

BOARD OF SUPERVISOR'S

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

AGENDA

April 7, 2016



Board of Supervisor's

Terrence Kirschner, Chairman

William Riley, Vice Chairman

Nancy Lyons, Supervisor

David Negip, Supervisor

John Wisz, Supervisor

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

Phone: 954-658-4900
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www.heritageharbournorthcdd.org

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

March 31, 2016

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 7, 2016 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. Consideration of Minutes
 - a) November 5, 2015 – Regular Meeting
 - b) March 3, 2016 – Regular Meeting
3. Consideration of Resolution 2016-1 Approving the Proposed Budget for Fiscal Year 2017 and Setting a Public Hearing for Thursday, September 1, 2016 at 2:00 P.M. at the River Stand Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212 on the Proposed Budget.
4. Consideration of Agreement with MBS Capital Markets, LLC to provide underwriting services for the evaluation and consideration of the refinancing of the Series 2007 bonds.
5. Consideration of dedication by Bill of Sale for Utility Facilities to Manatee County for ownership, operations and maintenance.
6. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
 - i. Financial Statements for the period ending February 29, 2016
7. Supervisor's Requests and Audience Comments
8. Adjournment



James P. Ward
District Manager

2041 NORTHEAST 6TH TERRACE
WILTON MANORS, FL 33305
PHONE (954) 658-4900
E-MAIL ward9490@comcast.net

The second order of business is consideration of the minutes of the regular meetings of November 5, 2015 and March 3, 2016.

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 1, 2016 meeting of the Board of Supervisor's.

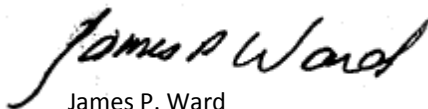
The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated as a result of the preparation of the Budget. It does however set the 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 \$67.64 per unit.**

The fourth order of business is consideration of an agreement with MBS Capital Market's LLC to provide underwriting services to the District for the refinancing of the District's Series 2007 Bonds. Mr. Brett Sealy was the original individual who was the underwriter related to the issuance of the Series 2007 Bonds. The agreement would permit the Board to look at the timing, costs, and benefits of a refinancing, with NO obligation to refinance the Bonds, unless the Board, in it's sole discretion decides to undertake a refinancing. The agreement provides for a termination by the Board upon notice to the underwriter at any time prior to a refinancing.

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



James P. Ward
District Manager

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The Fiscal Year 2016 schedule is as follows

October 1, 2014	November 5, 2015
December 3, 2015	January 7, 2016
February 4, 2016	March 3, 2016
April 7, 2016	May 5, 2016
June 2, 2016	July 7, 2016
August 4, 2016	September 1, 2016



James P. Ward
District Manager

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**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, November 5, 2015, at 2:20 p.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
William Riley
Nancy Lyons
John Wisz

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

James P. Ward
Greg Urbancic (telephonically)
Shane Cooper

District Manager
District Counsel
District Engineer

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:20 p.m., and the roll call determined that all members of the Board were present, with the exception of Supervisor David Nigip.

2. Consideration of acceptance of infrastructure for utilities facilities from Lennar Homes, and conveyance of utilities to Manatee County

Mr. Ward explained that the reason for the meeting was in reference to one major facility: a lift station, located within the Heritage Harbour South portion of the Heritage Harbour community. The documents distributed by him included a Grant of Easement from the Master Association to the District, giving them the right to enter the property with respect to the lift station's location. Also included was a bill of sale from Lennar Homes to the Heritage Harbour North Community Development District, transferring the lift station to the District, along with an Owner's Affidavit from Lennar Homes, indicating that they were the owners and there were no claims on the lift station. The final two documents regarded payment made to Lennar Homes for the facility.

On Motion was made by Ms. Lyons and seconded by Mr. Kirschner, to accept the documents that had been read into the record by Mr. Ward, and with all in favor the motion was approved.

3. Staff Reports

- a) District Attorney - Mr. Urbancic stated he had nothing further to add.
- b) District Engineer - Mr. Cooper stated he had nothing additional to report.
- c) District Manager - Mr. Ward stated he had nothing further to report.

4. Supervisor’s Requests and Audience Comments

There were no Supervisor’s comments or requests. Mr. Ward stated that the record should reflect that no members of the audience were present.

5. Adjournment

On Motion was made by Mr. Riley and seconded by Mr. Kirschner to adjourn the meeting, and with all in favor the motion was approved.

The meeting was adjourned at 2:24 p.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, March 3, 2016, 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:

Terrence Kirschner
William Riley
John Wisz
David Nigip

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

James P. Ward (telephonically)
Greg Urbancic
Shane Cooper

District Manager
District Counsel
District Engineer

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:00 p.m., and a roll call determined that all members of the Board were present, with the exception of Nancy Lyons, and David Nigip who arrived a few minutes later.

2. Consideration of the Minutes of September 3, 2015

Mr. Ward asked if there were any additions, corrections, or deletions to the minutes. There being none, he asked for a motion.

<p>On Motion was made by Mr. Kirschner and seconded by Mr. Wisz, to approve the September 3, 2015 minutes, and with all in favor the motion was approved.</p>
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3. Consideration of acceptance of the following plats and dedications of certain utility infrastructure to Manatee County

Plats:

a) Subphase J – Unit 4

Mr. Cooper stated that he had a copy of the plat for review by the Board.

On Motion was made by Mr. Kirschner and seconded by Mr. Riley to accept the Subphase J – Unit 4 plat, including the dedications, and with all in favor the motion was approved.

b) Moorings at Heritage Harbour

Mr. Cooper stated that he had a copy of the plat for review by the Board.

On Motion was made by Mr. Kirschner and seconded by Mr. Riley to accept the Moorings at Heritage Harbour plat , including the dedications, and with all in favor the motion was approved.

c) Enclave – Subphase G

Mr. Cooper stated that he had a copy of the plat for review by the Board.

On Motion was made by Mr. Kirschner and seconded by Mr. Nigip to approve the Enclave – Subphase G plat, including the dedications, and with all in favor the motion was approved.

Infrastructure Dedications

d) Utility facilities for Subphase G

Mr. Ward explained that the District would be dedicating water and sewer facilities to Manatee County for ownership, operation, and maintenance of Subphase G.

On Motion was made by Mr. Kirschner and seconded by Mr. Wisz to approve the facility dedication to Manatee County for Subphase G, and with all in favor the motion was approved.

e) Utility facilities for Phase J1

On Motion was made by Mr. Kirschner and seconded by Mr. Riley to approve the facility dedication for Phase J1 to Manatee County, and with all in favor the motion was approved.

f) Utility facilities for Phase J2

On Motion was made by Mr. Kirschner and seconded by Mr. Riley to approve the facility dedication for Phase J2 to Manatee County, and with all in favor the motion was approved.

3. Staff Reports

- a) District Attorney – Mr. Urbancic stated he wished to advise the Board on a couple of things. The first concerned a bill likely to pass both Houses of the State legislature, regarding some revisions to Chapter 190. Most of the changes proposed in the bill would not affect them, with the exception of a provision regarding towing on District-owned roadways. More importantly, a bill had been passed and sent on to the Governor, regarding reporting requirements and oversight of special Districts, including Community Development Districts like Heritage Harbour North. The new act would require them to update and modify the website they were required to maintain. Additional information would have to be posted to their website.
- b) District Engineer - Mr. Cooper stated that he had nothing further to add.
- c) District Manager - Mr. Ward had nothing further to report.

4. Supervisor’s Requests and Audience Comments

Mr. Kirschner how to proceed with the bill of sale. Mr. Ward said that since he was not there, Mr. Kirschner can sign as Chairman and any of the other Board members are Assistant Secretaries and can attest to the Chairman’s signature, afterwards the documents should benotarized. He asked that copies be provided to him following the transaction.

5. Adjournment

On Motion was made by Mr. Kirschner and seconded by Mr. Riley to adjourn the meeting, and with all in favor the motion was approved.

The meeting was adjourned at 2:15 p.m.

James P. Ward Secretary

Terrence Kirschner, Chairman

RESOLUTION 2016-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017 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, 2016, a proposed Budget for Fiscal Year 2017; 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 2016 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 1, 2016
HOUR: 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 2016-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017 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 7th day of April, 201.

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Terrence Kirschner, Chairman

BOARD OF SUPERVISOR'S

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

EXHIBIT A

**PROPOSED BUDGET
FISCAL YEAR 2017**

October 1, 2016 through September 30, 2017

Board of Supervisor's

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

James P. Ward
District Manager
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**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ (10,000)
Interest Income - General Account	\$ 150	\$ 127	\$ 300	\$ 150
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 70,175	\$ 89,426	\$ 89,426	\$ 80,906
Special Assessment - Off-Roll	\$ 32,862	\$ -	\$ -	\$ 37,663
Total Revenue & Other Sources	\$ 103,187	\$ 89,552	\$ 89,726	\$ 128,718
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 2,400	\$ 600	\$ 1,800	\$ 2,400
Board of Supervisor's - FICA	\$ 184	\$ 46	\$ 138	\$ 184
Executive				
Executive Salaries	\$ 35,000	\$ 15,423	\$ 35,000	\$ 35,000
Executive Salaries - FICA	\$ 2,678	\$ 1,392	\$ 3,290	\$ 3,290
Executive Salaries - Insurance	\$ 3,400	\$ 1,518	\$ 3,644	\$ 3,300
Financial and Administrative				
Audit Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500
Accounting Services	\$ 6,000	\$ 2,164	\$ 5,000	\$ 5,500
Assessment Roll Preparation	\$ 8,000	\$ 2,769	\$ 8,000	\$ 8,000
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ 500	\$ -	\$ 200	\$ 500
Legal Advertising	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Services	\$ 7,500	\$ 11,802	\$ 11,802	\$ 11,900
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 400	\$ 627	\$ 400	\$ 400
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 287	\$ 400	\$ 400
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services	\$ 7,700	\$ 2,792	\$ 7,700	\$ 7,700
Insurance	\$ 6,000	\$ 5,665	\$ 5,665	\$ 6,000
Printing and Binding	\$ 1,200	\$ 12	\$ 500	\$ 1,200

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 4,000	\$ 536	\$ 1,200	\$ 4,000
Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ 600	\$ -	\$ -	\$ 600
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 4,550	\$ -	\$ 4,550	\$ 5,670
Total Expenditures and Other Uses	\$ 103,187	\$ 46,308	\$ 101,963	\$ 108,718
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 43,244	\$ (12,237)	\$ 20,000
Fund Balance - Beginning	\$ 16,421	\$ 16,421	\$ 16,421	\$ 4,183
Fund Balance - Ending (Projected)	\$ 16,421	\$ 59,665	\$ 4,183	\$ 24,183

Assessment Comparison

	Number of Units	Fiscal Year 2016		Fiscal Year 2016	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Single Family 55'	335	\$ 52.66	\$ 56.19	\$ 60.36	\$ 64.78
Single Family 65'	172	\$ 52.66	\$ 56.19	\$ 60.36	\$ 64.78
Single Family 75'	147	\$ 52.66	\$ 56.19	\$ 60.36	\$ 64.78
Single Family 85'	102	\$ 52.66	\$ 56.19	\$ 60.36	\$ 64.78
TH/Coach/SF Attached	478	\$ 52.66	\$ 56.19	\$ 60.36	\$ 64.78
Condominium	636	\$ 52.66	\$ 56.19	\$ 60.36	\$ 64.78

**Heritage Harbour North
Community Development District
General Fund - Budget
Fiscal Year 2017**

Revenues and Other Sources

Carryforward \$ (10,000)

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 its 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 \$ 41,590

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 2016</u>	<u>FY 2017</u>
Salary	\$ 35,000	\$ 35,000
FICA	\$ 2,678	\$ 3,290
Insurance	\$ 2,400	\$ 3,300
Total:	<u>\$ 40,078</u>	<u>\$ 41,590</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 \$ 5,500

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 2017**

Trustee Services	\$	11,900
<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	\$	5,670
<p>4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee</p>		
Total Expenditures and Other Uses:		\$ 108,718

**Heritage Harbour North
Community Development District
Series 2007 Bonds - Debt Service Fund - Budget
Fiscal Year 2017**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2016	\$ 20,915,000	6.375%		
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	
5/1/2034	\$ 1,325,000	6.375%	\$ 241,293.75	\$ 1,807,588
11/1/2034			\$ 199,059.38	

**Heritage Harbour North
Community Development District
Series 2007 Bonds - Debt Service Fund - Budget
Fiscal Year 2017**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
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, 2017	\$ 20,465,000			

**Heritage Harbour North
Community Development District**

Series 2007 Bonds - Capital Projects Fund - Budget

Fiscal Year 2017

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 11	\$ 11	\$ -
Operating Transfers In	\$ 31,456	\$ 1,467	\$ 1,467	\$ -
Total Revenue & Other Sources	\$ 31,456	\$ 1,478	\$ 1,478	\$ -
Expenditures and Other Uses				
Flood Control - Stormwater Management				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 837,449	\$ 767,784	\$ 767,784	\$ -
Total Expenditures and Other Uses	\$ 837,449	\$ 767,784	\$ 767,784	\$ -
Net Increase/(Decrease) in Fund Balance				
Fund Balance - Beginning	\$ 787,351	\$ 787,351	\$ 787,351	\$ 21,044
Fund Balance - Ending (Projected)		\$ 21,044	\$ 21,044	\$ -

Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2017

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Year End 09/30/16	Fiscal Year 2017 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 46	\$ 60	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 158,907	\$ 191,840	\$ 543,393	\$ 160,211
Special Assessment - Off-Roll	\$ 369,164	\$ -		\$ 372,195
Bond Proceeds	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 528,071	\$ 191,886	\$ 543,453	\$ 532,406

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2014 Bonds \$ 115,000 \$ - \$ 115,000 \$ 125,000

Principal Debt Service - Early Redemptions

Series 2014 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2014 Bonds \$ 402,675 \$ 201,338 \$ 402,675 \$ 396,925

Operating Transfers Out

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

Other Fees and Charges

Discounts, Tax Collector Fees and
Property Appraiser Fees \$ 10,396 \$ - \$ 10,396 \$ 10,481

Total Expenditures and Other Uses \$ **528,071** \$ **201,338** \$ **528,071** \$ **532,406**

Net Increase/(Decrease) in Fund

Balance \$ - \$ (9,452) \$ 15,382 \$ -

Fund Balance - Beginning \$ 460,839 \$ 460,839 \$ 460,839 \$ 476,221

Fund Balance - Ending (Projected) \$ **451,387** \$ **476,221** \$ **476,221**

Restricted Fund Balance:

Reserve Account Requirement \$ 259,400

Restricted for November 1, 2017 Interest Payment \$ 195,338

Total - Restricted Fund Balance: \$ **454,738**

Assessment Comparison

	Number of Units	Fiscal Year 2016		Fiscal Year 2017	
		Off-Roll	On-Roll	Off-Roll	On-Roll
Single Family 55'	177	\$ 886.19	\$ 948.22	\$ 893.46	\$ 956.01
Single Family 65'	140	\$ 1,318.22	\$ 1,410.50	\$ 1,329.04	\$ 1,422.08
Single Family 75'	24	\$ 1,628.52	\$ 1,742.52	\$ 1,641.89	\$ 1,756.82
Single Family 85'	11	\$ 1,778.92	\$ 1,903.44	\$ 1,793.52	\$ 1,919.07
Twin Villas	130	\$ 701.65	\$ 750.76	\$ 707.41	\$ 756.93
Condominium	26	\$ 1,015.44	\$ 1,086.52	\$ 1,023.78	\$ 1,095.44
Total:	508				

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2017**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 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 2017**

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, 2017	\$ 7,525,000			

**Heritage Harbour North
Community Development District**

Series 2014 Bonds - Capital Projects Fund - Budget

Fiscal Year 2017

Description	Fiscal Year 2016 Budget	Actual at 02/29/2016	Year End 09/30/16	Fiscal Year 2017 Budget
Revenues and Other Sources				
Carryforward	\$ 3,311,010	\$ -	\$ -	\$ 1,018,242
Interest Income	\$ -	\$ 198	\$ 339	\$ -
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 3,311,010	\$ 198	\$ 339	\$ 1,018,242
Expenditures and Other Uses				
Professional Services				
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -
District Manager	\$ -	\$ -	\$ -	\$ -
Underwriter	\$ -	\$ -	\$ -	\$ -
Trustee	\$ -	\$ -	\$ -	\$ -
Printing - Official Statement	\$ -	\$ -	\$ -	\$ -
Legal	\$ -	\$ -	\$ -	\$ -
Flood Control - Stormwater Management				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 3,311,010	\$ 1,280,322	\$ 1,280,322	\$ 1,018,242
Original Issue Discount	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 3,311,010	\$ 1,280,322	\$ 1,280,322	\$ 1,018,242
Net Increase/(Decrease) in Fund				
Balance	\$ -	\$ (1,280,124)	\$ (1,279,983)	
Fund Balance - Beginning	\$ 2,298,225	\$ 2,298,225	\$ 2,298,225	\$ 1,018,242
Fund Balance - Ending (Projected)		\$ 1,018,101	\$ 1,018,242	\$ -



MBS CAPITAL MARKETS, LLC

UNDERWRITING AGREEMENT HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

April 7, 2016

Board of Supervisors
Heritage Harbour North Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Heritage Harbour North Community Development District (the “District”) which, upon your acceptance of this offer, will be binding the District and the Underwriter. This agreement relates to the proposed issuance of the District’s capital improvement revenue refunding bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2007 Bonds (the “Prior Bonds”).

1. **Scope of Services:** The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - o Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
 - o Preparation of rating strategies and presentations related to the issue being underwritten.
 - o Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - o Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - o Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
 - o Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - o Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - o Preparation of post-sale reports for the issue, if any.
 - o Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

4890 WEST KENNEDY BLVD. SUITE 940
TAMPA, FLORIDA 33609
PHONE: 813.281.2700

152 LINCOLN AVENUE,
WINTER PARK, FLORIDA 32789
PHONE: 407.622.0130

8583 STRAWBERRY LANE
LONGMONT, COLORADO 80503
PHONE: 303.652.0205

1005 BRADFORD WAY
KINGSTON, TENNESSEE 37763
PHONE: 865.717.0303



MBS CAPITAL MARKETS, LLC

2. **Fees:** No fees will be incurred with the execution of this Agreement. The underwriting fee for the sale or placement of Bonds is 1.5% of the principal amount of the Bonds. The Underwriter will be responsible for its own out-of-pocket expenses with the exception of underwriter's or disclosure counsel which fee will not exceed \$20,000 and will be paid from the costs of issuance account. Such fee as well as any fees payable to the Underwriter will be entirely contingent upon the successful sale and delivery or placement of the Bonds.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel, if any, will deliver to the District a purchase or placement contract setting forth its rights and duties in connection with such purchase or placement as well as detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement you are acknowledging receipt of the same.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

By execution of this Agreement, you are acknowledging receipt of the MSRB Rule G-17 required disclosures attached hereto as Exhibit A.

Sincerely,
MBS Capital Markets, LLC

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the



MBS CAPITAL MARKETS, LLC

resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with an District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Heritage Harbour North Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as SELLER) whose address is 2041 NE 6th Terrace, Wilton Manors, FL 33305, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following: Plat of Heritage Harbour, Subphase G

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A", attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment, and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.


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IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 3 day of MARCH, 2016.

ATTEST:


James P. Ward, Secretary
DAVID NEGIP

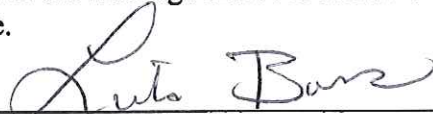
Heritage Harbour North Community
Development District

By: 
Terrence Kirschner, Chairman

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3 day of MARCH, 2016, by Terrence Kirschner, as Chairman of Heritage Harbour North Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the Heritage Harbour North Community Development District. He is personally known to me.




NOTARY PUBLIC Signature
LINDA BOOS

Printed Name

Commission No.: FF 082378

My Commission Expires: 3/25/18

WHEREFORE, the County and Developer have executed this Bill of Sale as of this _____ day of _____, 20__.

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by ED HUNZEKER (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me.

NOTARY PUBLIC Signature

Printed Name



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PARCEL-1

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 00°08'21" E ALONG THE WEST LINE OF SAID SECTION 23 FOR 2,768.99 FEET; THENCE S 89°51'39" E LEAVING SAID WEST LINE FOR 308.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6.90 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 24°49'52" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 10.84 FEET; THENCE S 24°49'52" E FOR 135.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°25'02" FOR 54.14 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 04°26'49" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'57" FOR 52.32 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°28'00" FOR 54.01 FEET; THENCE N 65°10'08" E FOR 59.10 FEET; THENCE N 24°16'36" W FOR 18.40 FEET; THENCE N 65°43'24" E FOR 16.50 FEET; THENCE S 24°16'36" E FOR 18.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 24°36'59" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'10" FOR 132.69 FEET; THENCE N 20°01'01" W FOR 26.45 FEET; THENCE N 69°58'59" E FOR 23.38 FEET; THENCE S 20°01'01" E FOR 26.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 18°47'27" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°56'42" FOR 427.18 FEET; THENCE N 02°50'45" W FOR 23.39 FEET; THENCE N 87°31'39" E FOR 20.30 FEET; THENCE S 02°05'57" E FOR 23.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 02°05'57" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'33" FOR 336.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'21" FOR 81.11 FEET; THENCE N 05°58'45" E FOR 36.57 FEET; THENCE S 84°01'15" E FOR 20.00 FEET; THENCE S 05°58'45" W FOR 36.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 05°29'14" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'31" FOR 245.53 FEET; THENCE N 07°04'47" W FOR 48.75 FEET; THENCE N 82°55'13" E FOR 20.00 FEET; THENCE S 07°04'47" E FOR 48.75 FEET TO THE

SHEET 1 OF 7

• SERVING THE STATE OF FLORIDA •

BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 07°34'17" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°17'10" FOR 188.82 FEET; THENCE N 73°08'32" E FOR 210.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'45" FOR 78.80 FEET; THENCE N 12°03'31" W FOR 33.14 FEET; THENCE N 77°56'29" E FOR 20.00 FEET; THENCE S 12°03'31" E FOR 33.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 11°23'17" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'41" FOR 362.69 FEET TO POINT "A", THE SAME BEING THE NORTHWEST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2492, PAGE 3011 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE S 08°41'24" W FOR 70.00 FEET TO THE WESTERLYMOST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2492, PAGE 3011 OF SAID PUBLIC RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°41'24" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'52" FOR 430.28 FEET; THENCE S 73°08'32" W FOR 210.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,235.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'04" FOR 588.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,465.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'50" FOR 400.08 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°58'34" FOR 24.08 FEET; THENCE S 07°09'48" E FOR 111.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'21" FOR 31.93 FEET; THENCE S 87°02'34" W FOR 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°02'34" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'21" FOR 27.53 FEET; THENCE N 07°09'48" W FOR 7.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,345.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°13'42" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'34" FOR 10.00 FEET; THENCE N 07°09'48" W FOR 104.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°58'34" FOR 24.08 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,465.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'31" FOR 401.23 FEET; THENCE S 65°10'08" W FOR 174.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°57'06" FOR 10.62 FEET; THENCE N 24°49'52" W FOR 3.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.90 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 15°26'55" E; THENCE NORTHWESTERLY AND THEN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180°40'55" FOR 204.66 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 38.10 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'51" FOR 12.40 FEET TO THE POINT OF BEGINNING.

AND

PARCEL-2

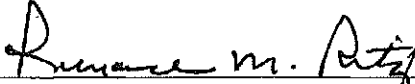
COMMENCING AT AFORESAID POINT "A", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°41'24" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'15" FOR 21.75 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N 04°16'06" W FOR 71.89 FEET; THENCE N 85°43'54" E FOR 20.00 FEET; THENCE S 04°16'06" E FOR 77.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,035.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 11°02'20" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'41" FOR 20.68 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS CONTAIN 189,697 SQUARE FEET OR 4.34 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AS BEARING N 00°08'21" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DECEMBER 10, 2015



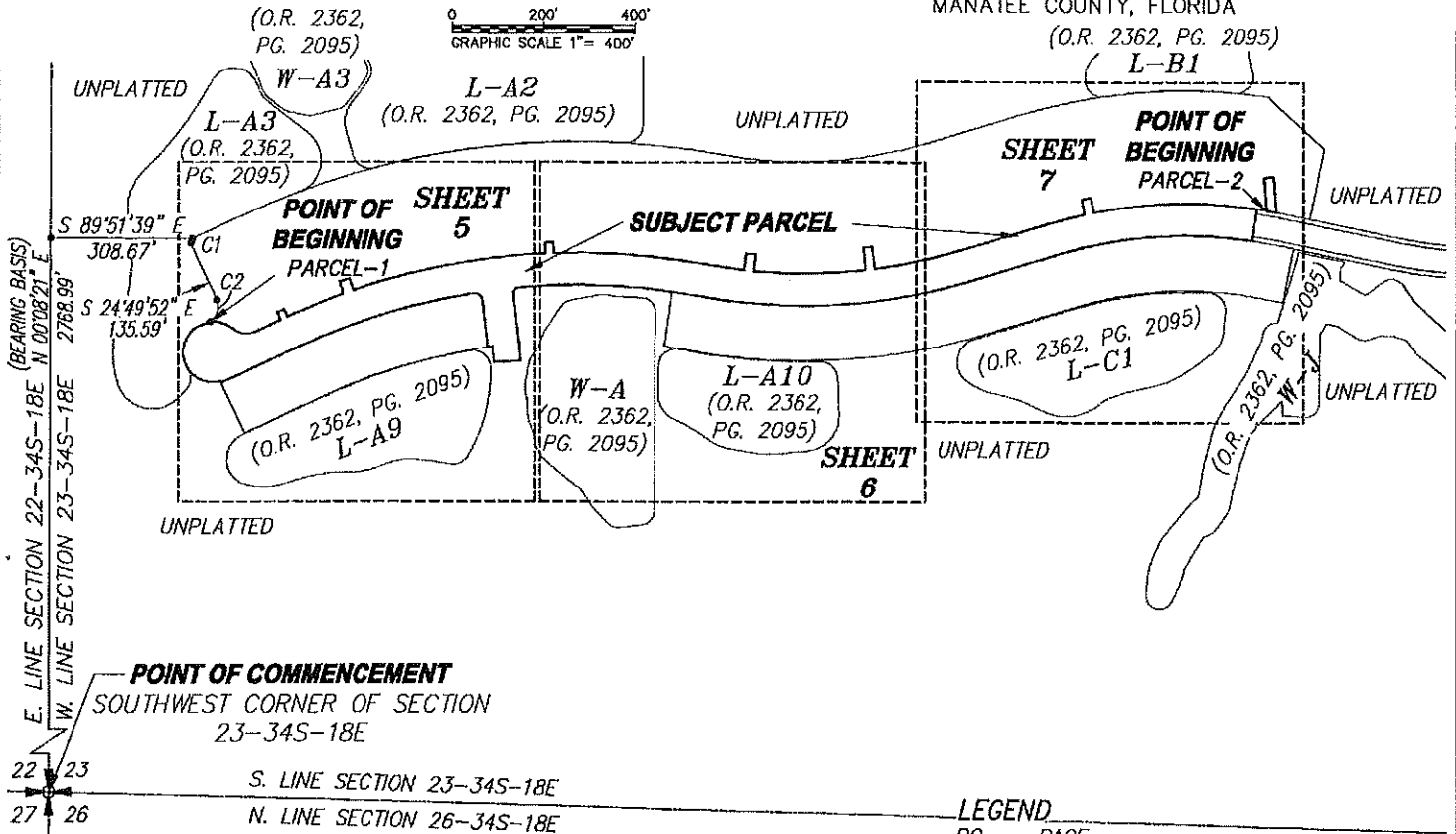
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN

SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

(O.R. 2362, PG. 2095)



LEGEND

- PG. PAGE
- PGS. PAGES
- P.B. PLAT BOOK
- R.L. RADIAL LINE
- L.B. LICENSED BUSINESS
- R.L.E. RADIAL LINE EXTENDED
- L1 LINE 1 OF LINE TABLE
- E.B. ENGINEERING BUSINESS
- O.R. OFFICIAL RECORDS BOOK
- C1 CURVE 1 OF CURVE TABLE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	6.90'	90°00'00"	10.84'	9.76'	S 20°10'08" W
C2	38.10'	81°25'02"	54.14'	49.70'	S 15°52'38" W

NOTES:

SEE SHEET 1 THROUGH 3 OF 7 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AS BEARING N 00°08'21" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 189,697 SQUARE FEET OR 4.34 ACRES, MORE OR LESS.

*****THIS IS NOT A SURVEY*****

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

KEY SHEET

PREPARED DECEMBER 10, 2015

SKETCH TO ACCOMPANY DESCRIPTION

PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

BANKS ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33908
PHONE (238)934-5100 FAX (238)939-2323

ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LD 6880

WWW.BANKSEN.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	11-C-98-N-01		DRB	RMR	1"=400'	4	7	23-34-18

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN

SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



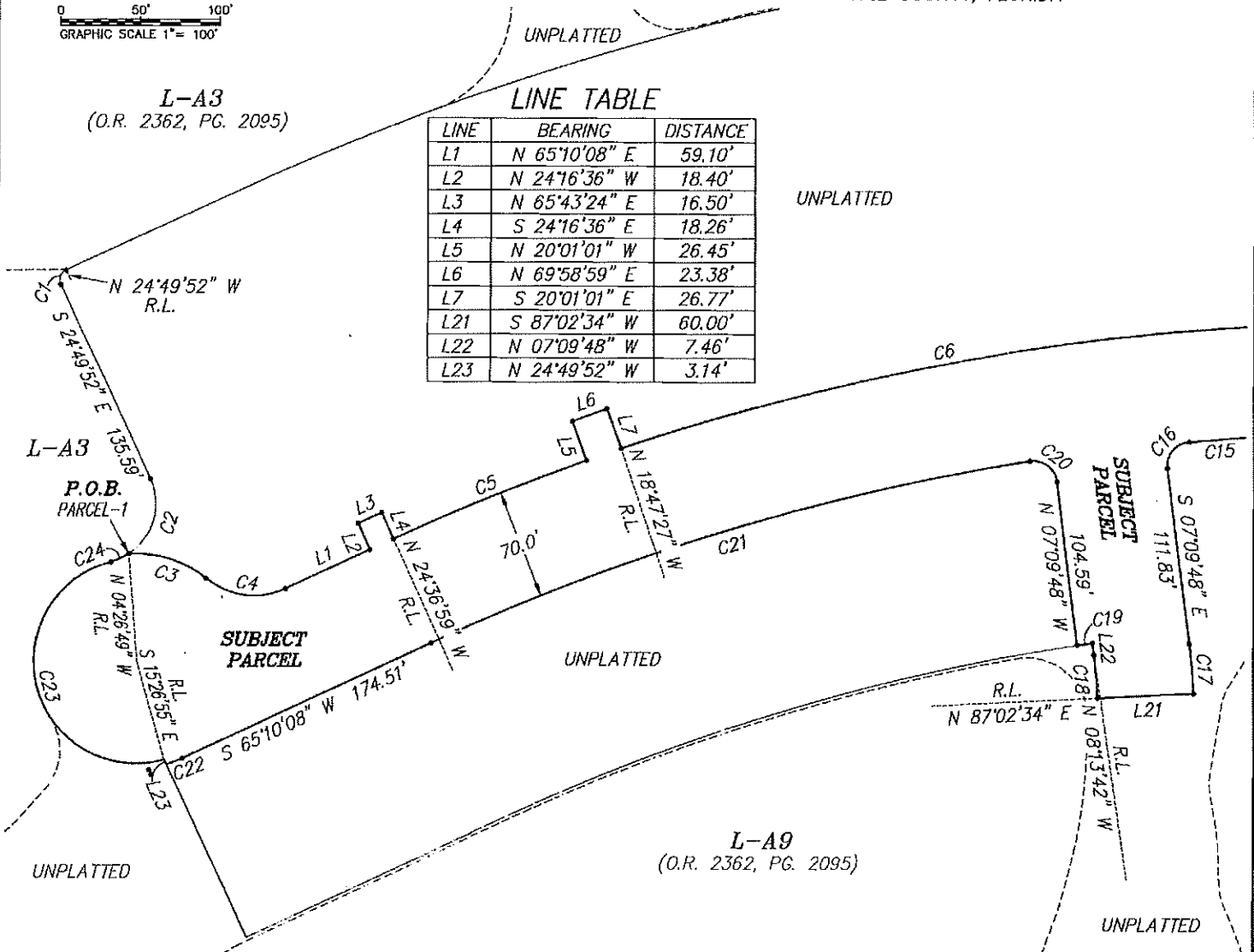
0 50' 100'
GRAPHIC SCALE 1" = 100'

L-A3
(O.R. 2362, PG. 2095)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°10'08" E	59.10'
L2	N 24°16'36" W	18.40'
L3	N 65°43'24" E	16.50'
L4	S 24°16'36" E	18.26'
L5	N 20°01'01" W	26.45'
L6	N 69°58'59" E	23.38'
L7	S 20°01'01" E	26.77'
L21	S 87°02'34" W	60.00'
L22	N 07°09'48" W	7.46'
L23	N 24°49'52" W	3.14'

UNPLATTED



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	6.90'	90°00'00"	10.84'	9.76'	S 20°10'08" W
C2	38.10'	81°25'02"	54.14'	49.70'	S 15°52'38" W
C3	68.00'	44°04'57"	52.32'	51.04'	S 72°24'20" E
C4	48.00'	64°28'00"	54.01'	51.20'	S 82°35'52" E
C5	1535.00'	4°57'10"	132.69'	132.65'	N 67°51'36" E
C6	1535.00'	15°56'42"	427.18'	425.80'	N 79°10'54" E
C15	1465.00'	15°38'50"	400.08'	398.84'	N 87°21'49" W
C16	15.00'	91°58'34"	24.08'	21.58'	S 38°49'29" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	435.00'	4°12'21"	31.93'	31.93'	S 05°03'37" E
C18	375.00'	4°12'21"	27.53'	27.52'	N 05°03'37" W
C19	1345.00'	0°25'34"	10.00'	10.00'	S 81°33'31" W
C20	15.00'	91°58'34"	24.08'	21.58'	N 53°09'05" W
C21	1465.00'	15°41'31"	401.23'	399.97'	S 73°00'53" W
C22	68.00'	8°57'06"	10.62'	10.61'	S 69°38'41" W
C23	64.90'	180°40'55"	204.66'	129.80'	N 15°06'27" W
C24	38.10'	18°38'51"	12.40'	12.35'	N 65°54'35" E

THIS IS NOT A SURVEY

BANKS
ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33968
PHONE (239)936-5100 FAX (239)936-2523

ENGINEERING LICENSE # EB 6480
SURVEY LICENSE # LD 6650

WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	11-1-58-18-6-01		DRB	RMR	1"=100'	5	7	23-34-18



L-A2
(O.R. 2362, PG. 2095)

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

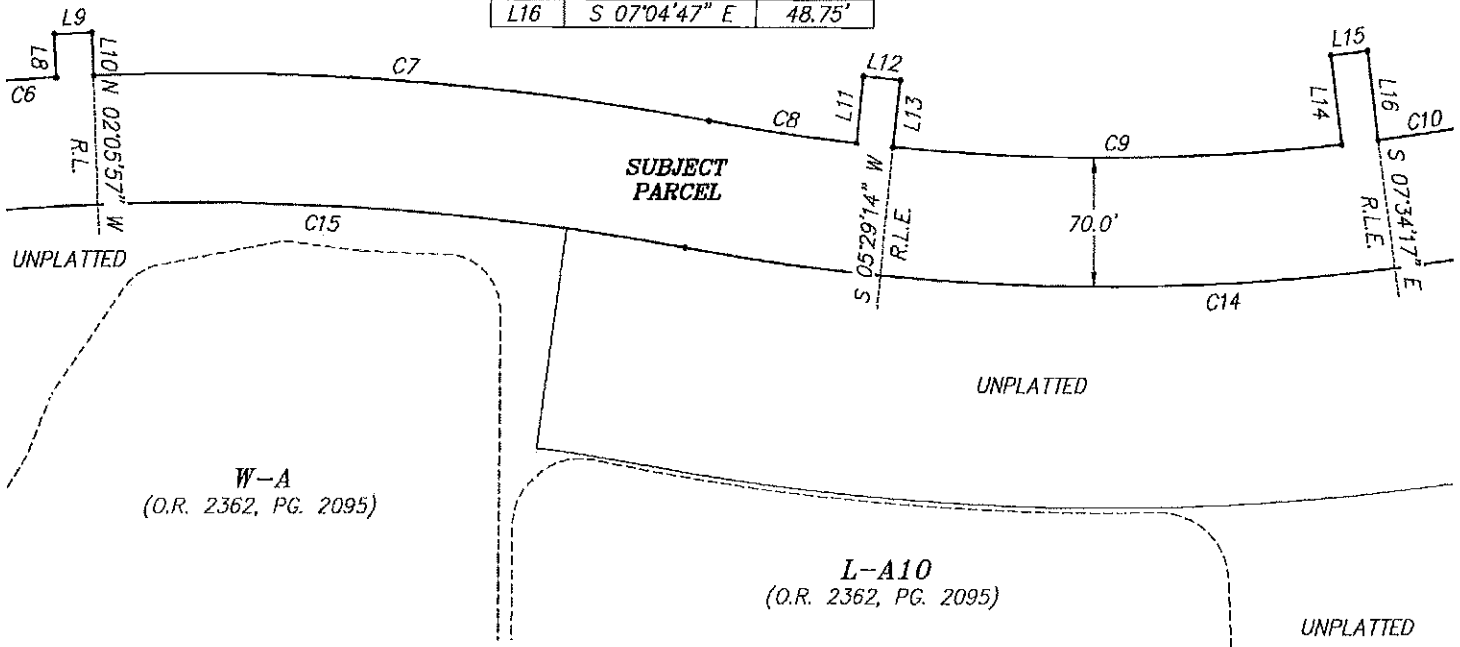
UNPLATTED

LINE TABLE

LINE	BEARING	DISTANCE
L8	N 02°50'45" W	23.39'
L9	N 87°31'39" E	20.30'
L10	S 02°05'57" E	23.39'
L11	N 05°58'45" E	36.57'
L12	S 84°01'15" E	20.00'
L13	S 05°58'45" W	36.57'
L14	N 07°04'47" W	48.75'
L15	N 82°55'13" E	20.00'
L16	S 07°04'47" E	48.75'

UNPLATTED

UNPLATTED



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	1535.00'	15°56'42"	427.18'	425.80'	N 79°10'54" E
C7	1535.00'	12°33'33"	336.47'	335.80'	S 85°49'11" E
C8	1165.00'	3°59'21"	81.11'	81.09'	S 81°32'04" E
C9	1165.00'	12°04'31"	245.53'	245.07'	N 89°26'59" E
C10	1165.00'	9°17'10"	188.82'	188.61'	N 77°47'08" E
C14	1235.00'	27°19'04"	588.83'	583.27'	S 86°48'04" W
C15	1465.00'	15°38'50"	400.08'	398.84'	N 87°21'49" W

THIS IS NOT A SURVEY

BANKS
ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)938-8490 FAX (239)939-2623

ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 6660

WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
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SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	14-58-N-6-08		DRB	RMR	1"=100'	6	7	23-34-18



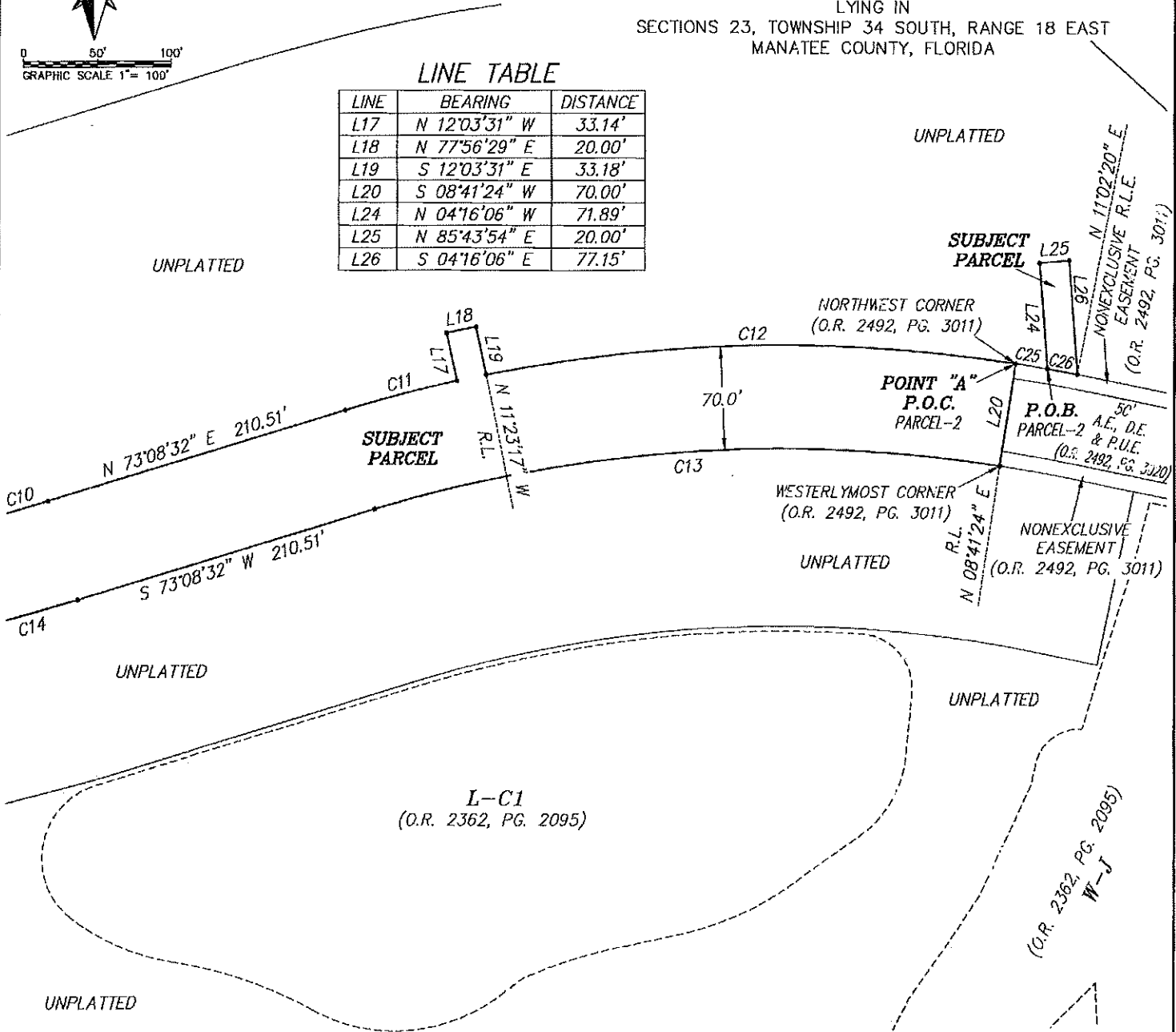
0 50' 100'
GRAPHIC SCALE 1" = 100'

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L17	N 12°03'31" W	33.14'
L18	N 77°56'29" E	20.00'
L19	S 12°03'31" E	33.18'
L20	S 08°41'24" W	70.00'
L24	N 04°16'06" W	71.89'
L25	N 85°43'54" E	20.00'
L26	S 04°16'06" E	77.15'



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	1165.00'	9°17'10"	188.82'	188.61'	N 77°47'08" E
C11	1035.00'	4°21'45"	78.80'	78.78'	N 75°19'25" E
C12	1035.00'	20°04'41"	362.69'	360.84'	N 88°39'03" E
C13	965.00'	25°32'52"	430.28'	426.73'	S 85°54'58" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C14	1235.00'	27°9'04"	588.83'	583.27'	S 86°48'04" W
C25	1035.00'	1°12'15"	21.75'	21.75'	S 80°42'29" E
C26	1035.00'	1°08'41"	20.68'	20.68'	N 79°32'01" W

*****THIS IS NOT A SURVEY*****

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	1-1-1-2-11-1-1	DRB	RMR		1"=100'	7	7	23-34-18

BANKS ENGINEERING

10011 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-6490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Heritage Harbour North Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as SELLER) whose address is 2041 NE 6th Terrace, Wilton Manors, FL 33305, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following: Plat of Heritage Harbour, Subphase J Unit 1

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment, and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "B" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida.

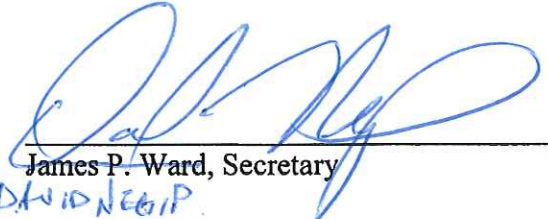
TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.


AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.


[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 3 day of March, 2016.

ATTEST:


James P. Ward, Secretary
DAVID NEGRIP

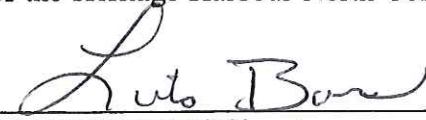

Heritage Harbour North Community
Development District

By: 
Terrence Kirschner, Chairman

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3 day of March, 2016, by Terrence Kirschner, as Chairman of Heritage Harbour North Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the Heritage Harbour North Community Development District. He is personally known to me.




NOTARY PUBLIC Signature
Linda Boos
Printed Name

Commission No.: FF082378

My Commission Expires: 3/25/18

WHEREFORE, the County and Developer have executed this Bill of Sale as of this _____ day of _____, 2016.

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by ED HUNZEKER (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me.

NOTARY PUBLIC Signature

Printed Name

EXHIBIT "A"

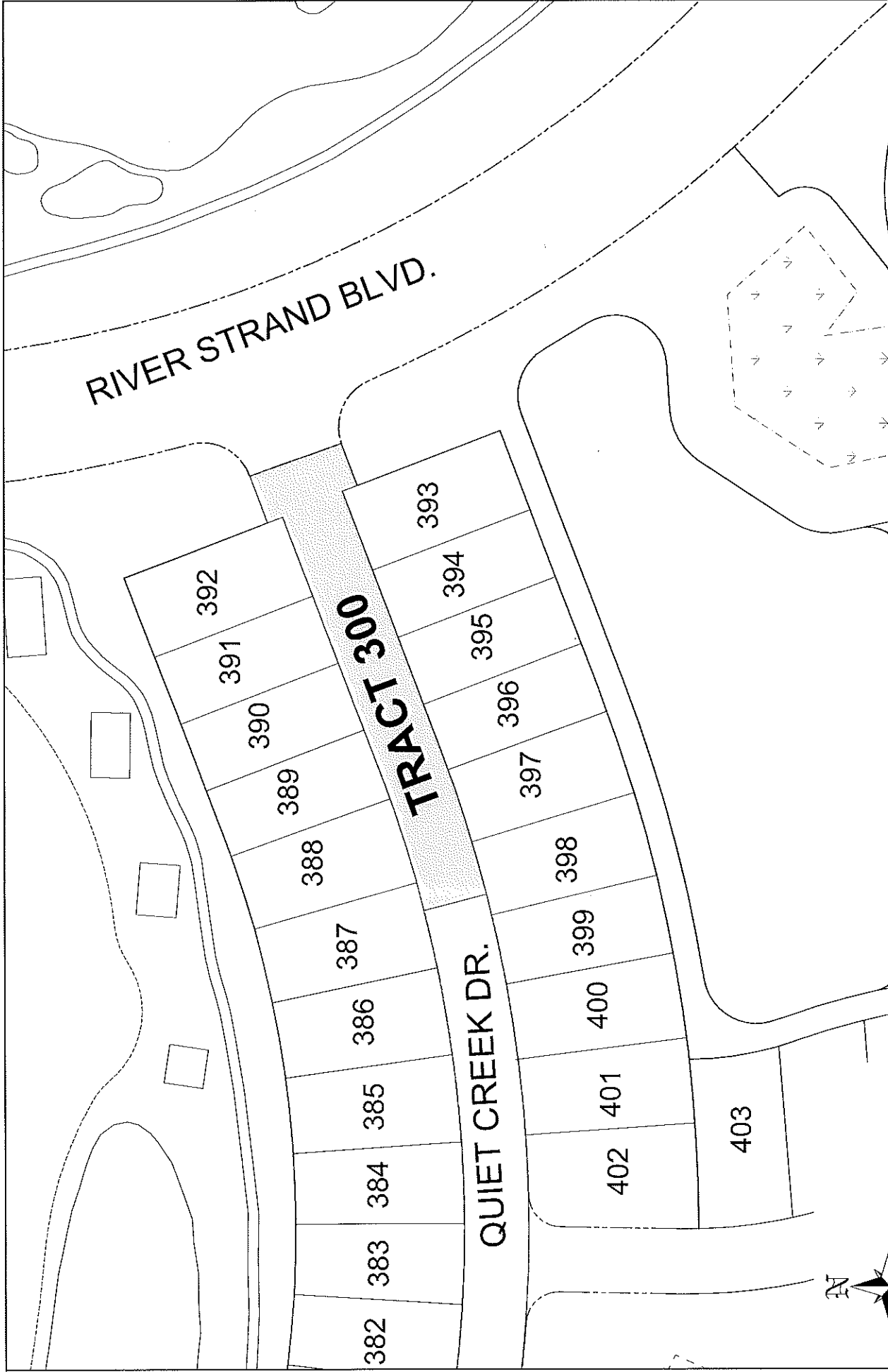


EXHIBIT "A" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (\$-I-R)
SEPT. 2015	6370	SANITARY	DRA	DRA	SCC	1"=100'	1	2	

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

572 INTERSTATE BLVD.
 TAMPA, FL 33606
 PHONE: (813) 260-1818 FAX: (813) 260-8918
 ENGINEERING LICENSE # EB 6489
 SURVEY LICENSE # LB 6880
 WWW.BANKSENG.COM



EXHIBIT "A" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL WASTEWATER LINES, MANHOLES, PIPES, VALVES, PUMPS, LATERALS, FORCE MAINS, TEES, BENDS, JOINTS, LIFT STATIONS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 300, HERITAGE HARBOUR SUBPHASE J UNIT 1, RECORDED IN PLAT BOOK 55, PAGES 184 THROUGH 187 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

570 INTERSTATE BLVD.
 SUITE 200
 TAMPA, FLORIDA 33606
 PHONE: (813) 366-1818 FAX: (813) 366-6918
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6680
 WWW.BANKSENG.COM

EXHIBIT "A" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	8378	SANITARY	DRA	DRA	SCC	N/A	2	2	

EXHIBIT "B"



DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	8370	WATER	DPA	DRA	SCC	1"=100'	1	2	

EXHIBIT "B" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

672 INTERSTATE BLVD.
 SUITE 200
 TAMPA, FL 33606
 PHONE: (813) 360-7818 FAX: (813) 360-8918
 ENGINEERING LICENSE # EB 14489
 SURVEY LICENSE # LA 5680
 WWW.BANKSENG.COM

0 100' 200'
 GRAPHIC SCALE 1"= 100'

EXHIBIT "B" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL POTABLE WATER LINES, PIPES, VALVES, PUMPS, LATERALS, TEES, BENDS, JOINTS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 300, HERITAGE HARBOUR SUBPHASE J UNIT 1, RECORDED IN PLAT BOOK 55, PAGES 184 THROUGH 187 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

BANKS
ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

273 INTERSTATE BLVD.
 TAMPA, FLORIDA 33606
 PHONE: (813) 360-1618 FAX: (813) 360-8918
 ENGINEERING LICENSE # 15164
 SURVEY LICENSE # 151689
 WWW.BANKSBDG.COM

EXHIBIT "B" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	WATER	DPA	DPA	SCC	N/A	2	2	

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Heritage Harbour North Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as SELLER) whose address is 2041 NE 6th Terrace, Wilton Manors, FL 33305, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following: Plat of Heritage Harbour, Subphase J Unit 2

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment, and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "B" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.


AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 3 day of MARCH, 2016.

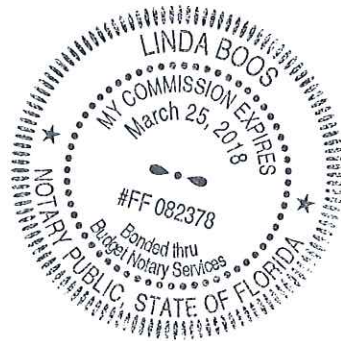
ATTEST:

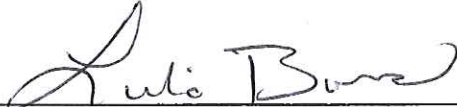

James P. Ward, Secretary
DAVID NEGIP

Heritage Harbour North Community
Development District
By: 
Terrence Kirschner, Chairman

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3 day of March, 2016, by Terrence Kirschner, as Chairman of Heritage Harbour North Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the Heritage Harbour North Community Development District. He is personally known to me.




NOTARY PUBLIC Signature
Linda Boos
Printed Name
Commission No.: FF 082378
My Commission Expires: 3/25/18

WHEREFORE, the County and Developer have executed this Bill of Sale as of this _____ day of _____, 2016.

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by ED HUNZEKER (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me.

NOTARY PUBLIC Signature

Printed Name

EXHIBIT "A"

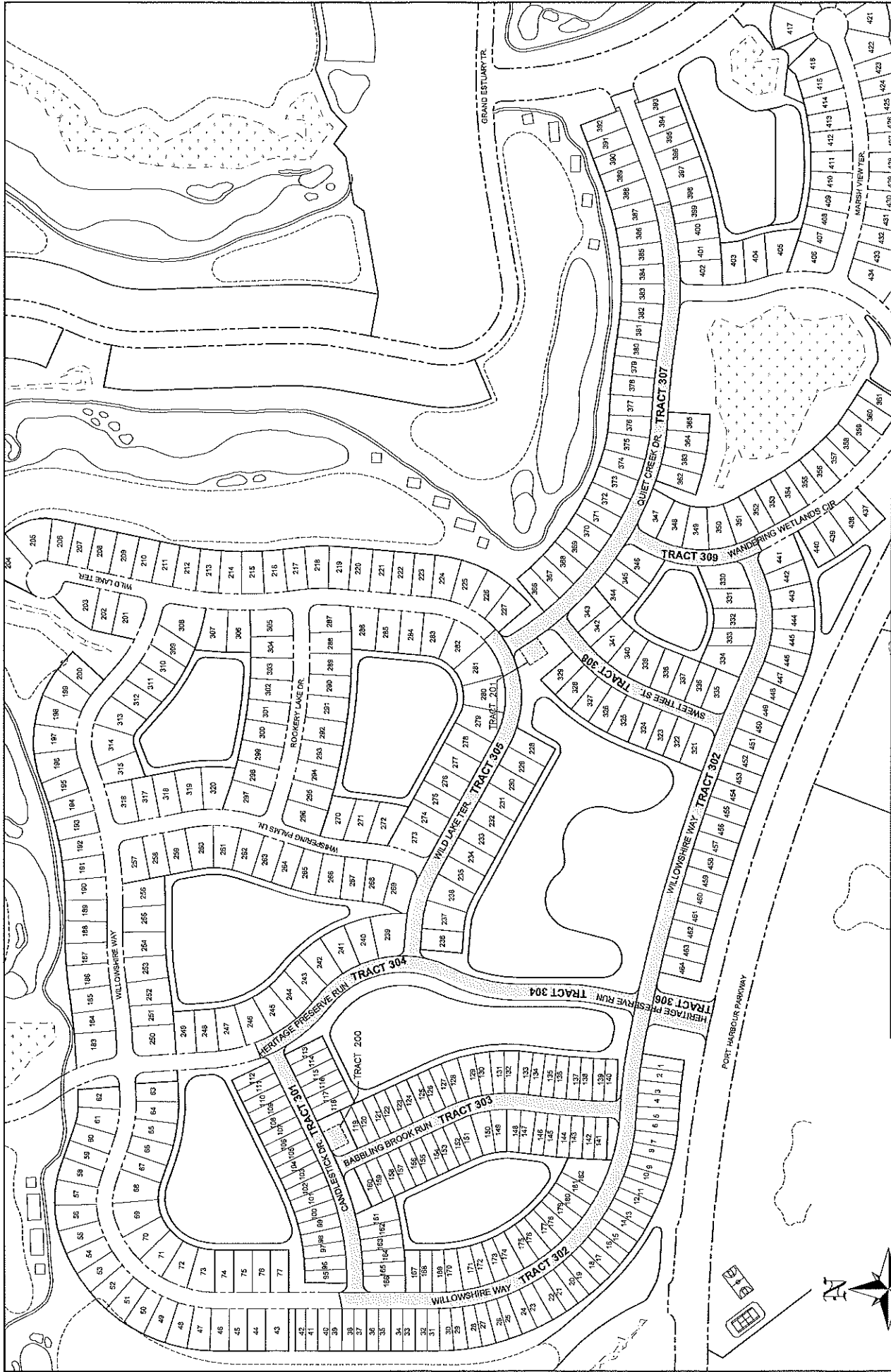


EXHIBIT "A" TO BILL OF SALE

HERITAGE HARBOUR NORTH CDD

MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	8370	BANTARY	DRA	DRA	SCC	1"=400'	1	2	

BANKS
ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

574 INTERSTATE BLVD
 SUITE 200
 TAMPA, FL 33606
 PHONE: (813) 355-1518 FAX: (813) 360-8978
 ENGINEERING LICENSE # BE 6499
 SURVEY LICENSE # LS 6828
 WWW.BANKSENG.COM

0 400' 800'

 GRAPHIC SCALE 1"= 400'

N

EXHIBIT "A" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL WASTEWATER LINES, MANHOLES, PIPES, VALVES, PUMPS, LATERALS, FORCE MAINS, TEES, BENDS, JOINTS, LIFT STATIONS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 200, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS A PUBLIC UTILITY EASEMENT TRACT.

THAT PORTION OF TRACT 201, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS A PUBLIC UTILITY EASEMENT TRACT.

THAT PORTION OF TRACT 301, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS CANDLESTICK DRIVE.

THAT PORTION OF TRACT 302, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WILLOWSHIRE WAY.

THAT PORTION OF TRACT 303, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS BABBLING BROOK RUN.

THAT PORTION OF TRACT 304, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS HERITAGE PRESERVE RUN.

THAT PORTION OF TRACT 305, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WILD LAKE TERRACE.

THAT PORTION OF TRACT 306, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS HERITAGE PRESERVE RUN.

THAT PORTION OF TRACT 307, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

THAT PORTION OF TRACT 308, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS SWEET TREE STREET.

THAT PORTION OF TRACT 309, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WANDERING WETLANDS CIRCLE.

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors

573 INTERSTATE BLVD.
SUITE 200
LAKELAND, FLORIDA 33809
PHONE: (813) 960-1618 FAX: (813) 960-8918
ENGINEERING LICENSE # EB 6485
SURVEY LICENSE # LB 6680
WWW.BANKSENG.COM

EXHIBIT "A" TO BILL OF SALE									
HERITAGE HARBOUR NORTH CDD									
MANATEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6870	BANITARY	DRA	DRA	SCC	N/A	2	2	

EXHIBIT "B" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL POTABLE WATER LINES, PIPES, VALVES, PUMPS, LATERALS, TEES, BENDS, JOINTS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

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BANKS ENGINEERING
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275 W. HERSHMAN BLVD.
 SUITE 200
 TAMPA, FLORIDA 33604
 PHONE: (813) 355-1618 FAX: (813) 355-4918
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LS 6869
 WWW.BANKSINC.COM

EXHIBIT "B" TO BILL OF SALE

HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	8370	WATER	DRA	DRA	SCC	N/A	2	2	

BOARD OF SUPERVISOR'S

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
February 29, 2016**

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 29, 2016**

	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	\$ 58,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,924
Capital Projects Fund								
Construction Account	-	-	-	-	1,018,206	-	-	1,018,206
Deferred Cost Account	-	-	-	1,478	-	-	-	1,478
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	2,032,779	191,829	-	-	-	-	2,224,608
Reserve Account	-	1,595,615	259,091	-	-	-	-	1,854,706
Prepayment Account	-	1,288	309	-	-	-	-	1,598
Capitalized Interest	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2007	-	-	-	-	-	-	-	-
Due from Other Governments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	741	-	-	-	-	-	-	741
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	4,080,912	-	4,080,912
Amount to be Provided by Debt Service Funds	-	-	-	-	-	25,199,088	-	25,199,088
General Fixed Assets	-	-	-	-	-	-	14,416,957	14,416,957
Total Assets	<u>\$ 59,665</u>	<u>\$ 3,629,683</u>	<u>\$ 451,229</u>	<u>\$ 1,478</u>	<u>\$ 1,018,206</u>	<u>\$ 29,280,000</u>	<u>\$ 14,416,957</u>	<u>\$ 48,857,217</u>

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of February 29, 2016**

	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	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2007	-	-	-	-	-	29,280,000	-	29,280,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,280,000	\$ -	\$ 29,280,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	14,416,957	14,416,957
Fund Balance								
Restricted								
Beginning: October 1, 2015	-	2,434,785	460,831	52,470	2,298,225	-	-	5,246,312
Results from Current Operations	-	1,194,898	(9,602)	(50,992)	(1,280,020)	-	-	(145,717)
Unassigned								
Beginning: October 1, 2015	16,421	-	-	-	-	-	-	16,421
Results from Current Operations	43,244	-	-	-	-	-	-	43,244
Total Fund Equity and Other Credits	59,665	3,629,683	451,229	1,478	1,018,206	-	14,416,957	19,577,217
Total Liabilities, Fund Equity and Other Credits	\$ 59,665	\$ 3,629,683	\$ 451,229	\$ 1,478	\$ 1,018,206	\$ 29,280,000	\$ 14,416,957	\$ 48,857,217

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending February 29, 2016**

	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	2	15	56	53	127	150	85%
Special Assessment Revenue								
Special Assessments - Uniform Method	208	7,150	33,863	45,244	2,961	89,426	65,626	136%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	32,861	0%
Total Revenue and Other Sources:	\$ 209	\$ 7,151	\$ 33,878	\$ 45,300	\$ 3,014	\$ 89,552	\$ 98,637	91%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ 2,400	25%
Board of Supervisor's - FICA	-	46	-	-	-	46	184	25%
Executive								
Executive Salaries	3,308	2,692	2,692	2,385	4,346	15,423	35,000	44%
Executive Salaries - FICA	253	253	253	253	380	1,392	2,678	52%
Executive Salaries - Insurance	304	304	304	304	304	1,518	3,400	45%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	5,500	0%
Accounting Services	-	225	644	825	470	2,164	6,000	36%
Assessment Roll Preparation	-	615	615	923	615	2,769	8,000	35%
Arbitrage Rebate Services	-	-	-	500	-	500	500	100%
Manager Services	-	-	-	-	-	-	-	N/A
Professional Services								
District Manager Services	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	500	0%
Legal Advertising	-	-	-	-	-	-	1,500	0%
Trustee Services	-	-	-	11,802	-	11,802	7,500	157%

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending February 29, 2016**

	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	99	102	95	133	198	627	400	157%
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	277	10	287	400	72%
Rentals & Leases								
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	N/A
Computer Services	559	559	558	559	559	2,792	7,700	36%
Insurance	-	-	5,665	-	-	5,665	6,000	94%
Printing & Binding	-	-	-	-	12	12	1,200	1%
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	244	293	-	-	536	4,000	13%
Other General Government Services								
Engineering Services - General Fund	-	-	-	-	-	-	600	0%
Capital Outlay	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 4,697	\$ 5,640	\$ 11,119	\$ 17,959	\$ 6,894	\$ 46,308	\$ 98,637	47%
Net Increase/ (Decrease) of Fund Balance	(4,488)	1,511	22,760	27,341	(3,880)	43,244	-	
Fund Balance - Beginning	16,421	11,932	13,444	36,204	63,545	16,421	19,788	
Fund Balance - Ending	<u>\$ 11,932</u>	<u>\$ 13,444</u>	<u>\$ 36,204</u>	<u>\$ 63,545</u>	<u>\$ 59,665</u>	<u>\$ 59,665</u>	<u>\$ 19,788</u>	

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 29, 2016

	October	November	December	January	February	Year to Date	Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,456	0%
Interest Income								
Revenue Account	72	74	17	52	88	303	-	N/A
Reserve Account	137	142	155	291	438	1,163	-	N/A
Prepayment Account	0	0	0	0	0	1	-	N/A
Special Assessment Revenue								
Special Assessments - Uniform Method	4,485	155,081	722,540	924,867	67,978	1,874,951	1,451,211	129%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	328,895	0%
Operating Transfers In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,694	\$ 155,297	\$ 722,713	\$ 925,210	\$ 68,504	\$ 1,876,418	\$ 1,811,562	104%
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	N/A
Interest Expense	-	680,053	-	-	-	680,053	1,360,106	50%
Operating Transfers Out	210	216	173	343	526	1,467	31,456	5%
Total Expenditures and Other Uses:	\$ 210	\$ 680,269	\$ 173	\$ 343	\$ 526	\$ 681,520	\$ 1,811,562	38%
Net Increase/ (Decrease) of Fund Balance	4,485	(524,972)	722,540	924,867	67,978	1,194,898	-	
Fund Balance - Beginning	2,434,785	2,439,270	1,914,298	2,636,838	3,561,705	2,434,785	2,365,345	
Fund Balance - Ending	<u>\$ 2,439,270</u>	<u>\$ 1,914,298</u>	<u>\$ 2,636,838</u>	<u>\$ 3,561,705</u>	<u>\$ 3,629,683</u>	<u>\$ 3,629,683</u>	<u>\$ 2,365,345</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 29, 2016**

	<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								
Capitalized Interest	3	3	0	0	1	8	-	N/A
Reserve Account	4	4	4	4	20	38	-	N/A
Prepayment Account	0	0	0	0	0	0	-	N/A
Special Assessment Revenue								
Special Assessments - Uniform Method	459	15,864	73,911	94,607	6,954	191,794	148,511	N/A
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	369,164	N/A
Other Financing Sources								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Operating Transfers In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 466	\$ 15,872	\$ 73,915	\$ 94,612	\$ 6,975	\$ 191,840	\$ 517,675	37%
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000	N/A
Principal - Early Redemptions	-	-	-	-	-	-	-	N/A
Interest Expense	-	201,338	-	-	-	201,338	402,675	N/A
Operating Transfers Out	-	-	105	-	-	105	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 201,338	\$ 105	\$ -	\$ -	\$ 201,442	\$ 517,675	39%
Net Increase/ (Decrease) of Fund Balance	466	(185,466)	73,810	94,612	6,975	(9,602)	-	
Fund Balance - Beginning	<u>460,831</u>	<u>461,298</u>	<u>275,832</u>	<u>349,642</u>	<u>444,254</u>	<u>460,831</u>	<u>460,798</u>	
Fund Balance - Ending	<u>\$ 461,298</u>	<u>\$ 275,832</u>	<u>\$ 349,642</u>	<u>\$ 444,254</u>	<u>\$ 451,229</u>	<u>\$ 451,229</u>	<u>\$ 460,798</u>	

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 29, 2016**

	<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	5	5	1	0	0	11	-	N/A
Operating Transfers In	210	216	173	343	526	1,467	31,456	5%
Total Revenue and Other Sources:	\$ 214	\$ 221	\$ 174	\$ 343	\$ 527	1,478	\$ 31,456	5%
Expenditures and Other Uses								
Flood Control - Stormwater Management								
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	-	-	-	-	-	-	-	N/A
Capital Outlay	-	52,470	-	-	-	52,470	80,620	65%
Operating Transfers Out	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 52,470	\$ -	\$ -	\$ -	52,470	\$ 80,620	65%
Net Increase/ (Decrease) of Fund Balance	214	(52,249)	174	343	527	(50,992)	(49,164)	
Fund Balance - Beginning	52,470	52,684	435	608	951	52,470	49,164	
Fund Balance - Ending	<u>\$ 52,684</u>	<u>\$ 435</u>	<u>\$ 608</u>	<u>\$ 951</u>	<u>\$ 1,478</u>	<u>\$ 1,478</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 29, 2016**

	<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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,311,010	N/A
Interest Income								
Construction Account	39	39	22	17	80	198	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	N/A
Other Financing Sources								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Operating Transfers In	-	-	105	-	-	105	-	N/A
Total Revenue and Other Sources:	\$ 39	\$ 39	\$ 127	\$ 17	\$ 80	\$ 303	\$ 3,311,010	0%
Expenditures and Other Uses								
Financial and Administrative								
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	N/A
Flood Control - Stormwater Management								
Engineering Services	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	N/A
Capital Outlay	-	1,280,322	-	-	-	1,280,322	3,311,010	39%
Other Financing Uses								
Original Issue Discount	-	-	-	-	-	-	-	N/A
Operating Transfers Out	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,280,322	\$ -	\$ -	\$ -	\$ 1,280,322	\$ 3,311,010	39%
Net Increase/ (Decrease) of Fund Balance	39	(1,280,283)	127	17	80	(1,280,020)	-	
Fund Balance - Beginning	2,298,225	2,298,265	1,017,982	1,018,109	1,018,126	2,298,225	3,311,010	
Fund Balance - Ending	\$ 2,298,265	\$ 1,017,982	\$ 1,018,109	\$ 1,018,126	\$ 1,018,206	\$ 1,018,206	\$ 3,311,010	