405	-
Net change in fund balances	(1,779)	(16,754)	33,481	14,948
Fund balances, beginning of year	20,580	2,411,482	753,869	3,185,931
Fund balances, end of year	\$ 18,801	\$ 2,394,728	\$ 787,350	\$ 3,200,879

The accompanying notes are an integral part of these financial statements.

**Heritage Harbour North Community Development District
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities**

September 30, 2014

Net change in fund balances - governmental funds	\$ 14,948
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities	(807,813)
Amortization of original issue discount is not recognized in the governmental fund statement but is reported as an expense in the Statement of Activities.	(2,650)
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Assets.	370,000
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	9,829
<u>Change in net position of governmental activities</u>	<u>\$ (415,686)</u>

The accompanying notes are an integral part of these financial statements.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 1 – NATURE OF ORGANIZATION

The Heritage Harbour North Community Development District (the “District”) was established on November 13, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Manatee County Ordinance No. 06-71. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors (“Board”), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. During the reporting period, certain Supervisors were affiliated with the Developer of the community, Lennar Homes, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB) in statements No. 14 and No. 61. Based on the foregoing criteria, no potential component units were found.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2014, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – The Capital Projects Fund accounts for the financial resources to be used in the acquisition or construction of major infrastructure within the District financed with the Series 2007 Bonds.

For the year ended September 30, 2014, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, the unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others negotiable direct or indirect obligations which are secured by the United States Government; the Local Government Surplus Trust Funds as created by Section 218.415, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives: earthwork: 30 years; landscaping and irrigation: 15 years; professional fees: 30 years; utilities: 25 years; and water management: 25 years.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2014.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2014.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts. For the year ended September 30, 2014, actual expenditures exceeded budgeted appropriations due to unanticipated expenses.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 – INVESTMENTS

All investments held at September 30, 2014 are reported at fair value based on quoted market prices, which approximates amortized cost.

The following is a summary of the District's investments:

<u>September 30,</u>	<u>2014</u>	<u>Credit Risk</u>	<u>Maturities</u>
Short-term Money Market Funds	\$ 3,182,078	S&P AAAM	46 days
<u>Total investments</u>	<u>\$ 3,182,078</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2014, the money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration risk – The District's investment policy requires diversification, but does not specify limits on types of investments.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 3 – INVESTMENTS (CONTINUED)

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

NOTE 4 – CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2014:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities:				
<i>Capital assets being depreciated</i>				
Earthwork	\$ 9,243,144	\$ -	\$ -	\$ 9,243,144
Landscaping and irrigation	982,449	-	-	982,449
Professional Fees	1,811,496	-	-	1,811,496
Utilities	5,194,624	-	-	5,194,624
Water management	2,318,787	-	-	2,318,787
Total capital assets, being depreciated	19,550,500	-	-	19,550,500
<i>Less accumulated depreciation</i>				
Earthwork	(2,071,101)	(369,726)	-	(2,440,827)
Landscaping and irrigation	(332,943)	(65,497)	-	(398,440)
Professional Fees	(366,614)	(72,054)	-	(438,668)
Utilities	(1,051,962)	(207,785)	-	(1,259,747)
Water management	(503,110)	(92,751)	-	(595,861)
Total accumulated depreciation	(4,325,730)	(807,813)	-	(5,133,543)
Governmental activities capital assets, net	\$ 15,224,770	\$ (807,813)	\$ -	\$ 14,416,957

Depreciation expense of \$807,813 is unallocated on the accompanying Statement of Activities.

The District is currently performing an analysis of the cost to complete the District's infrastructure. Subsequent to year end, the District paid the Developer approximately \$768,000 for certain constructed infrastructure assets.

NOTE 5 – BONDS PAYABLE

On October 1, 2007, the District issued \$24,000,000 of Capital Improvement Revenue Bonds, with a fixed interest rate of 6.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2009 through May 1, 2038.

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 5 – BONDS PAYABLE (CONTINUED)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture.

The Bond Indentures require that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirements as defined in the Indentures. The requirements have been met for the fiscal year ended September 30, 2014.

The balance of the Series 2007 Bonds at September 30, 2014 is summarized as follows:

<i>September 30,</i>	2014
Bond principal balance	\$ 21,730,000
Less unamortized bond discount	(62,810)
Net balance, Series 2007 Bonds	\$ 21,667,190

Long-term liability activity for the year ended September 30, 2014, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2007	\$ 22,100,000	\$ -	\$ (370,000)	\$ 21,730,000	\$ 395,000

At September 30, 2014, the scheduled debt service requirements on long-term debt were as follows:

<i>Year Ending September 30,</i>	Principal	Interest	Total Debt Service
2015	\$ 395,000	\$ 1,385,288	\$ 1,780,288
2016	420,000	1,360,106	1,780,106
2017	450,000	1,333,331	1,783,331
2018	480,000	1,304,644	1,784,644
2019	510,000	1,274,044	1,784,044
2020 - 2024	3,100,000	5,837,269	8,937,269
2025 - 2029	4,265,000	4,710,169	8,975,169
2030 - 2034	5,865,000	3,159,450	9,024,450
2035 - 2038	6,245,000	1,027,013	7,272,013
	\$ 21,730,000	\$ 21,391,314	\$ 43,121,314

Heritage Harbour North Community Development District Notes to Financial Statements

NOTE 5 – BONDS PAYABLE (CONTINUED)

Subsequent to year end, in November 2014, the District issued \$7,945,000 of Series 2014 Special Assessment Bonds consisting of \$3,605,000 2014 Term Bonds due on May 1, 2034 with a fixed interest rate of 5% and \$4,340,000 of 2014 Term Bonds due on May 1, 2045 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2016 through May 1, 2045.

NOTE 6 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a manager to perform management advisory services, which include financial and accounting advisory services. The manager also serves as an officer (Board appointed non-voting positions) of the District.

NOTE 8 – CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Lennar Homes, LLC, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – RELATED PARTY TRANSACTIONS

During the year ended September 30, 2014, the District directly assessed the Developer \$36,364 and \$664,344 for operations and maintenance and debt service on its undeveloped property, respectively. In addition, the Developer paid on-roll assessments totaling \$1,973 and \$47,007 for operations and maintenance and debt service, respectively, on certain platted lots it owns.

Subsequent to year end, the District paid the Developer approximately \$768,000 for certain constructed infrastructure assets.

**Heritage Harbour North Community Development District
Notes to Financial Statements**

NOTE 10 – INTERFUND TRANSFERS

The following transfers between the Debt Service and Capital Projects Funds during the fiscal year ended September 30, 2014 were in accordance with the bond indenture and are to facilitate the acquisition of capital infrastructure:

<i>Funds</i>	Interfund	
	Transfers in	Transfers out
Major funds:		
Debt Service	\$ 20,651	\$ (54,056)
Capital Projects	54,056	(20,651)
Total	\$ 74,707	\$ (74,707)



**Required Supplemental Information
(Other Than MD&A)**

Heritage Harbour North Community Development District Budget to Actual Comparison Schedule – General Fund

Year ended September 30, 2014

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Assessments	\$ 88,806	\$ 89,454	\$ 648
Interest and other revenues	150	55	(95)
Total revenues	88,956	89,509	553
Expenditures			
General government	88,956	91,288	(2,332)
Total expenditures	88,956	91,288	(2,332)
Excess (deficit) of revenues over expenditures	\$ -	\$ (1,779)	\$ (1,779)

INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Harbour North Community Development District (hereinafter referred to as the “District”), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated December 11, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cary Riggs & Ingram, L.L.C.

Miramar Beach, Florida
December 11, 2014

MANAGEMENT LETTER

(850) 837-3141
(850) 654-4619 (fax)
CRlcpa.com

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of Heritage Harbour North Community Development District ("District") as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated December 11, 2014.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in this report, which is dated December 11, 2014, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes during the year ended September 30, 2014.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Annual Financial Report

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we determine whether the annual financial report for the District for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Cary Riggs & Ingram, L.L.C.

Miramar Beach, Florida
December 11, 2014



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRlcpa.com

INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have examined Heritage Harbour North Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2014. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

Miramar Beach, Florida
December 11, 2014



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

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December 11, 2014

The Board of Supervisors
Heritage Harbour North Community Development District

We are pleased to present the results of our audit of the fiscal year 2014 financial statements of the Heritage Harbour North Community Development District (“the District”).

This report to the Board of Supervisors and Management summarizes our audit, the report issued and various analyses and observations related to the District’s accounting and reporting. The document also contains the communications required by our professional standards.

Our audit was designed, primarily, to express an opinion on the District’s September 30, 2014 financial statements. We considered the District’s current and emerging business needs, along with an assessment of risks that could materially affect the financial statements, and aligned our audit procedures accordingly. We conducted the audit with the objectivity and independence that you expect. We received the full support and assistance of the District’s personnel.

At Carr, Riggs & Ingram, LLC (CRI), we are continually evaluating the quality of our professionals’ work in order to deliver audit services of the highest quality that will meet or exceed your expectations. We encourage you to provide any feedback you believe is appropriate to ensure that we do not overlook a single detail as it relates to the quality of our services.

This report is intended solely for the information and use of the Board of Supervisors, Management and others within the District and should not be used by anyone other than these specified parties.

We appreciate this opportunity to work with you. If you have any questions or comments, please contact me at 850-837-3141 or scriggs@cricpa.com.

Very truly yours,

Stephen Riggs
Partner

Required Communications

As discussed with the Board of Supervisors and Management during our planning process, our audit plan represented an approach responsive to the assessment of risk for the District. Specifically, we planned and performed our audit to:

- Perform audit services, as requested by the Board of Supervisors, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, in order to express an opinion on the District's financial statements for the year ended September 30, 2014;
- Communicate directly with the Board of Supervisors and Management regarding the results of our procedures; and
- Address with the Board of Supervisors, and management any accounting and financial reporting issues;

We have audited the financial statements of Heritage Harbour North Community Development District for the year ended September 30, 2014, and have issued our report thereon dated December 11, 2014. Professional standards require that we provide you with the following information related to our audit:

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Auditor's responsibility under Generally Accepted Auditing Standards and Governmental Auditing Standards	See our engagement letter dated October 7, 2014.
Client's responsibility	See our engagement letter dated October 7, 2014.
Planned scope and timing of the audit	See our engagement letter dated October 7, 2014.
Accounting policies, sensitive estimates, and sensitive disclosures	Please see the following section titled "Accounting Policies, Sensitive Estimates and Significant Disclosures."
Significant difficulties encountered in the audit	None.
Disagreements with management	None.
Other findings or issues	None.
Corrected and uncorrected misstatements	Please see the following section titled "Summary of Audit Adjustments."
Consultations with other accountants	None of which we are aware.
Written representations	We have requested certain representations from management that are included in the management representation letter dated December 11, 2014.

Accounting Policies, Sensitive Estimates and Significant Disclosures

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. In addition, certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The following table identifies sensitive estimates and disclosures.

AREA	SENSITIVE ESTIMATE OR SIGNIFICANT DISCLOSURE
Depreciation expense on capital assets	Sensitive estimate
Note 5 to the financial statements regarding the issuance of Series 2014 Bonds subsequent to year end.	Significant disclosure
Notes 8 and 9 to the financial statements regarding the District's dependence on the Developer, Lennar Homes, LLC, and the nature of the transactions with the Developer.	Significant disclosure



Summary of Audit Adjustments

During the course of our audit, we accumulate differences between amounts recorded by the District and amounts that we believe are required to be recorded under GAAP. Those adjustments are either recorded (corrected) by the Association or passed (uncorrected).

In connection with our audit, we proposed the following material adjustment which was corrected by management:

- An adjustment to re-classify a developer expense to Due from Developer.

RESOLUTION 2015-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Heritage Harbour North Community Development District (the "Board") prior to June 15, 2015, a proposed Budget for Fiscal Year 2016; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2014 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, September 3, 2015
HOOR: 2:00 P.M
LOCATION: River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. 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 2015-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of April, 2015

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

_____, Chairperson

BOARD OF SUPERVISOR'S

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

EXHIBIT A

**PROPOSED BUDGET
FISCAL YEAR 2016**

October 1, 2015 through September 30, 2016

Board of Supervisor's

**Terry Kirschner, Chairman
William Riley, Vice Chairman
Nancy Lyons, Supervisor
David Negip, Supervisor
John Wisz, Supervisor**

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

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





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**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 02/28/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 150	\$ 48	\$ 50	\$ 150
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 60,426	\$ 52,598	\$ 60,426	70,601
Special Assessment - Off-Roll	\$ 27,500	\$ 19,000	\$ 27,500	32,526
Total Revenue & Other Sources	\$ 88,076	\$ 71,646	\$ 87,976	103,277
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 2,000	\$ 1,200	\$ 2,000	\$ 2,400
Board of Supervisor's - FICA	\$ 153	\$ 92	\$ 153	\$ 184
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	\$ 2,400	\$ 1,562	\$ 3,125	\$ 3,400
Financial and Administrative				
Audit Services	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
Accounting Services	\$ 6,000	\$ 2,178	\$ 5,000	\$ 6,000
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 8,000
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ 500	\$ 142	\$ 400	\$ 500
Legal Advertising	\$ 1,500	\$ 197	\$ 1,500	\$ 1,500
Trustee Services	\$ 6,500	\$ 7,475	\$ 7,475	\$ 7,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 400	\$ 100	\$ 400	\$ 400
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 202	\$ 400	\$ 400
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services	\$ 7,700	\$ 2,793	\$ 7,700	\$ 7,700
Insurance	\$ 6,000	\$ 5,665	\$ 5,665	\$ 6,000
Printing and Binding	\$ 100	\$ 10	\$ 1,200	\$ 1,200
Office Supplies	\$ 50	\$ -	\$ -	\$ -

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 02/28/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 Budget
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 1,000	\$ 2,327	\$ 4,000	\$ 4,000
Boundary Expansion	\$ -	\$ (4,802)	\$ (4,802)	\$ -
Other General Government Services				
Engineering Services	\$ 600	\$ -	\$ -	\$ 600
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 3,920	\$ -	\$ 3,920	\$ 4,640
Total Expenditures and Other Uses	\$ 88,076	\$ 41,256	\$ 86,989	\$ 103,277
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 30,389	\$ 987	\$ -
Fund Balance - Beginning	\$ 18,801	\$ 18,801	\$ 18,801	\$ 19,788
Fund Balance - Ending (Projected)	\$ 18,801	\$ 49,190	\$ 19,788	\$ 19,788

Assessment Comparison

	Number of Units	Fiscal Year 2015		Fiscal Year 2016	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Single Family 55'	335		\$ 47.77	\$ 52.97	\$ 56.57
Single Family 65'	172		\$ 47.77	\$ 52.97	\$ 56.57
Single Family 75	147		\$ 47.77	\$ 52.97	\$ 56.57
Single Family 85'	94	\$ 44.79	\$ 47.77	\$ 52.97	\$ 56.57
TH/Coach/SF Attached	478	\$ 44.79	\$ 47.77	\$ 52.97	\$ 56.57
Condominium	636	\$ 44.79	\$ 47.77	\$ 52.97	\$ 56.57

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2016**

Revenues and Other Sources

Carryforward \$ -

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, which generally begin in late December or early January, 2014.

Interest Income - General Account \$ 150

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.

Expenditures and Other Uses

Legislative

Board of Supervisor's Fees \$ 2,584

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 \$ 41,078

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 2015</u>	<u>FY 2016</u>
Salary	\$ 35,000	\$ 35,000
FICA	\$ 2,678	\$ 2,678
Insurance	\$ 2,400	\$ 3,400
Total:	<u>\$ 40,078</u>	<u>\$ 41,078</u>

Financial and Administrative

Audit Services \$ 5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting Services \$ 6,000

For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation \$ 8,000

For the preparation by the District Manager 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 \$ 500

Legal Advertising \$ 1,500

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2016**

Trustee Services	\$	7,500
<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	\$	5,000
<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	\$	400
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	400
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services	\$	7,700
<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 environment with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records. In addition, the District will continue to develop a web site to apprise the community of District activities and to begin making District records electronically available to the public.</p>		
Insurance	\$	6,000
Printing and Binding	\$	1,200
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	4,000
<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>		
Other General Government Services		
Engineering Services	\$	600
<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	\$	-
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	4,640
<p>4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee</p>		
Total Expenditures and Other Uses:		\$ 103,277

**Heritage Harbour North
Community Development District**

**Series 2007 Bonds - Debt Service Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 02/28/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 Budget
Revenues and Other Sources				
Carryforward	\$ 29,584	\$ -	\$ -	\$ 31,456
Interest Income	\$ -	\$ 90	\$ 200	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,437,928	\$ 1,234,736	\$ 1,437,928	\$ 1,437,782
Special Assessment - Off-Roll	\$ 443,015	\$ -	\$ 443,015	\$ 442,969
Total Revenue & Other Sources	\$ 1,910,527	\$ 1,234,826	\$ 1,881,143	\$ 1,912,207

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2007 Bonds \$ 395,000 \$ - \$ 395,000 \$ 420,000

Principal Debt Service - Early Redemptions

Series 2007 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2007 Bonds \$ 1,385,288 \$ 692,644 \$ 1,385,288 \$ 1,360,106

Operating Transfers Out

\$ 29,584 \$ - \$ 29,584 \$ 31,456

Other Fees and Charges

Discounts, Tax Collector Fees and
Propety Appraiser Fees \$ 100,655 \$ - \$ 100,655 \$ 100,645

Total Expenditures and Other Uses \$ **1,910,527** \$ **692,644** \$ **1,910,527** \$ **1,912,207**

Net Increase/(Decrease) in Fund

Balance \$ - \$ 542,182 \$ (29,384) \$ -

Fund Balance - Beginning \$ **2,394,729** \$ **2,394,729** \$ **2,394,729** \$ **2,333,888**

Fund Balance - Ending (Projected) \$ **2,936,911** \$ **2,365,345** \$ **2,333,888**

Restricted Fund Balance:

Reseve Account Requirement \$ 1,597,906

Restricted for November 1, 2016 Interest Payment \$ 666,666

Total - Restricted Fund Balance: \$ **2,264,572**

Assessment Comparison

	Number of Units	Fiscal Year 2015		Fiscal Year 2016	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Single Family 55'	158		\$ 1,342.60		\$ 1,342.46
Single Family 65'	32		\$ 1,586.42		\$ 1,586.26
Single Family 75	123		\$ 1,829.20		\$ 1,829.02
Single Family 85'	94	\$ 1,927.91	\$ 2,073.03	\$ 1,927.72	\$ 2,072.81
TH/Coach/SF Attached	348	\$ 1,226.23	\$ 1,318.53	\$ 1,226.11	\$ 1,318.40
Condominium	636	\$ 1,131.83	\$ 1,217.03	\$ 1,131.72	\$ 1,216.90

**Heritage Harbour North
Community Development District
Series 2007 Bonds - Debt Service Fund - Budget
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2015	\$ 21,335,000	6.375%		
11/1/2015			\$ 680,053.13	
5/1/2016	\$ 420,000	6.375%	\$ 680,053.13	\$ 1,780,106
11/1/2016			\$ 666,665.63	
5/1/2017	\$ 450,000	6.375%	\$ 666,665.63	\$ 1,783,331
11/1/2017			\$ 652,321.88	
5/1/2018	\$ 480,000	6.375%	\$ 652,321.88	\$ 1,784,644
11/1/2018			\$ 637,021.88	
5/1/2019	\$ 510,000	6.375%	\$ 637,021.88	\$ 1,784,044
11/1/2019			\$ 620,765.63	
5/1/2020	\$ 545,000	6.375%	\$ 620,765.63	\$ 1,786,531
11/1/2020			\$ 603,393.75	
5/1/2021	\$ 580,000	6.375%	\$ 603,393.75	\$ 1,786,788
11/1/2021			\$ 584,906.25	
5/1/2022	\$ 615,000	6.375%	\$ 584,906.25	\$ 1,784,813
11/1/2022			\$ 565,303.13	
5/1/2023	\$ 660,000	6.375%	\$ 565,303.13	\$ 1,790,606
11/1/2023			\$ 544,265.63	
5/1/2024	\$ 700,000	6.375%	\$ 544,265.63	\$ 1,788,531
11/1/2024			\$ 521,953.13	
5/1/2025	\$ 750,000	6.375%	\$ 521,953.13	\$ 1,793,906
11/1/2025			\$ 498,046.88	
5/1/2026	\$ 795,000	6.375%	\$ 498,046.88	\$ 1,791,094
11/1/2026			\$ 472,706.25	
5/1/2027	\$ 850,000	6.375%	\$ 472,706.25	\$ 1,795,413
11/1/2027			\$ 445,612.50	
5/1/2028	\$ 905,000	6.375%	\$ 445,612.50	\$ 1,796,225
11/1/2028			\$ 416,765.63	
5/1/2029	\$ 965,000	6.375%	\$ 416,765.63	\$ 1,798,531
11/1/2029			\$ 386,006.25	
5/1/2030	\$ 1,030,000	6.375%	\$ 386,006.25	\$ 1,802,013
11/1/2030			\$ 353,175.00	
5/1/2031	\$ 1,095,000	6.375%	\$ 353,175.00	\$ 1,801,350
11/1/2031			\$ 318,271.88	
5/1/2032	\$ 1,170,000	6.375%	\$ 318,271.88	\$ 1,806,544
11/1/2032			\$ 280,978.13	
5/1/2033	\$ 1,245,000	6.375%	\$ 280,978.13	\$ 1,806,956
11/1/2033			\$ 241,293.75	

**Heritage Harbour North
Community Development District
Series 2007 Bonds - Debt Service Fund - Budget
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2034	\$ 1,325,000	6.375%	\$ 241,293.75	\$ 1,807,588
11/1/2034			\$ 199,059.38	
5/1/2035	\$ 1,415,000	6.375%	\$ 199,059.38	\$ 1,813,119
11/1/2035			\$ 153,956.25	
5/1/2036	\$ 1,510,000	6.375%	\$ 153,956.25	\$ 1,817,913
11/1/2036			\$ 105,825.00	
5/1/2037	\$ 1,605,000	6.375%	\$ 105,825.00	\$ 1,816,650
11/1/2037			\$ 54,665.63	
5/1/2038	\$ 1,715,000	6.375%	\$ 54,665.63	\$ 1,824,331
Principal Balance - September 30, 2016	\$ 20,915,000			

**Heritage Harbour North
Community Development District**

**Series 2007 Bonds - Capital Projects Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 02/28/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 8	\$ 13	\$ -
Operating Transfers In	\$ 29,584	\$ 90	\$ 29,584	\$ 31,456
Total Revenue & Other Sources	\$ 29,584	\$ 97	\$ 29,597	\$ 31,456
Expenditures and Other Uses				
Flood Control - Stormwater Management				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 837,449	\$ 767,784	\$ 767,784	\$ 80,620
Total Expenditures and Other Uses	\$ 837,449	\$ 767,784	\$ 767,784	\$ 80,620
Net Increase/(Decrease) in Fund				
Balance		\$ (767,687)	\$ (738,187)	
Fund Balance - Beginning	\$ 787,351	\$ 787,351	\$ 787,351	\$ -
Fund Balance - Ending (Projected)		\$ 19,664	\$ 49,164	\$ -

Projected Cash Position at September 30, 2015

Construction Account	
Opening Balance - October 1, 2014	\$ 596,534
Results from Current Year Operations	\$ (596,534)
Projected Balance - September 30, 2015	\$ 0
Deferred Cost Account	
Opening Balance - October 1, 2014	\$ 190,816
Results from Current Year Operations	\$ 171,250
Operating Transfers In	\$ 29,584
Projected Balance - September 30, 2015	\$ 49,150

**Heritage Harbour North
Community Development District**

**Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 02/28/2015	Year End 09/30/15	Fiscal Year 2016 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 31	\$ 60	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 556,640
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	
Bond Proceeds	\$ -	\$ 648,653	\$ 648,653	
Total Revenue & Other Sources	\$ -	\$ 648,684	\$ 648,713	\$ 556,640

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2007 Bonds \$ - \$ - \$ - \$ - \$ 115,000

Principal Debt Service - Early Redemptions

Series 2007 Bonds \$ - \$ - \$ - \$ - \$ -

Interest Expense

Series 2007 Bonds \$ - \$ 187,915 \$ 187,915 \$ 402,675

Operating Transfers Out

\$ - \$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts, Tax Collector Fees and
Propety Appraiser Fees \$ - \$ - \$ - \$ - \$ 38,965

Total Expenditures and Other Uses \$ - \$ 187,915 \$ 187,915 \$ 556,640

Net Increase/(Decrease) in Fund

Balance \$ - \$ 460,769 \$ 460,798 \$ -

Fund Balance - Beginning \$ - \$ - \$ - \$ 460,798

Fund Balance - Ending (Projected) \$ 460,769 \$ 460,798 \$ 460,798

Restricted Fund Balance:

Reseve Account Requirement \$ 259,400

Restricted for November 1, 2016 Interest Payment \$ 198,463

Total - Restricted Fund Balance: \$ 457,863

Assessment Comparison

	Number of Units	Fiscal Year 2015		Fiscal Year 2016	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Single Family 55'	177	N/A	N/A	\$	952.89
Single Family 65'	140	N/A	N/A	\$	1,417.44
Single Family 75'	24	N/A	N/A	\$	1,751.10
Single Family 85'	11	N/A	N/A	\$	1,912.82
TH/Coach/SF Attached	130	N/A	N/A	\$	754.46
Condominium	26	N/A	N/A	\$	1,091.87
Total:	508	Total Units			

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2015	\$ 7,945,000	5.000%		
11/1/2015			\$ 201,337.50	
5/1/2016	\$ 115,000	5.000%	\$ 201,337.50	\$ 517,675
11/1/2016			\$ 198,462.50	
5/1/2017	\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925
11/1/2017			\$ 195,337.50	
5/1/2018	\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675
11/1/2018			\$ 192,087.50	
5/1/2019	\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175
11/1/2019			\$ 188,712.50	
5/1/2020	\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425
11/1/2020			\$ 185,087.50	
5/1/2021	\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175
11/1/2021			\$ 181,337.50	
5/1/2022	\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675
11/1/2022			\$ 177,462.50	
5/1/2023	\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925
11/1/2023			\$ 173,337.50	
5/1/2024	\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675
11/1/2024			\$ 168,962.50	
5/1/2025	\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925
11/1/2025			\$ 164,337.50	
5/1/2026	\$ 10,000	5.000%	\$ 164,337.50	\$ 338,675
11/1/2026			\$ 159,587.50	
5/1/2027	\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175
11/1/2027			\$ 154,587.50	
5/1/2028	\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175
11/1/2028			\$ 149,337.50	
5/1/2029	\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675
11/1/2029			\$ 143,712.50	
5/1/2030	\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425
11/1/2030			\$ 137,837.50	
5/1/2031	\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675
11/1/2031			\$ 131,712.50	
5/1/2032	\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425
11/1/2032			\$ 125,212.50	
5/1/2033	\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425
11/1/2033			\$ 118,337.50	

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2034	\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675
11/1/2034			\$ 111,212.50	
5/1/2035	\$ 300,000	5.125%	\$ 111,212.50	\$ 522,425
11/1/2035			\$ 103,525.00	
5/1/2036	\$ 315,000	5.125%	\$ 103,525.00	\$ 522,050
11/1/2036			\$ 95,453.13	
5/1/2037	\$ 335,000	5.125%	\$ 95,453.13	\$ 525,906
11/1/2037			\$ 86,868.75	
5/1/2038	\$ 350,000	5.125%	\$ 86,868.75	\$ 523,738
11/1/2038			\$ 77,900.00	
5/1/2039	\$ 370,000	5.125%	\$ 77,900.00	\$ 525,800
11/1/2039			\$ 68,418.75	
5/1/2040	\$ 390,000	5.125%	\$ 68,418.75	\$ 526,838
11/1/2040			\$ 58,425.00	
5/1/2041	\$ 410,000	5.125%	\$ 58,425.00	\$ 526,850
11/1/2041			\$ 47,918.75	
5/1/2042	\$ 430,000	5.125%	\$ 47,918.75	\$ 525,838
11/1/2042			\$ 36,900.00	
5/1/2043	\$ 455,000	5.125%	\$ 36,900.00	\$ 528,800
11/1/2043			\$ 25,240.63	
5/1/2044	\$ 480,000	5.125%	\$ 25,240.63	\$ 530,481
11/1/2044			\$ 12,940.63	
5/1/2045	\$ 505,000	5.125%	\$ 12,940.63	\$ 530,881
Principal Balance - September 30, 2016	\$ 7,650,000			

**Heritage Harbour North
Community Development District**

Series 2014 Bonds - Capital Projects Fund - Budget

Fiscal Year 2016

Description	Fiscal Year 2015 Budget	Actual at 02/28/2015	Year End 09/30/15	Fiscal Year 2016 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 3,311,010
Interest Income	\$ -	\$ 160	\$ 274	\$ -
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ 7,296,348	\$ 7,296,348	\$ -
Total Revenue & Other Sources	\$ -	\$ 7,296,508	\$ 7,296,622	\$ 3,311,010
Expenditures and Other Uses				
Professional Services				
Special Assessment Methodology	\$ -	\$ 15,000	\$ 15,000	\$ -
District Manager	\$ -	\$ 25,000	\$ 25,000	\$ -
Underwriter	\$ -	\$ 158,900	\$ 158,900	\$ -
Trustee	\$ -	\$ 5,780	\$ 5,780	\$ -
Printing - Official Statement	\$ -	\$ 1,250	\$ 1,250	\$ -
Legal	\$ -	\$ 149,437	\$ 149,437	\$ -
Flood Control - Stormwater Management				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ 3,613,536	\$ 3,613,536	\$ 3,311,010
Original Issue Discount	\$ -	\$ 16,709	\$ 16,709	\$ -
Total Expenditures and Other Uses	\$ -	\$ 3,985,611	\$ 3,985,611	\$ 3,311,010
Net Increase/(Decrease) in Fund				
Balance		\$ 3,310,896	\$ 3,311,010	
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 3,311,010
Fund Balance - Ending (Projected)		\$ 3,310,896	\$ 3,311,010	\$ -

HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

A REPLAT OF TRACT 702, HERITAGE HARBOUR, SUBPHASE J, UNIT 2,
RECORDED IN PLAT BOOK 56, PAGES 67-89, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 7 SHEETS

SPECIAL NOTE:
REFER TO DRAINAGE PLAN BOOK _____
PAGES _____ THROUGH _____
FOR DESIGN GRADING PLAN.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE "DEVELOPER", ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. IF TWO OR MORE LOTS ARE COMBINED AS ONE BUILDING SITE, THE UTILITY COMPANY SHALL BE REIMBURSED FOR THE COSTS INCURRED RELOCATING THE FACILITIES.

PUBLIC UTILITY EASEMENTS - THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE EASEMENT TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE PURPOSE OF INSTALLATION, READING, AND MAINTENANCE OF WATER LINES, WATER SERVICES, WATER VALVES, FIRE HYDRANTS, AND ANY ASSOCIATED PUBLIC WATER UTILITY.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO MANATEE COUNTY, FLORIDA POWER & LIGHT COMPANY, VERIZON FLORIDA, LLC, HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND OTHER COMPANIES AUTHORIZED BY THE DEVELOPER FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER "TRACT 313", "TRACT 314", AND "TRACT 315", INCLUSIVE, AS SHOWN ON THIS PLAT.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY, VERIZON FLORIDA, LLC, HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND OTHER AUTHORIZED UTILITY COMPANIES, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND THAT PORTION OF THE SUBDIVISION ADJOINING AND ADJACENT TO "TRACT 310" THROUGH "TRACT 312", INCLUSIVE, FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES.

DRAINAGE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO RIVER STRAND GOLF & COUNTRY CLUB, INC., HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND HERITAGE HARBOUR MASTER ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

LAKE MAINTENANCE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO RIVER STRAND GOLF & COUNTRY CLUB, INC., AND HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT AN EASEMENT FOR LAKE MAINTENANCE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE EASEMENT".

INGRESS AND EGRESS OVER ROADS - THE "DEVELOPER" HEREBY GRANTS TO ALL MEMBERS OF THE RIVER STRAND GOLF & COUNTRY CLUB, INC., AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS "TRACT 313", "TRACT 314", AND "TRACT 315", INCLUSIVE, AS SHOWN ON THIS PLAT.

CERTIFICATE OF APPROVAL OF MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ATTEST:

CLERK OF CIRCUIT COURT

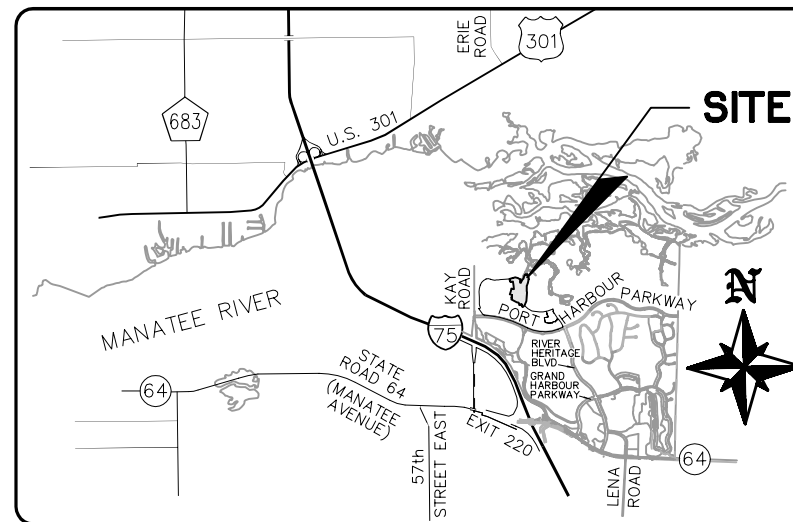
CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TODD E. BOYLE, R.S.M.
STATE OF FLORIDA LICENSE 6047

DATE: _____

LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



VICINITY SKETCH
(NOT TO SCALE)

SHEET INDEX

- COVER SHEET
1 OF 7
- LEGAL DESCRIPTION, SITE BOUNDARY, AND KEY SHEET
2 OF 7
- DETAIL SHEET
3 THROUGH 7 OF 7

TRACT DESIGNATIONS

"TRACT 117" IS A "COMMUNITY COMMON AREA" TRACTS UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE RIVER STRAND GOLF & COUNTRY CLUB, INC. ("THE RIVER STRAND RESTRICTIONS") WHICH SHALL BE MAINTAINED BY THE RIVER STRAND GOLF & COUNTRY CLUB, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY "THE RIVER STRAND RESTRICTIONS".

"TRACT 313", "TRACT 314", AND "TRACT 315", INCLUSIVE, ARE "PRIVATE ROAD RIGHT OF WAY, DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY THE RIVER STRAND GOLF & COUNTRY CLUB, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY "THE RIVER STRAND RESTRICTIONS".

"TRACT 508", "TRACT 509", "TRACT 510", AND "TRACT 511" ARE "LAKE MAINTENANCE EASEMENT & DRAINAGE EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR (THE "MASTER COVENANTS").

NOTES

* AS OF MARCH 17, 2014, THIS PROJECT LIES WITHIN ZONES "X" & "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER PANEL 12081C0190E. PRIOR TO CONSTRUCTION VERIFY MOST CURRENT DATA WITH F.E.M.A.

* ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) VERTICAL DATA FOR DESIGNATION "E 559" WITH A PUBLISHED ELEVATION OF 10.57 FEET. THE DRAINAGE PLANS ASSOCIATED WITH THIS RECORD PLAT WILL BE RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, AND THE ELEVATIONS SHOWN THEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE CONVERSION FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IS PLUS 0.97 FEET AND WAS DERIVED BY THE USE OF THE U.S. ARMY CORPS OF ENGINEERS ARMY CORPSCOON V. 6.0.1 SOFTWARE.

* STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS; I-75 84 A21, I-75 84 A24 & I-75 84 A38, N.A.D. 1983/90, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.9999672.

* BEARINGS ARE BASED ON THE EAST LINE OF TRACT 702 AND THE PLAT BOUNDARY LINE OF HERITAGE HARBOUR, SUBPHASE J, UNIT 2, PLAT BOOK 56, PAGES 67-89, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TRACT 701 HAVING A BEARING OF S.04°06'25"W.

* EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.

* ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

* ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

* ALL LOT LINES AND ROAD RIGHT OF WAY CENTERLINES ARE RADIAL TO THE CURVES THEY INTERSECT UNLESS OTHERWISE NOTED.

CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT WERE ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

THIS _____ DAY OF _____, A.D., 2015.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

ATTEST:

TERRY KIRSCHNER, AS CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY OWNERSHIP OF THE SAID PROPERTY "HERITAGE HARBOUR, SUBPHASE J, UNIT 4A" AS SHOWN AND DESCRIBED ON THIS PLAT AND DO HEREBY DEDICATE REQUIRED UTILITIES AND ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON, AND ALL POTABLE WATER AND WASTEWATER INFRASTRUCTURE FACILITIES TO THE GENERAL PUBLIC FOR THEIR USE, FOREVER. IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS _____ DAY OF _____, A.D., 2015.

WITNESSES: _____ LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

BEFORE ME PERSONALLY APPEARED DARIN McMURRAY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE-PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

NOTARY PUBLIC - STATE OF FLORIDA

(AFFIX SEAL)

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, R.B. CHIPS SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ ON PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

R.B. CHIPS SHORE, CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

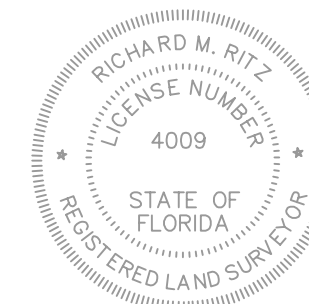
BY: _____
CLERK

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED FLORIDA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, FLORIDA BUSINESS LICENSE No. 6690, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND THE MANATEE COUNTY DEVELOPMENT CODE, CHAPTER 9, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM's) WERE INSTALLED AS OF _____, 2015, AND THE PERMANENT CONTROL POINTS (PCP's) AND THE LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DRAFT

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA
LICENSE NUMBER 4009

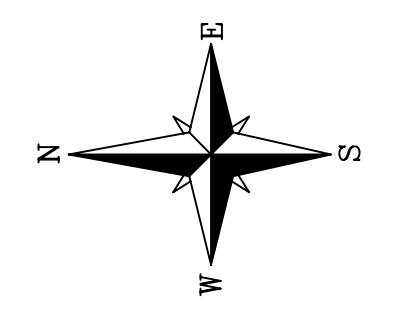


DATE: _____

BANKS ENGINEERING

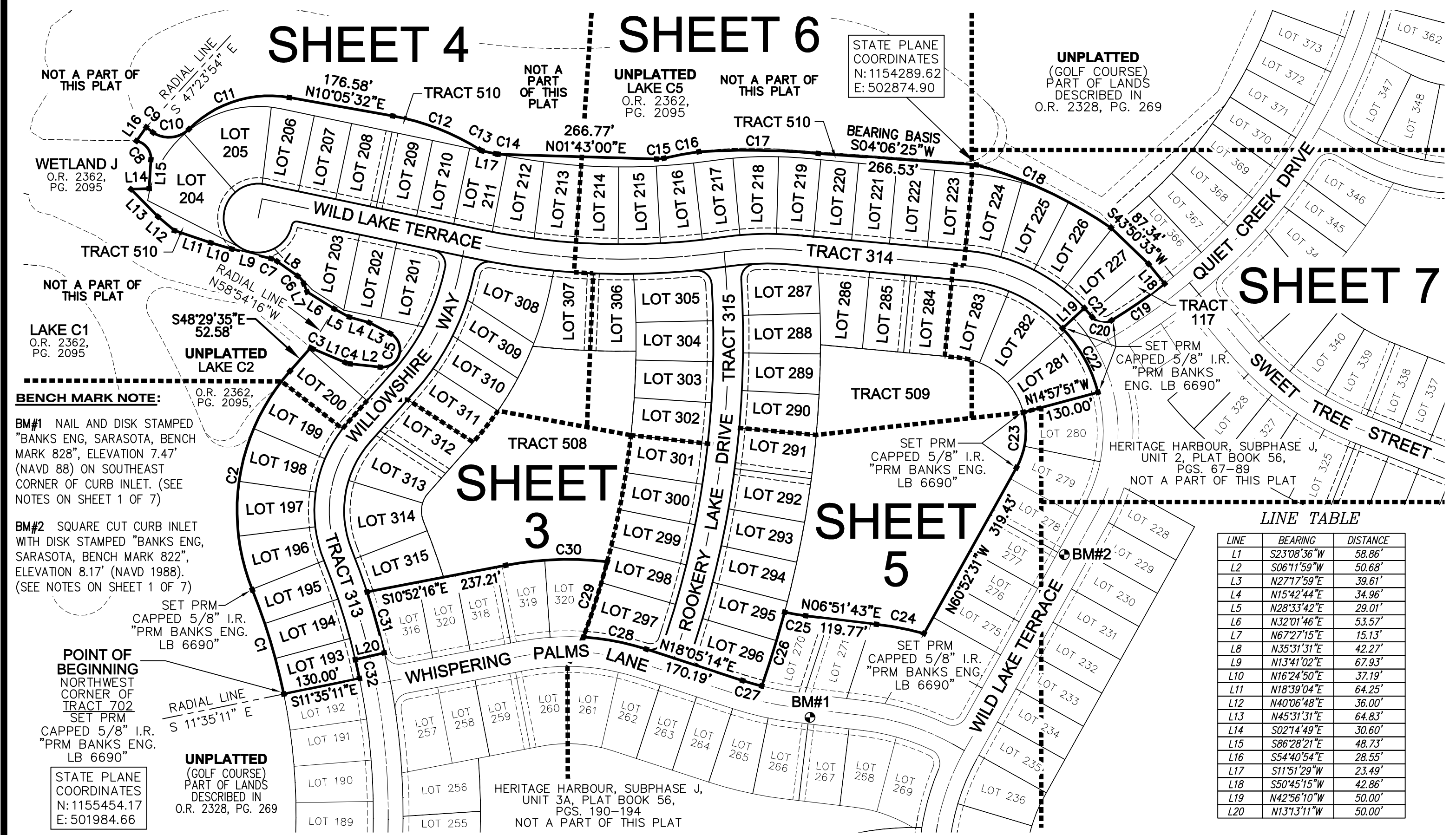
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
573 Interstate Boulevard, Sarasota, FL 34240
Phone (941) 360-1618 • Fax (941) 625-1149

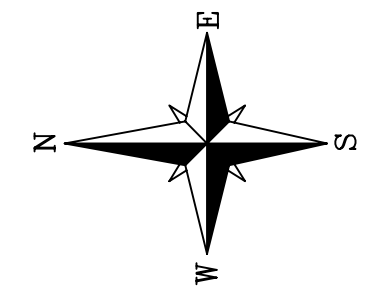
SHEET 4 SHEET 6



HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

A REPLAT OF TRACT 702, HERITAGE HARBOUR, SUBPHASE J, UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67-89, MANATEE COUNTY, FLORIDA



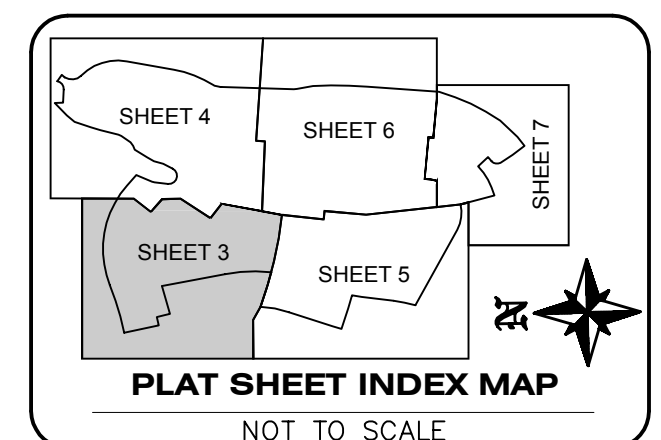


HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

A REPLAT OF TRACT 702, HERITAGE HARBOUR, SUBPHASE J, UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67-89, MANATEE COUNTY, FLORIDA

- LEGEND**
- LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR
 - (NR) NON-RADIAL
 - P.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.T. POINT OF TANGENCY
 - (OA) OVERALL
 - S.F. SQUARE FEET
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.I. POINT OF INTERSECTION
 - D.E. DRAINAGE EASEMENT
 - C.C.A. COMMUNITY COMMON AREA
 - D.B. DRY BASIN MAINTENANCE EASEMENT
 - C.E. CONSERVATION EASEMENT
 - BM BENCH MARK
 - PB PLAT BOOK
 - PGS. PAGES
 - PG. PAGE
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE DATA: SEE CURVE TABLE
 - L1 LIME DATA: SEE LINE TABLE

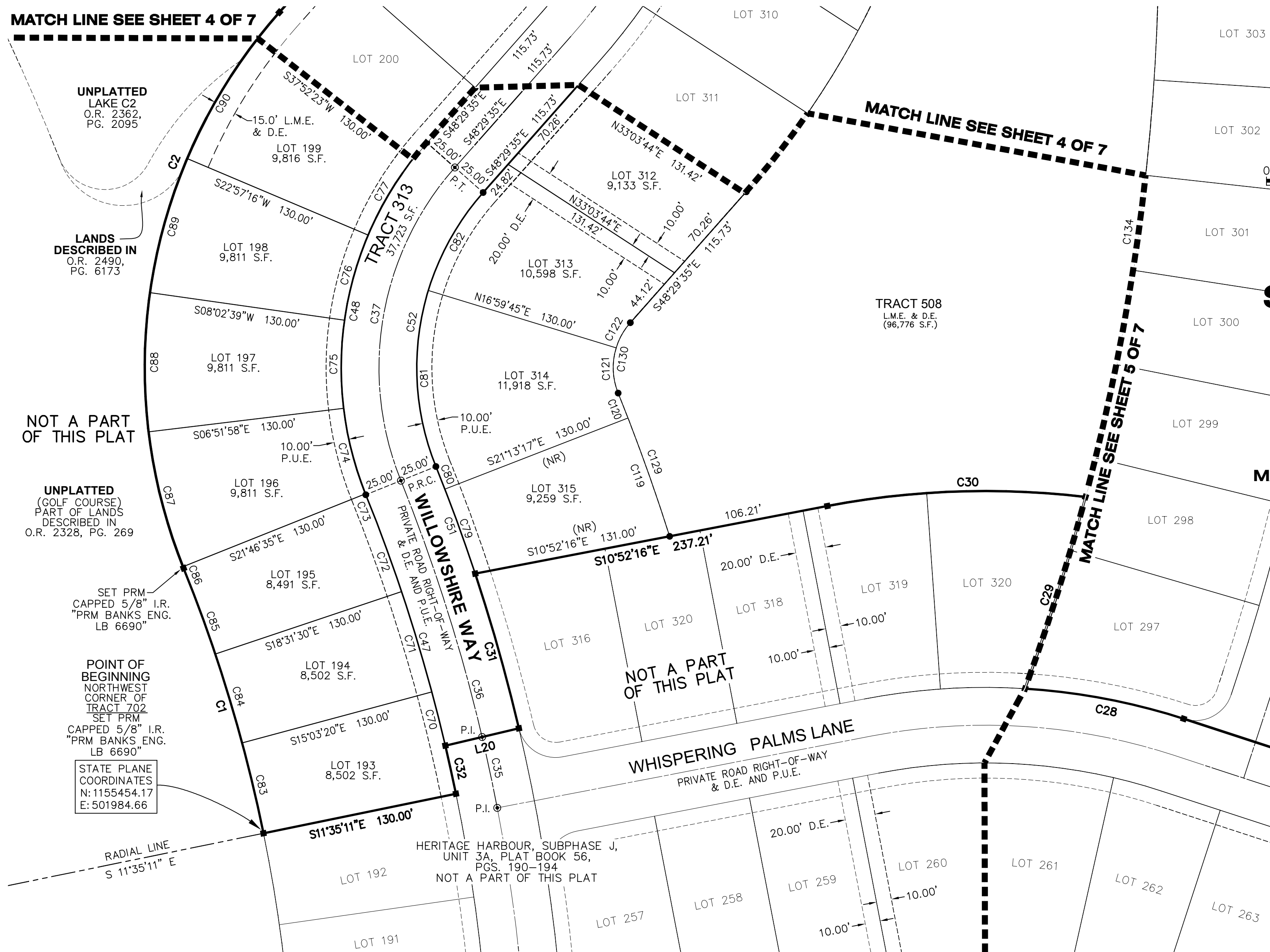
- SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM) FOUND 5/8" CAPPED IRON ROD STAMPED "BANKS ENG INC, SARASOTA LB 6690 SURVEY MARKER" UNLESS OTHERWISE NOTED
 - ⊙ PERMANENT CONTROL POINT (PCP) SET, NAIL & DISK STAMPED "PCP BANKS ENG LB 6690"
 - ⊕ PLAT BENCH MARK (SEE BENCH MARK NOTE)
 - DENOTES A CHANGE IN DIRECTION ALONG RIGHT OF WAY LINE OR LOT LINE



BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida
 573 Interstate Boulevard, Sarasota, FL 34240
 Phone (941) 360-1618 • Fax (941) 625-1149

MATCH LINE SEE SHEET 4 OF 7



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1015.00'	10°21'32"	183.51'	183.26'	N73°14'04"E
C2	355.00'	63°27'07"	393.14'	373.36'	S80°13'09"E
C28	425.00'	14°33'11"	107.95'	107.66'	N10°48'38"E
C29	1445.00'	5°16'34"	133.06'	133.01'	S72°28'34"E
C30	555.00'	17°43'36"	171.71'	171.03'	N02°00'28"W
C31	1195.00'	5°06'14"	106.45'	106.41'	S74°13'42"W
C32	1145.00'	1°38'01"	32.65'	32.64'	S77°35'49"W
C35	1170.00'	2°20'56"	47.96'	47.96'	S77°57'16"W
C36	1170.00'	8°43'31"	178.17'	178.00'	S72°25'03"W
C37	200.00'	63°27'07"	221.49'	210.34'	N80°13'09"W
C47	1145.00'	8°43'31"	174.37'	174.20'	S72°25'03"W
C48	225.00'	63°27'07"	249.18'	236.64'	N80°13'09"W
C51	1195.00'	3°37'17"	75.53'	75.52'	S69°51'56"W
C52	175.00'	63°27'07"	193.80'	184.05'	N80°13'09"W
C70	1145.00'	1°50'09"	36.69'	36.68'	S75°51'44"W
C71	1145.00'	3°28'10"	69.33'	69.32'	S73°12'35"W

CURVE TABLE

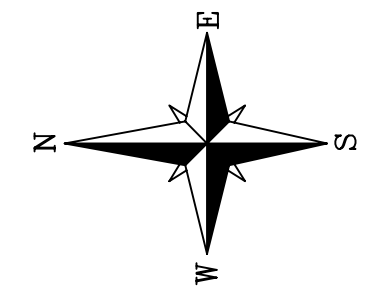
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C72	1145.00'	3°25'12"	68.35'	68.34'	S69°45'54"W
C73	225.00'	0°10'07"	0.66'	0.66'	S68°08'21"W
C74	225.00'	14°54'37"	58.55'	58.39'	S75°40'43"W
C75	225.00'	14°54'37"	58.55'	58.39'	N89°24'40"W
C76	225.00'	14°54'37"	58.55'	58.39'	N74°30'03"W
C77	225.00'	14°55'07"	58.59'	58.42'	N59°35'11"W
C79	1195.00'	2°50'59"	59.44'	59.43'	S70°15'05"W
C80	1195.00'	0°46'18"	16.09'	16.09'	S68°26'27"W
C81	175.00'	38°56'27"	118.94'	116.66'	S87°31'31"W
C82	175.00'	24°30'40"	74.86'	74.30'	N60°44'55"W
C83	1015.00'	3°28'10"	61.46'	61.45'	S76°40'45"W
C84	1015.00'	3°28'10"	61.46'	61.45'	S73°12'35"W
C85	1015.00'	3°25'12"	60.59'	60.58'	S69°45'54"W
C86	355.00'	0°10'07"	1.04'	1.04'	S68°08'21"W
C87	355.00'	14°54'37"	92.38'	92.12'	S75°40'43"W
C88	355.00'	14°54'37"	92.38'	92.12'	N89°24'40"W

LINE TABLE

LINE	BEARING	DISTANCE
L20	N13°13'11"W	50.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C89	355.00'	14°54'37"	92.38'	92.12'	N74°30'03"W
C90	355.00'	14°55'07"	92.44'	92.17'	N59°35'11"W
C119	1325.00'	3°35'21"	83.00'	82.99'	S70°36'59"W
C120	1325.00'	0°46'01"	17.74'	17.74'	S68°26'18"W
C121	45.00'	38°56'27"	30.58'	30.00'	N87°31'31"E
C122	45.00'	24°30'40"	19.25'	19.10'	N60°44'55"W
C129	1325.00'	4°21'22"	100.74'	100.71'	S70°13'59"W
C130	45.00'	63°27'07"	49.84'	47.33'	N80°13'09"W
C134	1445.00'	14°12'43"	358.42'	357.51'	N82°13'12"W

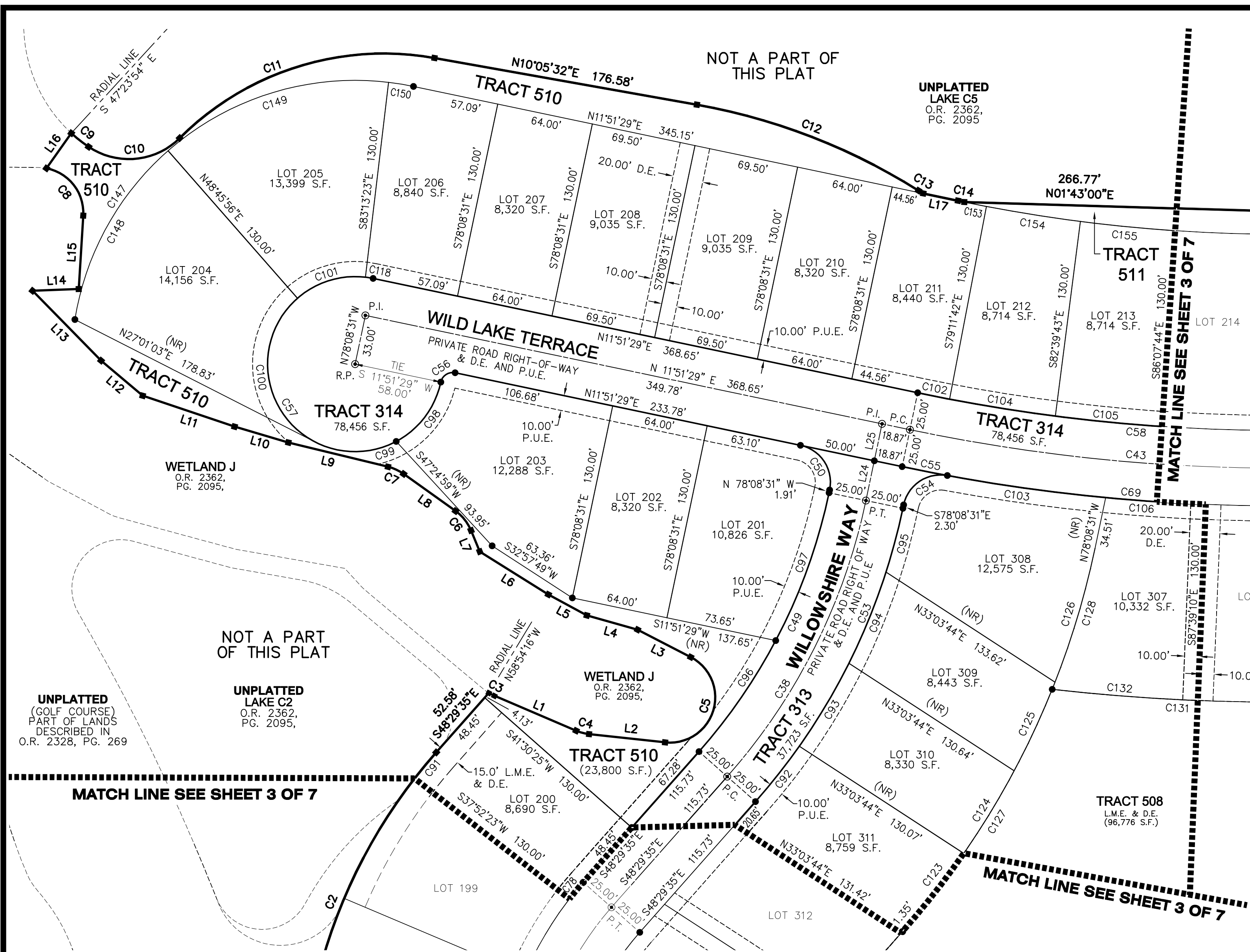
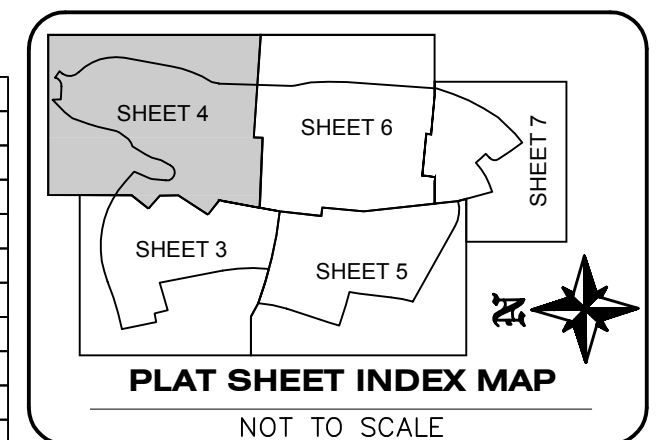


HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

A REPLAT OF TRACT 702, HERITAGE HARBOUR, SUBPHASE J, UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67-89, MANATEE COUNTY, FLORIDA

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 - ⊕ PLAT BENCH MARK (SEE BENCH MARK NOTE)
 - DENOTES A CHANGE IN DIRECTION ALONG RIGHT OF WAY LINE OR LOT LINE



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	355.00'	63°27'07"	393.14'	373.36'	S80°13'09"E
C3	30.00'	7°57'09"	4.16'	4.16'	S27°07'09"W
C4	30.00'	16°56'37"	8.87'	8.84'	S14°40'17"W
C5	30.00'	158°54'00"	83.20'	58.99'	S73°15'01"E
C6	30.00'	31°55'45"	16.72'	16.50'	N51°29'22"E
C7	30.00'	21°50'28"	11.44'	11.37'	N24°36'17"E
C8	30.00'	82°50'01"	43.37'	39.69'	N52°06'39"E
C9	97.65'	8°35'07"	14.63'	14.62'	S38°18'33"W
C10	47.65'	79°00'03"	65.70'	60.62'	S05°29'02"E
C11	191.35'	55°04'36"	183.94'	176.94'	S17°26'46"E
C12	408.35'	22°13'46"	158.43'	157.44'	S21°12'25"W
C13	47.65'	4°27'07"	3.70'	3.70'	S30°05'45"W
C14	1042.82'	0°14'03"	4.26'	4.26'	S11°44'28"W
C38	400.00'	29°38'55"	206.99'	204.68'	N63°19'03"W
C43	1197.82'	20°06'33"	420.40'	418.24'	S01°48'13"W
C49	375.00'	29°38'55"	194.05'	191.89'	S63°19'03"E
C50	25.00'	90°00'00"	39.27'	35.36'	S56°51'29"W
C53	425.00'	29°38'55"	219.92'	217.48'	N63°19'03"W
C54	25.00'	88°34'13"	38.65'	34.91'	N33°51'24"W

CURVE TABLE

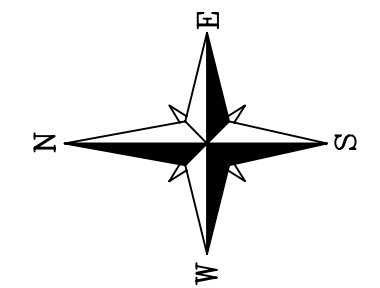
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C55	1222.82'	1°25'47"	30.51'	30.51'	N11°08'36"E
C56	8.00'	90°00'00"	12.57'	11.31'	S33°08'31"E
C57	58.00'	270°00'00"	273.32'	82.02'	S56°51'29"W
C58	1172.82'	20°06'33"	411.62'	409.51'	N01°48'13"E
C69	1222.82'	16°08'09"	344.37'	343.23'	S02°21'38"W
C78	225.00'	3°38'02"	14.27'	14.27'	N50°18'36"W
C91	355.00'	3°38'02"	22.51'	22.51'	N50°18'36"W
C92	425.00'	6°18'30"	46.79'	46.77'	N51°38'50"W
C93	425.00'	8°38'33"	64.11'	64.05'	N59°07'22"W
C94	425.00'	8°47'43"	65.24'	65.18'	N67°50'30"W
C95	425.00'	5°54'09"	43.78'	43.76'	N75°11'26"W
C96	375.00'	13°41'33"	89.62'	89.40'	S55°20'22"E
C97	375.00'	15°57'22"	104.43'	104.10'	S70°09'50"E
C98	58.00'	50°11'03"	50.80'	49.19'	S53°02'59"E
C99	58.00'	54°58'30"	55.65'	53.54'	S00°28'12"E
C100	58.00'	111°44'53"	113.12'	96.03'	S82°53'30"W
C101	58.00'	48°00'41"	48.60'	47.19'	N17°13'43"W
C102	1172.82'	1°03'11"	21.56'	21.55'	N11°19'54"E
C103	1222.82'	4°57'44"	105.90'	105.87'	N07°56'50"E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C104	1172.82'	3°28'01"	70.97'	70.96'	N09°04'18"E
C105	1172.82'	3°28'01"	70.97'	70.96'	N05°36'17"E
C106	1222.82'	3°07'09"	66.57'	66.56'	N03°54'24"E
C118	58.00'	5°04'52"	5.14'	5.14'	S09°19'03"W
C123	555.00'	6°48'32"	65.95'	65.92'	N51°53'51"W
C124	555.00'	6°36'49"	64.06'	64.03'	N58°36'32"W
C125	555.00'	6°40'52"	64.72'	64.68'	N65°15'22"W
C126	555.00'	9°32'42"	92.46'	92.35'	N73°22'09"W
C127	555.00'	19°34'37"	189.63'	188.71'	N58°16'54"W
C128	555.00'	10°04'18"	97.56'	97.43'	N73°06'22"W
C131	1352.82'	7°22'19"	174.06'	173.94'	N02°45'39"E
C132	1352.82'	4°05'58"	96.79'	96.77'	N04°23'49"E
C147	188.00'	92°48'37"	304.53'	272.31'	S34°32'49"E
C148	188.00'	39°43'03"	130.32'	127.73'	N61°05'36"W
C149	188.00'	48°00'41"	157.54'	152.97'	N17°13'43"W
C150	188.00'	5°04'52"	16.67'	16.67'	N09°19'03"E
C153	1042.82'	0°49'08"	14.90'	14.90'	N11°12'53"E
C154	1042.82'	3°28'01"	63.10'	63.09'	N09°04'18"E
C155	1042.82'	3°28'01"	63.10'	63.09'	N05°36'17"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°08'36"W	58.86'
L2	S06°11'59"W	50.68'
L3	N27°17'59"E	39.61'
L4	N15°42'44"E	34.96'
L5	N28°33'42"E	29.01'
L6	N32°01'46"E	53.57'
L7	N67°27'15"E	15.13'
L8	N35°31'31"E	42.27'
L9	N13°41'02"E	67.93'
L10	N16°24'50"E	37.19'
L11	N18°39'04"E	64.25'
L12	N40°06'48"E	36.00'
L13	N45°31'31"E	64.83'
L14	S02°14'49"E	30.60'
L15	S86°28'21"E	48.73'
L16	S54°40'54"E	28.55'
L17	S11°51'29"W	23.49'
L24	S78°08'31"E	26.91'
L25	S78°08'31"E	25.00'



HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

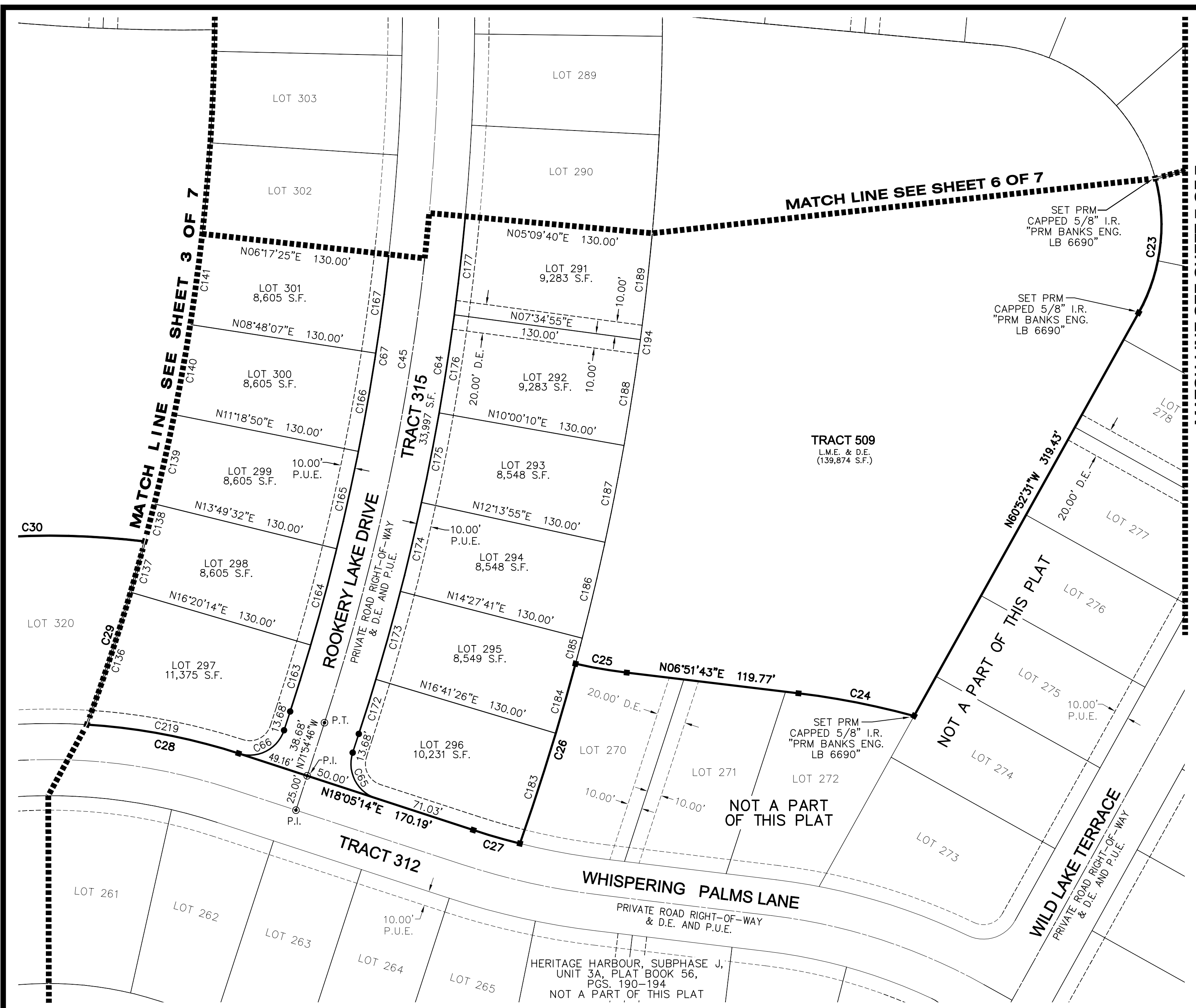
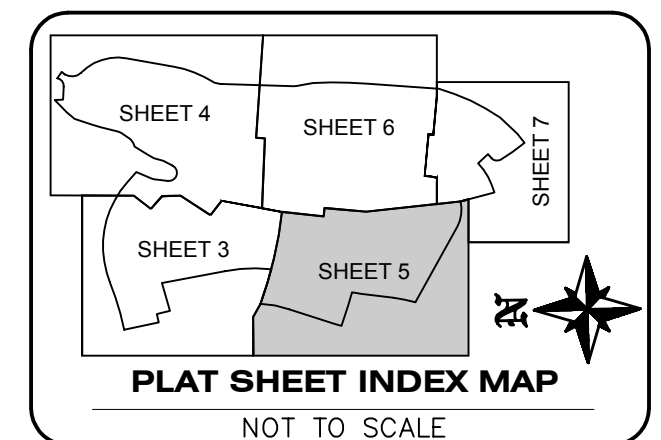
A REPLAT OF TRACT 702, HERITAGE HARBOUR, SUBPHASE J, UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67-89, MANATEE COUNTY, FLORIDA

LEGEND

- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
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- P.C. POINT OF CURVATURE
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- PGS. PAGES
- PG. PAGE
- O.R. OFFICIAL RECORDS BOOK
- C1 CURVE DATA: SEE CURVE TABLE
- L1 LINE DATA: SEE LINE TABLE

SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) FOUND 5/8" CAPPED IRON ROD STAMPED "BANKS ENG INC, SARASOTA LB 6690 SURVEY MARKER" UNLESS OTHERWISE NOTED
- ⊙ PERMANENT CONTROL POINT (PCP) SET, NAIL & DISK STAMPED "PCP BANKS ENG LB 6690"
- ⊕ PLAT BENCH MARK (SEE BENCH MARK NOTE)
- DENOTES A CHANGE IN DIRECTION ALONG RIGHT OF WAY LINE OR LOT LINE



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C23	125.00'	44°05'20"	96.19'	93.83'	N82°55'11"W
C24	555.00'	8°25'36"	81.63'	81.55'	N11°04'31"E
C25	345.00'	5°59'02"	36.03'	36.02'	S09°51'14"W
C26	1755.00'	4°15'14"	130.30'	130.27'	S72°48'57"E
C27	475.00'	4°03'09"	33.60'	33.59'	N16°03'39"E
C28	425.00'	14°33'11"	107.95'	107.66'	N10°48'38"E
C29	1445.00'	5°16'34"	133.06'	133.01'	S72°28'34"E
C30	555.00'	17°43'36"	171.71'	171.03'	N02°00'28"W
C45	1600.00'	23°27'51"	655.24'	650.67'	S83°38'42"E
C64	1625.00'	21°44'02"	616.41'	612.72'	N82°46'48"W
C65	25.00'	90°00'00"	39.27'	35.36'	N63°05'14"E
C66	25.00'	89°53'33"	39.22'	35.32'	N26°58'00"W
C67	1575.00'	21°33'51"	592.78'	589.29'	N82°41'42"W

CURVE TABLE

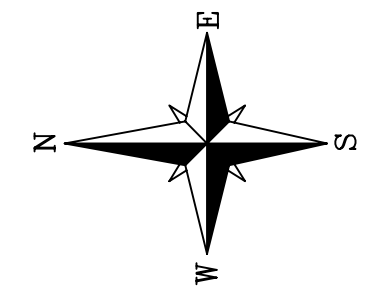
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C136	1445.00'	3°49'29"	96.46'	96.44'	N71°45'01"W
C137	1445.00'	1°27'05"	36.60'	36.60'	N74°23'18"W
C138	1445.00'	1°03'38"	26.74'	26.74'	S75°38'39"E
C139	1445.00'	2°30'42"	63.35'	63.34'	N77°25'49"W
C140	1445.00'	2°30'42"	63.35'	63.34'	N79°56'32"W
C141	1445.00'	2°30'42"	63.35'	63.34'	N82°27'14"W
C163	1575.00'	1°44'59"	48.10'	48.10'	N72°47'16"W
C164	1575.00'	2°30'42"	69.05'	69.04'	N74°55'07"W
C165	1575.00'	2°30'42"	69.05'	69.04'	N77°25'49"W
C166	1575.00'	2°30'42"	69.05'	69.04'	N79°56'32"W
C167	1575.00'	2°30'42"	69.05'	69.04'	N82°27'14"W
C172	1625.00'	1°23'47"	39.61'	39.61'	N72°36'40"W
C173	1625.00'	2°13'45"	63.23'	63.22'	N74°25'27"W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C174	1625.00'	2°13'45"	63.23'	63.22'	N76°39'12"W
C175	1625.00'	2°13'45"	63.23'	63.22'	N78°52'57"W
C176	1625.00'	2°25'15"	68.66'	68.65'	N81°12'27"W
C177	1625.00'	2°25'15"	68.66'	68.65'	N83°37'42"W
C183	1755.00'	2°37'14"	80.27'	80.27'	N71°59'57"W
C184	1755.00'	1°38'00"	50.03'	50.03'	N74°07'34"W
C185	1755.00'	0°35'46"	18.26'	18.26'	S75°14'26"E
C186	1755.00'	2°13'45"	68.28'	68.28'	N76°39'12"W
C187	1755.00'	2°13'45"	68.28'	68.28'	N78°52'57"W
C188	1755.00'	2°25'15"	74.15'	74.15'	N81°12'27"W
C189	1755.00'	2°25'15"	74.15'	74.15'	N83°37'42"W
C194	1755.00'	14°51'07"	454.92'	453.65'	N82°22'07"W
C219	425.00'	14°26'44"	107.15'	106.87'	S10°45'24"W

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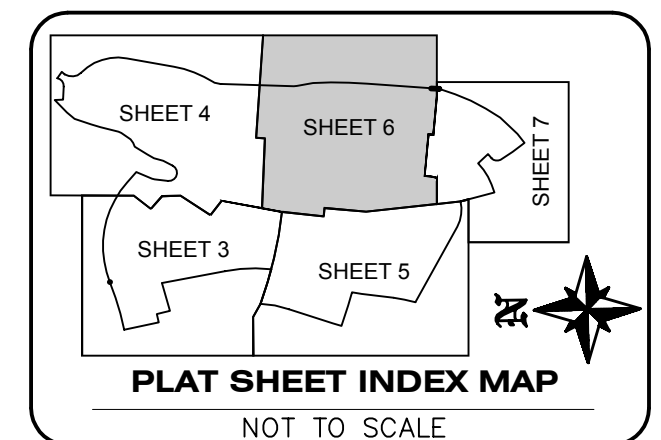


HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

A REPLAT OF TRACT 702, HERITAGE HARBOUR, SUBPHASE J, UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67-89, MANATEE COUNTY, FLORIDA

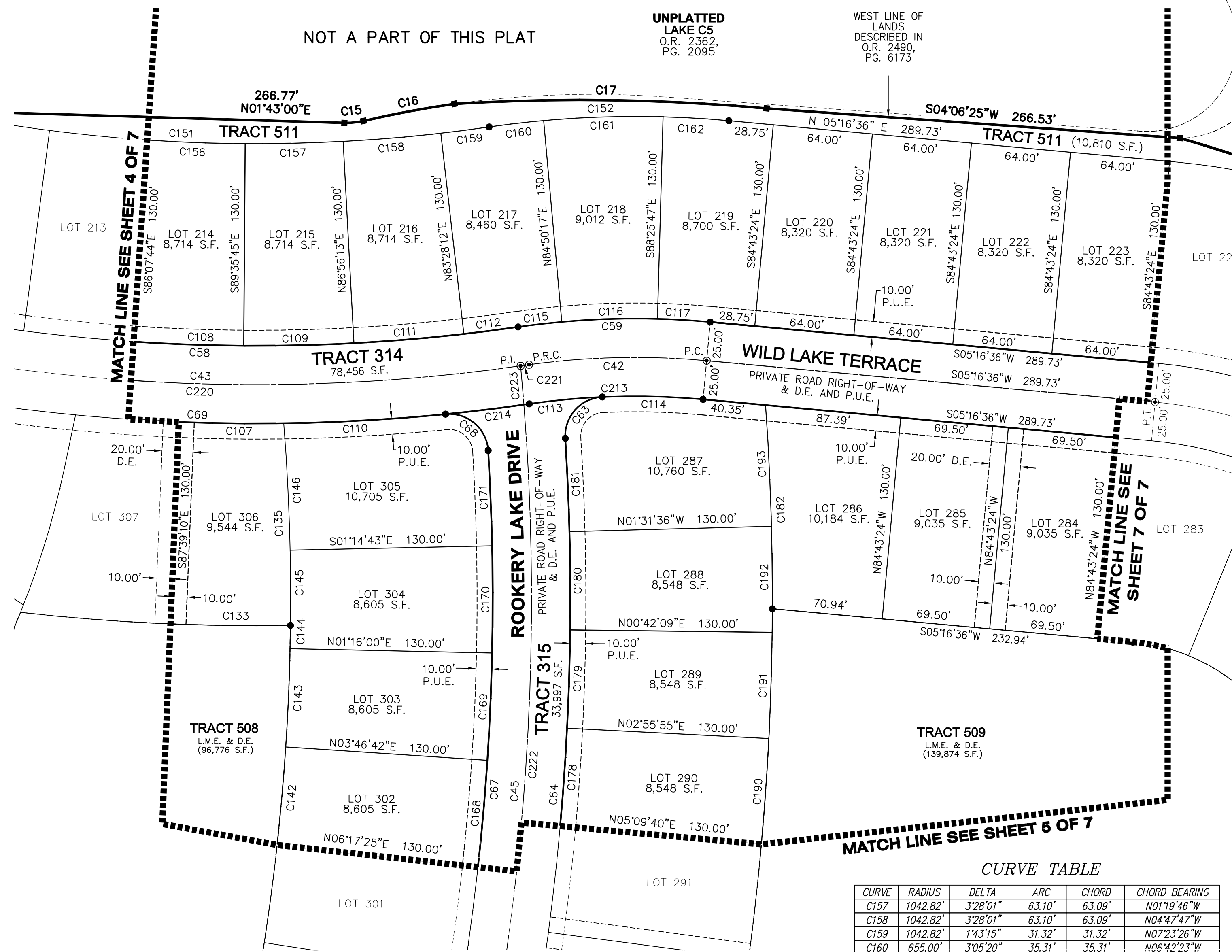
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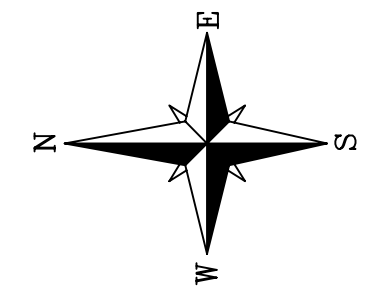
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HERITAGE HARBOUR, SUBPHASE J, UNIT 4A

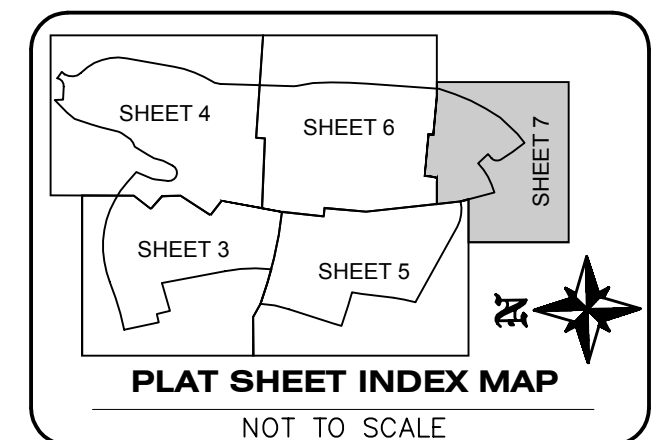
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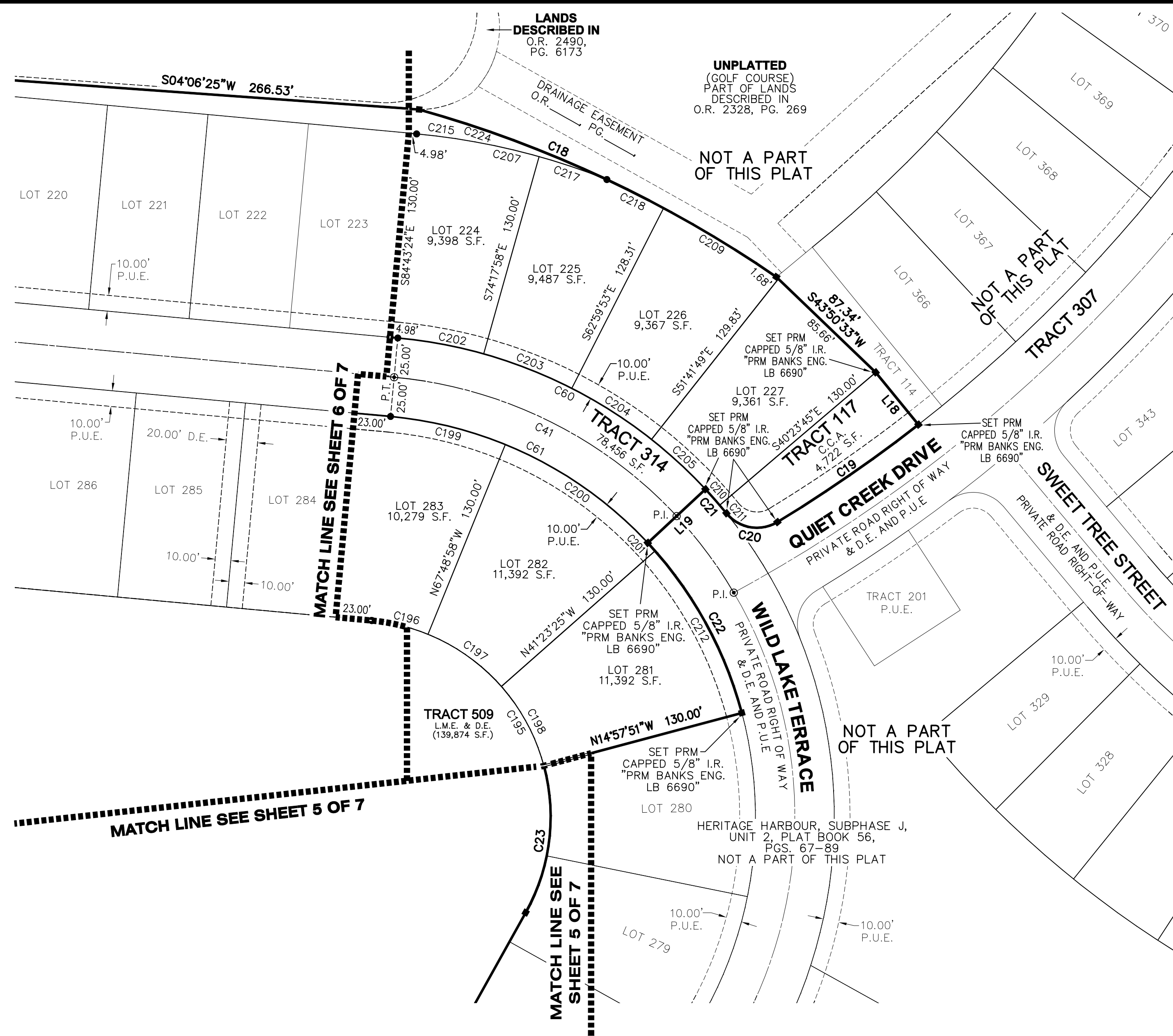
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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	764.46'	18°50'45"	251.45'	250.32'	S25°06'46"W
C19	940.00'	6°37'48"	108.77'	108.71'	N34°38'00"W
C20	25.00'	82°10'52"	35.86'	32.86'	N09°46'20"E
C21	305.00'	3°47'56"	20.22'	20.22'	N48°57'48"E
C22	255.00'	27°58'19"	124.49'	123.26'	S61°02'59"W
C23	125.00'	44°05'20"	96.19'	93.83'	N82°55'11"W
C41	280.00'	41°47'14"	204.21'	199.71'	S26°10'13"W
C60	305.00'	41°47'14"	222.44'	217.55'	N26°10'13"E
C61	255.00'	41°47'14"	185.98'	181.88'	S26°10'13"W
C195	125.00'	69°45'32"	152.19'	142.96'	S40°09'22"W
C196	125.00'	16°54'25"	36.89'	36.75'	N13°43'49"E
C197	125.00'	26°25'33"	57.65'	57.14'	N35°23'48"E
C198	125.00'	26°25'33"	57.65'	57.14'	N61°49'22"E
C199	255.00'	16°54'25"	75.25'	74.97'	N13°43'49"E
C200	255.00'	24°52'48"	110.73'	109.86'	N34°37'26"E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C201	255.00'	1°32'45"	6.88'	6.88'	N47°50'13"E
C202	305.00'	10°25'26"	55.49'	55.41'	N10°29'19"E
C203	305.00'	11°18'04"	60.16'	60.06'	N21°21'04"E
C204	305.00'	11°18'04"	60.16'	60.06'	N32°39'09"E
C205	305.00'	8°45'39"	46.64'	46.59'	N42°41'00"E
C207	435.00'	10°25'26"	79.14'	79.03'	S10°29'19"W
C209	764.46'	06°17'12"	83.88'	83.84'	S31°23'32"W
C210	305.00'	2°32'25"	13.52'	13.52'	S48°20'02"W
C211	305.00'	1°15'31"	6.70'	6.70'	S50°14'00"W
C212	255.00'	26°25'33"	117.61'	116.57'	N61°49'22"E
C215	435.00'	16°24'07"	124.53'	124.10'	S13°28'40"W
C217	435.00'	05°58'41"	45.39'	45.37'	S18°41'23"W
C218	764.46'	03°01'30"	40.36'	40.36'	S26°44'11"W
C224	764.46'	09°32'03"	127.21'	127.06'	S20°27'25"W

LINE TABLE

LINE	BEARING	DISTANCE
L18	S50°45'15"W	42.86'
L19	N42°56'10"W	50.00'

BOARD OF SUPERVISOR'S

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
February 28, 2015**

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

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



Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of February 28, 2015**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2007	Series 2014	Series 2007	Series 2014			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 43,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,648
Capital Projects Fund								
Construction Account	-	-	-	0	3,306,623	-	-	3,306,623
Deferred Cost Account	-	-	-	19,664	-	-	-	19,664
Cost of Issuance	-	-	-	-	4,273	-	-	4,273
Debt Service Funds								
Revenue Account	-	1,308,043	-	-	-	-	-	1,308,043
Reserve Account	-	1,627,490	259,412	-	-	-	-	1,886,903
Prepayment Account	-	1,288	-	-	-	-	-	1,288
Capitalized Interest	-	-	389,271	-	-	-	-	389,271
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2007	-	-	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	5,543	-	-	-	-	-	-	5,543
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	3,585,505	-	3,585,505
Amount to be Provided by Debt Service Funds	-	-	-	-	-	26,089,495	-	26,089,495
General Fixed Assets	-	-	-	-	-	-	15,224,770	15,224,770
Total Assets	<u>\$ 49,191</u>	<u>\$ 2,936,821</u>	<u>\$ 648,684</u>	<u>\$ 19,664</u>	<u>\$ 3,310,895</u>	<u>\$ 29,675,000</u>	<u>\$ 15,224,770</u>	<u>\$ 51,865,025</u>

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of February 28, 2015

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2007	Series 2014	Series 2007	Series 2014			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2007	-	-	-	-	-	-	-	-
Bonds Payable - Series 2007	-	-	-	-	-	29,675,000	-	29,675,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,675,000	\$ -	\$ 29,675,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	15,224,770	15,224,770
Fund Balance								
Restricted								
Beginning: October 1, 2014	-	2,394,729	-	787,351	-	-	-	3,182,079
Results from Current Operations	-	542,093	648,684	(767,687)	3,310,895	-	-	3,733,985
Unassigned								
Beginning: October 1, 2014	18,801	-	-	-	-	-	-	18,801
Results from Current Operations	30,389	-	-	-	-	-	-	30,389
Total Fund Equity and Other Credits	49,191	2,936,821	648,684	19,664	3,310,895	-	15,224,770	22,190,025
Total Liabilities, Fund Equity and Other Credits	\$ 49,191	\$ 2,936,821	\$ 648,684	\$ 19,664	\$ 3,310,895	\$ 29,675,000	\$ 15,224,770	\$ 51,865,025

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending February 28, 2015

	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	N/A
Interest								
Interest - General Checking	1	1	24	18	4	48	150	32%
Special Assessment Revenue								
Special Assessments - Uniform Method	197	562	26,187	23,431	2,221	52,598	54,267	97%
Special Assessments - Non-Uniform Mthd	-	-	19,000	-	-	19,000	29,739	64%
Total Revenue and Other Sources:	\$ 198	\$ 563	\$ 45,211	\$ 23,450	\$ 2,224	\$ 71,646	\$ 84,156	85%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ 1,200	\$ 2,000	60%
Board of Supervisor's - FICA	31	31	31	-	-	92	153	60%
Executive								
Executive Salaries	2,692	2,692	2,692	4,038	2,692	14,808	35,000	42%
Executive Salaries - FICA	206	206	206	309	206	1,133	2,678	42%
Executive Salaries - Insurance	312	312	312	312	312	1,562	2,400	65%
Financial and Administrative								
Audit Services	-	-	-	-	5,500	5,500	5,500	100%
Accounting Services	150	675	409	548	396	2,178	6,000	36%
Assessment Roll Preparation	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	-	-	500	500	100%
Other Contractual Services								
Recording and Transcription	-	32	81	29	-	142	500	28%
Legal Advertising	-	0	197	-	-	197	1,500	13%
Trustee Services	-	-	-	7,475	-	7,475	6,500	115%

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending February 28, 2015

	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Dissemination Agent Services	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Services	132	125	(214)	42	15	100	400	25%
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	8	6	189	202	400	51%
Rentals & Leases								
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	N/A
Computer Services	559	559	559	559	559	2,793	7,700	36%
Insurance	5,665	-	-	-	-	5,665	6,000	94%
Printing & Binding	-	-	-	-	10	10	100	10%
Office Supplies	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	1,261	(4,802)	1,066	(2,474)	1,000	-247%
Other General Government Services								
Engineering Services - General Fund	-	-	-	-	-	-	600	0%
Capital Outlay	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 10,146	\$ 5,207	\$ 6,441	\$ 8,517	\$ 10,945	\$ 41,256	\$ 84,156	49%
Net Increase/ (Decrease) of Fund Balance	(9,949)	(4,644)	38,770	14,933	(8,720)	30,389	-	
Fund Balance - Beginning	18,801	8,853	4,208	42,978	57,911	18,801	17,789	
Fund Balance - Ending	\$ 8,853	\$ 4,208	\$ 42,978	\$ 57,911	\$ 49,191	\$ 49,191	\$ 17,789	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2007 Bonds

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending February 28, 2015**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,584	0%
Interest Income								
Revenue Account	6	7	1	1	7	21	-	N/A
Reserve Account	13	14	13	14	14	68	-	N/A
Prepayment Account	0	0	0	0	0	0	-	N/A
Special Assessment Revenue								
Special Assessments - Uniform Method	4,194	16,902	660,734	494,977	57,929	1,234,736	1,279,237	97%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	501,051	0%
Operating Transfers In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,213	\$ 16,922	\$ 660,748	\$ 494,992	\$ 57,950	\$ 1,234,826	\$ 1,809,872	68%
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	N/A
Interest Expense	-	692,644	-	-	-	692,644	1,385,288	50%
Operating Transfers Out	19	20	14	15	21	90	29,584	0%
Total Expenditures and Other Uses:	\$ 19	\$ 692,664	\$ 14	\$ 15	\$ 21	\$ 692,733	\$ 1,809,872	38%
Net Increase/ (Decrease) of Fund Balance	4,194	(675,742)	660,734	494,977	57,929	542,093	-	
Fund Balance - Beginning	2,394,729	2,398,923	1,723,181	2,383,915	2,878,892	2,394,729	2,132,255	
Fund Balance - Ending	<u>\$ 2,398,923</u>	<u>\$ 1,723,181</u>	<u>\$ 2,383,915</u>	<u>\$ 2,878,892</u>	<u>\$ 2,936,821</u>	<u>\$ 2,936,821</u>	<u>\$ 2,132,255</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending February 28, 2015

	October	November	December	January	February	Year to Date	Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Capitalized Interest	-	-	5	7	7	19	-	N/A
Reserve Account	-	-	4	4	4	12	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - Uniform Method	-	-	-	-	-	-	-	N/A
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	N/A
Other Financing Sources								
Debt Proceeds	-	648,653	-	-	-	648,653	-	N/A
Operating Transfers In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 648,653	\$ 9	\$ 11	\$ 11	\$ 648,684	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Principal - Early Redemptions	-	-	-	-	-	-	-	N/A
Interest Expense	-	-	-	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	648,653	9	11	11	648,684	-	
Fund Balance - Beginning	-	-	648,653	648,662	648,673	-	-	
Fund Balance - Ending	\$ -	\$ 648,653	\$ 648,662	\$ 648,673	\$ 648,684	\$ 648,684	\$ -	

Heritage Harbour North Community Development District

**Capital Projects Fund - Series 2007 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending February 28, 2015**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Deferred Cost Account	6	1	0	0	0	8	-	N/A
Operating Transfers In	19	20	14	15	21	90	29,584	0%
Total Revenue and Other Sources:	\$ 26	\$ 21	\$ 15	\$ 15	\$ 21	\$ 97	\$ 29,584	N/A
Expenditures and Other Uses								
Flood Control - Stormwater Management								
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	-	-	-	-	-	-	-	N/A
Capital Outlay	767,784	-	-	-	-	767,784	837,449	92%
Operating Transfers Out	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 767,784	\$ -	\$ -	\$ -	\$ -	\$ 767,784	\$ 837,449	N/A
Net Increase/ (Decrease) of Fund Balance	(767,758)	21	15	15	21	(767,687)	(807,865)	
Fund Balance - Beginning	-	(767,758)	(767,737)	(767,723)	(767,707)	-	807,865	
Fund Balance - Ending	<u>\$ (767,758)</u>	<u>\$ (767,737)</u>	<u>\$ (767,723)</u>	<u>\$ (767,707)</u>	<u>\$ (767,687)</u>	<u>\$ (767,687)</u>	<u>\$ -</u>	

Heritage Harbour North Community Development District

**Capital Projects Fund - Series 2014 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending February 28, 2015**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Construction Account	-	-	46	56	56	159	-	N/A
Cost of Issuance	-	-	0	0	0	1	-	N/A
Other Financing Sources								
Debt Proceeds	-	7,296,348	-	-	-	7,296,348	-	N/A
Operating Transfers In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 7,296,348	\$ 46	\$ 56	\$ 56	\$ 7,296,507	\$ -	N/A
Expenditures and Other Uses								
Financial and Administrative								
Special Assessment Methodology	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	N/A
District Manager Services	-	25,000	-	-	-	25,000	-	N/A
Underwriters' Services	-	158,900	-	-	-	158,900	-	N/A
Other Contractual Services								
Trustee Services	-	-	-	5,780	-	5,780	-	N/A
Printing & Binding								
	-	-	-	-	1,250	1,250	-	N/A
Legal Services								
	-	148,658	271	-	-	148,929	-	N/A
Flood Control - Stormwater Management								
Engineering Services	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	508	508	-	N/A
Capital Outlay	-	3,613,536	-	-	-	3,613,536	-	N/A
Other Financing Uses								
Original Issue Discount	-	16,709	-	-	-	16,709	-	N/A
Operating Transfers Out								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 3,977,803	\$ -	\$ -	\$ 508	\$ 3,985,611	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	3,318,545	46	56	(452)	3,310,895	-	
Fund Balance - Beginning	-	-	3,318,545	3,318,591	3,318,647	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 3,318,545</u>	<u>\$ 3,318,591</u>	<u>\$ 3,318,647</u>	<u>\$ 3,318,196</u>	<u>\$ 3,310,895</u>	<u>\$ -</u>	