

BOARD OF SUPERVISOR'S

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

AGENDA

November 3, 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
E-mail: ward9490@comcast.net



www.heritageharbournorthcdd.org

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

October 26, 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, November 3, 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) September 1, 2016 Regular Meeting
3. Consideration of Agreement with Aquaterra Utilities regarding the use of the District's irrigation system to provide irrigation water to the District.
4. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
 - I. Financial Statements for the period ending September 30, 2016
5. Supervisor's Requests and Audience Comments
6. Adjournment

The second order of business deals with the approval of the September 1, 2016 minutes.

The third order of business deals with the Agreement between the CDD and Aquaterra Utilities for the use of the District's system to provide irrigation water to the community. The agreement will be reviewed with the Board during the meeting,

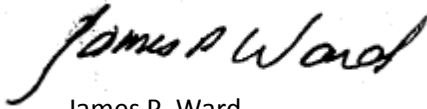


James P. Ward
District Manager

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

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

Enclosures

The Fiscal Year 2017 schedule is as follows

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



James P. Ward
District Manager

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**MINUTES OF MEETING OF 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, September 1, 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	Chairperson
William Riley	Vice Chairperson
John Wisz	Assistant Secretary
Nancy Lyons	Assistant Secretary

Absent was:

David Negip	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Shane Cooper	District Engineer
Greg Urbancic	District Counsel

Others present were:

Residents

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:00 p.m., and roll call determined that all members of the Board were present with the exception of David Negip.

Mr. Ward addressed the audience with information concerning the agenda and the making of comments for items on the agenda. He stated that after completion of the agenda items, the audience could comment or bring up issues not on the agenda.

2. Consideration of the Minutes

a) April 7, 2016 – Regular Meeting

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

Motion was made by Ms. Lyons and seconded by Mr. Wisz, to approve the April 7, 2016 minutes, and with all in favor, the motion was approved.

3. Public Hearings

a. Fiscal Year 2017 Budget

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

i. Public Comment and Testimony

Mr. Ward stated that no written or oral communications had been received regarding the 2017 budget. Mr. Ward asked the audience for questions on the proposed Operating or Debt Services Fund Budget. He had not planned to make a presentation, but Mr. Ward offered to do so if requested. One member asked if the budget was posted somewhere, and Mr. Ward stated that the budget was posted on the District website and has been since April.

Motion was made by Mr. Riley and seconded by Mr. Kirschner to close the Public Hearing as described above, and with all in favor, the motion was approved.

ii. Board Comment and Consideration

No questions or comments from the Board.

iii. Consideration of Resolution 2016-2 relating to the annual appropriation and adopting the Budget for Fiscal Year 2017.

Motion was made by Mr. Kirschner and seconded by Mr. Riley to approve Resolution 2016-2 as described above, and with all in favor, the motion was approved.

b. Fiscal Year 2017 Imposing Special Assessments; Adopting an Assessment Roll and Approving the General Fund Special Assessment Methodology

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

i. Public Comment and Testimony

Mr. Ward provided some general information regarding how the district levies the assessment only for the General Operations of the district, explaining that the Debt Service assessments are set in place and have been for a number of years based on, essentially, lot size and where an individual lives. He stated that the General Assessment is an equal assessment across all lots regardless of ownership, and is approximately \$64 per unit per year for Fiscal Year 2017. He said that it has remained low for the last few years.

Questions from the public were requested. A question was asked if the amount would decrease as more properties are added. The answer was no because Lennar already pays on undeveloped property as if it were a built unit; properties not in the CDD boundaries do not pay a CDD assessment.

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

ii. Board Comment and Consideration

No discussion by the Board.

iii. Consideration of Resolution 2016-3

Motion was made by Mr. Kirschner and seconded by Mr. Wisz to approve Resolution 2016-3 as described above, and with all in favor, the motion was approved.

4. Consideration of Resolution 2016-4 designating the dates, time and location for regular meetings of the Board of Supervisors of the District

Mr. Ward informed the Board that the law requires regular meeting times, dates and locations to be set. He stated that for Heritage Harbor North they are scheduled for the first Thursday of every month for Fiscal Year 2017, which covers the period October 1, 2016 through September 30, 2017, and will be held at 2:00 p.m. at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212. He explained that the Board does not meet every month, and the agendas for all meetings will be posted on the district website.

Motion was made by Mr. Riley and seconded by Ms. Lyons to adopt Resolution 2016-4, and with all in favor, the motion was approved.

5. Staff Reports

- a) **Attorney** – Mr. Urbancic, speaking on a cell phone, reported that there is a new law regarding public records, which says if someone is hired that is going to work on behalf of the district, the district must make sure the contracts have a certain statutory disclosure.

He reported that for members running unopposed in the election, the Attorney General has stated that those members are not subject to the Sunshine Law until the actual election date. Mr. Ward explained that the Sunshine Law precludes elected public officials from talking to each other outside of an open notice public meeting about a matter which may foreseeably appear before the Board. He stated that the official may not use a member of their staff nor a member of the public to communicate to another member on a matter which may appear before the Board. After the date of the election, which is November 8, these members will not be able to discuss with each other matters pertaining to the Board. The only discussion allowed is at the Board meetings. If there are questions concerning issues to be brought to the Board, members may call Mr. Ward or Mr. Urbancic.

Mr. Ward further stated that violations of the Sunshine Law are considered ethics violations under the statute. He explained that the directors' and officers' liability policies that are carried for Board members do not apply in the event of a violation of an ethics law because it assumes the member is acting outside of spoken authority. He stated that the member would have to defend himself personally in an ethics violation.

- b) **Engineer** – No report.
- c) **Manager** - Mr. Ward had nothing further to report.

7. Supervisor's Requests and Audience Comments

Nancy Lyons commented on legal notices that were posted that have upset some people in the community. She stated that the notices speak of increases in charges for the residents. Ms. Lyons asked if something could be added to these notices to waylay concerns, possibly projecting a cap on the amount of the increase. Mr. Ward responded that some language could be added with respect to what the current rate is for operations and maintenance, what the proposed rate is going to be, and what the cap rate is, but that, legally, nothing can be put in the notices with regard to the Debt Services. Mr. Ward noted that he would upgrade that language for next year.

An audience member requested clarification on what was encompassed in the north CDD. His understanding was that it was 1800 + or – 3 units. Mr. Ward stated that there are 1800 units within the River Strand area, and that Stoneybrook is a separate community and not related to this whatsoever. He stated that there is a third CDD, Heritage Harbour Marketplace, which is the commercial area on the east side that is also not related to Heritage Harbour North, and there is also a Heritage Harbour South.

Another audience member asked if a CDD fee is a 30 year bond, and if some people pay this fee in total. Mr. Ward said that is correct. The member asked how that affects the rest of the owners. Mr. Ward responded that it does not affect them. He explained that there is a fixed amount of debt on a lot, and owners pay an annual assessment that remains relatively consistent for the term of the bond.

8. Adjournment

Motion was made by Mr. Wisz and seconded by Ms. Lyons to adjourn the meeting, and with all in favor, the motion was approved.

The meeting was adjourned at 2:20 p.m.

James P. Ward Secretary

Terrence Kirschner, Chairman

Prepared by and return to:
Charles Mann, Esquire
Pavese Law Firm
1833 Hendry Street
Fort Myers, Florida 33901

HERITAGE HARBOUR NORTH IRRIGATION WATER AGREEMENT

This **AGREEMENT** is made and entered into this _____ day of _____, 2016 by and among **AQUATERRA UTILITIES, INC.**, a Florida corporation (“Aquaterra”), and **HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose government (the “CDD”).

RECITALS:

It is determined by the parties that:

A. Aquaterra is an irrigation water provider that has ownership of certain lakes (the "Irrigation Lakes") within that project known as Heritage Harbour (the “Community”) and is the sole and exclusive provider of irrigation water to the Community. The Irrigation Lakes are generally depicted on Exhibit “A” to this Agreement.

B. Aquaterra has also constructed various wells, well lines, reuse water mains, pumps, intakes, and related equipment and apparatus to supply water to the Irrigation Lakes (“Aquaterra System”) and to allow removal of such water for irrigation purposes. Aquaterra shall operate and maintain the Aquaterra System and shall modify, expand, or replace the Aquaterra System as it deems necessary.

C. Certain restrictive covenants that encumber all property within the Community require that irrigation water be obtained from Aquaterra. Aquaterra provides Irrigation Water (as defined herein) to the Community through a Water Use Permit issued by Southwest Florida Water Management District.

D. The CDD is a special and single purpose local government, created and chartered by general law, and established on the property by ordinance pursuant to Chapter 190, Fla. Stat. The CDD exercises all powers as provided by law.

E. The CDD owns and shall continue to own all infrastructure, mains, lines, pipes and other facilities of the CDD Distribution System. The CDD shall operate and maintain the CDD Distribution System. The CDD Distribution System is situated within the CDD in the approximate location shown on Exhibit “B,” attached hereto.

F. The CDD and Aquaterra desire to enter into the Agreement to set forth the parties agreement and understandings with respect to the provision of irrigation water to those portions of the Community within the boundaries of the CDD and use of the CDD Distribution System.

G. This Agreement will provide a benefit to the residents and property owners within the CDD as it will facilitate the provision of necessary irrigation water to the residents and property owners in an efficient and cost effective manner.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereinafter contained, the parties hereby agree as follows:

ARTICLE 1

DEFINITIONS

1.1 Certain Defined Terms. As used in this Agreement, the following capitalized terms shall have the following meanings respectively (such meanings to be applicable to both the singular and the plural form of the terms defined):

- A. "Irrigation Water" shall mean groundwater, surface water or water from the other sources that is not intended for potable water uses.
- B. "Irrigation Lakes" shall have the meaning set forth in Recital A.
- C. "Aquaterra System" shall have the meaning set forth in Article 4 and Recital B.
- D. "CDD Distribution System" shall mean the collection of mains, lines, times, valves, controllers and pipes used to distribute water within the CDD as shown on Exhibit "B."

1.2 Other Terms. All capitalized terms used in this Agreement which are not defined in Article 1.1 shall have the meaning set forth herein.

ARTICLE 2 PROVISION OF IRRIGATION WATER

2.1 Irrigation Water. The parties agree that Aquaterra shall deliver Irrigation Water to portions of the Community through the CDD Distribution System.

2.2 Points of Delivery. Aquaterra shall provide such service to the point(s) of delivery in the CDD's Distribution System as shown on the map attached hereto as Exhibit "C."

2.3 Standards of Service. In the provision of service, Aquaterra shall comply with all then existing and applicable standards and practices of the Florida Department of Environmental Protection, Florida Department of Health and Rehabilitative Services, any applicable Manatee County Ordinances or standards for Irrigation Water services, U.S. Environmental Protection Agency, Southwest Florida Water Management District, and all other governmental bodies having regulatory jurisdiction over such service, and all applicable federal, state, and local laws, ordinances, resolutions, rules and regulations in connection with such matters, including but not limited to standards for water pressure and quality of service.

2.4 Reserved Rights. Aquaterra retains all rights to control the irrigation in the Community, including but not limited to the following: (a) changing the location or designation of the Aquaterra System; (b) selling water to other persons or entities for the benefit of other properties, whether or not located within the Community; (c) increasing or decreasing the water level of the Irrigation Lakes; or (d) removing or withdrawing all or any part of the water from the Irrigation Lakes for any purpose including but not limited to maintenance. The rights of Aquaterra as modified and set forth in this Agreement, are for the sole benefit of Aquaterra and may be exercised, waived, or released, in whole or in part in Aquaterra's sole discretion, subject to all qualifications contained herein.

2.5 Use of CDD Facilities. Aquaterra desires to use and the CDD desires to permit Aquaterra to use the CDD Distribution System owned by the CDD to supply Irrigation Water to the Community. The CDD and Aquaterra shall retain ownership of their respective systems and each shall pay the costs of owning, operating, maintaining, expanding, reviewing, replacing, designing and permitting, and construction of their respective systems. However, in the event that the CDD shall fail to

maintain component of the CDD Distribution System in a manner that impedes or impairs Aquaterra's ability to provide irrigation water to any of its customers, Aquaterra shall have the right to provide such maintenance or make any necessary repairs, the cost of which shall be borne by the CDD.

2.6 Water Quantities. The parties anticipate that the Aquaterra System will have sufficient capacity to be a reliable and adequate source of water during the term of this Agreement for fulfillment of the CDD's irrigation responsibilities for the Community. The parties acknowledge, however, that due to many factors beyond Aquaterra's reasonable control, such as natural causes, environmental conditions, Acts of God, governmental regulations, and the actual or potential use of the waters of the Irrigation Lakes for the benefit of other entities or properties, the volume of water in the Irrigation Lakes may be insufficient from time to time to satisfy the CDD's reasonable water quantity requirements. Aquaterra makes no assurance or warranty that the volume of water in the Irrigation Lakes will at all times be sufficient to satisfy the requirements of the Community.

ARTICLE 3 **IRRIGATION WATER FEES FOR CDD PROPERTY**

Irrigation Water supplied to the various homesites and residential units in the CDD ("Homes") are paid by the owners of the Homes, through various Associations and/or the Master Association for the Community. However, to the extent that the CDD requires irrigation water for properties owned by the CDD, the CDD shall pay Aquaterra a monthly fee for such Irrigation Water, which shall be comparable to the amounts charged to the various homeowners' and/or condominium associations and/or the Master Association for the Community for properties of similar size and type. Such an amount may fluctuate from time-to-time in accordance with Aquaterra's then-current rate schedule.

ARTICLE 4 **TERM OF AGREEMENT**

4.1 Term. The term of this Agreement shall commence on the date this Agreement is executed and shall continue in full force and effect (unless sooner terminated as provided herein) until December 31, 2036, after which time this Agreement shall be deemed to be automatically extended for successive periods of 10 years each unless, prior to the commencement of any such 10-year period: (a) the termination of this Agreement is approved by either party and (b) that party gives notice of its intent to terminate the Agreement to the other party no later than one year before the end of the 10-year extension period.

ARTICLE 5 **RIGHT OF ACCESS**

5.1 Aquaterra Right of Access. There is hereby granted to Aquaterra during the term of this Agreement a non-exclusive license for access to exercise Aquaterra's rights over such portion of the CDD's property and the CDD Distribution System as is reasonably necessary to implement the provisions of this Agreement and to preserve Aquaterra's rights related to the provision of irrigation water; provided, however, if Aquaterra should in the exercise of its rights of access disturb any grass, soil, paving, or other improvements, Aquaterra shall restore the same to its condition prior to the disturbance.

ARTICLE 6 **LEGAL COSTS**

6.1 Legal Costs. If legal action is brought by either party to construe or enforce any provision of this Agreement, or for the breach thereof, each party shall pay the prevailing party's reasonable attorney's fees and court costs for both trial and appellate proceedings.

ARTICLE 7 **NOTICES**

7.1 Notices. Until changes in writing, all notices to be given under this Agreement shall be in writing and shall be sent by certified mail, return receipt requested or commercial next business day delivery service such as FedEx or UPS, to the address of the parties specified:

Aquaterra's address for notices shall be:

Aquaterra Utilities, Inc.
700 N.W. 107th Avenue, Suite 400
Miami, FL 33172

With required copy to:

Charles Mann, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, Florida 33901

The CDD's address for notices shall be:

Heritage Harbour North Community Development District
2041 NE 6th Terrace
Wilton Manors, Florida 33305
Attention: James P. Ward, District Manager

With required copy to:

Greg Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103

ARTICLE 8 **MISCELLANEOUS PROVISIONS**

8.1 Complete Agreement. This Agreement contains all of the terms, conditions, covenants, and agreements between the parties. No modification of this Agreement shall be binding unless made in writing and signed by the parties hereto.

8.2 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their legal representatives, successors, and assigns.

8.3 Governing Law. This Agreement has been drawn and executed and shall be performed in the State of Florida, and all questions concerning this Agreement, and performance hereunder, shall be adjudged and resolved in accordance with the laws and within the courts of the State of Florida.

8.4 No Waiver. The failure of any party to insist upon strict performance of any obligation hereunder shall not be a waiver of such party's right to demand strict compliance of that or any other obligation in the future. No custom or practice of the parties at variance with the terms hereof shall constitute a waiver, nor shall any delay or omission of a party to exercise any rights arising from a default impair the party's rights as to such default or any subsequent default.

8.5 Captions. Titles or captions of articles and paragraphs contained in this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Agreement or the intent of any provisions hereunder.

8.6 Number and Gender. Whenever required by the context, the singular number shall include the plural and the plural the singular, and any gender shall include all genders.

8.7 Recording. This Agreement shall not be recorded in the Public Records of Manatee County.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day and year first above written.

Signed, sealed and delivered in our presence:

First Witness
Printed name: _____

AQUATERRA UTILITIES, INC.

Second Witness
Printed name: _____

By: _____

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

First Witness
Printed name: _____

Second Witness
Printed name: _____

By: _____

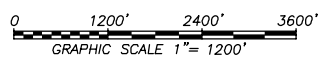
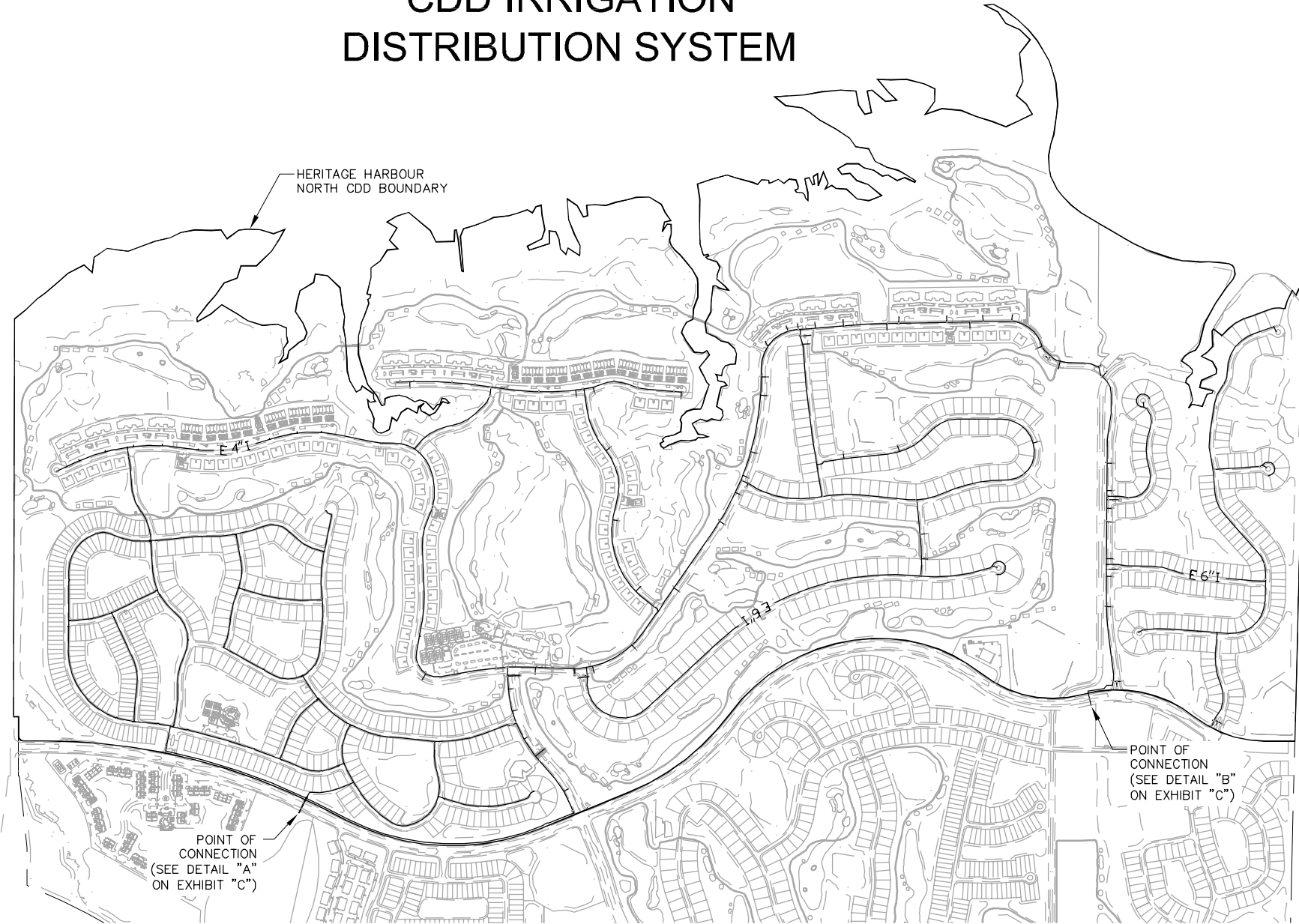
EXHIBIT "A" IRRIGATION LAKES



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

4161 TAMAMI TRAIL, UNIT 501
PORT CHARLOTTE, FL 33952
TEL. (941) 625-1165
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

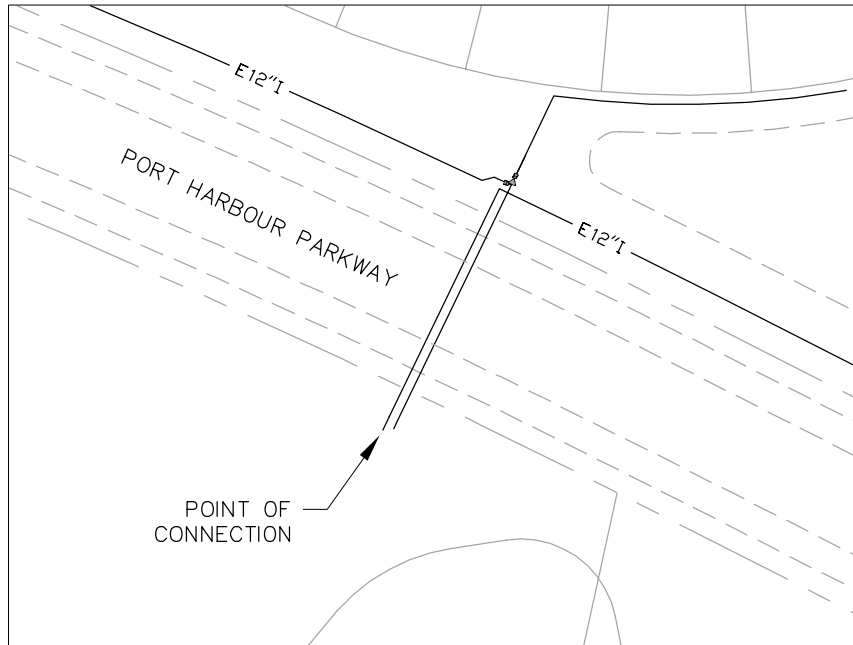
EXHIBIT "B" CDD IRRIGATION DISTRIBUTION SYSTEM



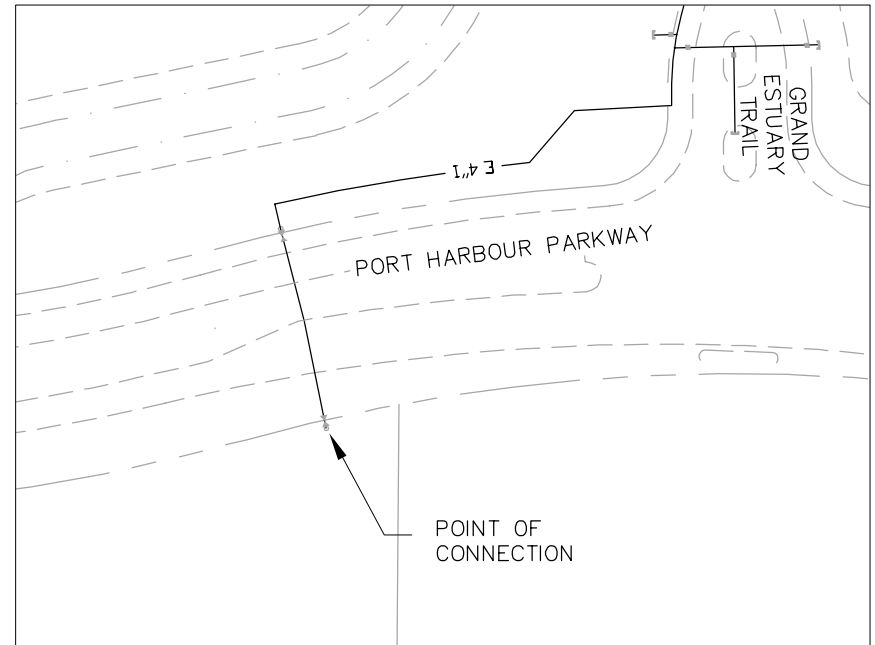
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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EXHIBIT "C" POINTS OF IRRIGATION DELIVERY



DETAIL "A"
SCALE 1"= 100'



DETAIL "B"
SCALE 1"= 100'



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BOARD OF SUPERVISOR'S

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
September 30, 2016**



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

Phone: 954-658-4900
E-mail:
JimWard@jpwardassociates.com



Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of September 30, 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	\$ 15,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,984
Capital Projects Fund								
Construction Account	-	-	-	-	1,018,799	-	-	1,018,799
Deferred Cost Account	-	-	-	7,406	-	-	-	7,406
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	734,609	243,256	-	-	-	-	977,865
Reserve Account	-	1,598,121	259,091	-	-	-	-	1,857,212
Prepayment Account	-	15,951	310	-	-	-	-	16,261
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	-	-	-	-	-	2,851,338	-	2,851,338
Amount to be Provided by Debt Service Funds	-	-	-	-	-	25,893,662	-	25,893,662
General Fixed Assets	-	-	-	-	-	-	14,416,957	14,416,957
Total Assets	<u>\$ 16,725</u>	<u>\$ 2,348,682</u>	<u>\$ 502,656</u>	<u>\$ 7,406</u>	<u>\$ 1,018,799</u>	<u>\$ 28,745,000</u>	<u>\$ 14,416,957</u>	<u>\$ 47,056,224</u>

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of September 30, 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	-	-	-	-	-	28,745,000	-	28,745,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,745,000	\$ -	\$ 28,745,000
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	-	(86,104)	41,825	(45,064)	(1,279,427)	-	-	(1,368,770)
Unassigned								
Beginning: October 1, 2015	16,421	-	-	-	-	-	-	16,421
Results from Current Operations	305	-	-	-	-	-	-	305
Total Fund Equity and Other Credits	16,725	2,348,682	502,656	7,406	1,018,799	-	14,416,957	18,311,224
Total Liabilities, Fund Equity and Other Credits	\$ 16,725	\$ 2,348,682	\$ 502,656	\$ 7,406	\$ 1,018,799	\$ 28,745,000	\$ 14,416,957	\$ 47,056,224

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the Period Ending September 30, 2016**

	October	November	December	January	February	March	April	May	June	July	August	September	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	3	4	3	3	2	1	1	144	150	96%
Special Assessment Revenue															
Special Assessments - Uniform Method	208	7,150	33,863	45,244	2,961	1,678	3,304	1,032	956	-	-	-	96,396	65,626	147%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	32,861	0%
Total Revenue and Other Sources:	\$ 209	\$ 7,151	\$ 33,878	\$ 45,300	\$ 3,014	\$ 1,681	\$ 3,308	\$ 1,035	\$ 958	\$ 2	\$ 1	\$ 1	\$ 96,540	\$ 98,637	98%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 2,000	\$ 2,400	83%
Board of Supervisor's - FICA	-	46	-	-	-	-	61	-	-	-	-	46	153	184	83%
Executive															
Executive Salaries	3,308	2,692	2,692	2,385	4,346	2,692	2,692	3,000	2,692	4,038	2,692	2,692	35,923	35,000	103%
Executive Salaries - FICA	253	253	253	253	380	253	253	253	253	380	253	253	3,290	2,678	123%
Executive Salaries - Insurance	304	304	304	304	304	304	304	304	304	304	304	304	3,644	3,400	107%
Financial and Administrative															
Audit Services	-	-	-	-	-	-	2,500	1,000	1,500	500	-	-	5,500	5,500	100%
Accounting Services	-	225	644	825	470	391	448	729	526	68	450	783	5,558	6,000	93%
Assessment Roll Preparation	-	615	615	923	615	615	615	308	615	923	615	615	7,077	8,000	88%
Arbitrage Rebate Services	-	-	-	500	-	-	-	-	-	-	-	-	500	500	100%
Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional Services															
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Recording and Transcription	-	-	-	-	-	-	96	54	77	-	-	61	288	500	58%
Legal Advertising	-	-	-	-	-	-	-	-	-	-	1,200	-	1,200	1,500	80%
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 September 30, 2016**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	2,000	-	2,000	5,000	40%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	99	102	95	133	198	113	94	94	(92)	94	95	99	1,124	400	281%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	277	10	-	37	56	22	9	-	73	484	400	121%
Rentals & Leases															
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services	559	559	558	559	559	-	559	559	1,117	559	659	559	6,802	7,700	88%
Insurance	-	-	5,665	-	-	-	-	-	-	-	-	-	5,665	6,000	94%
Printing & Binding	-	-	-	-	12	108	236	-	-	-	-	181	537	1,200	45%
Office Supplies	-	-	-	-	-	-	-	142	-	-	-	-	142	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	244	293	-	-	65	-	-	-	-	959	813	2,373	4,000	59%
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	\$ 4,543	\$ 8,695	\$ 6,498	\$ 7,015	\$ 6,874	\$ 9,226	\$ 7,077	\$ 96,235	\$ 98,637	98%
Net Increase/ (Decrease) of Fund Balance	(4,488)	1,511	22,760	27,341	(3,880)	(2,861)	(5,386)	(5,463)	(6,057)	(6,872)	(9,225)	(7,076)	305	-	
Fund Balance - Beginning	16,421	11,932	13,444	36,204	63,545	59,665	56,804	51,418	45,955	39,898	33,026	23,801	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>\$ 56,804</u>	<u>\$ 51,418</u>	<u>\$ 45,955</u>	<u>\$ 39,898</u>	<u>\$ 33,026</u>	<u>\$ 23,801</u>	<u>\$ 16,725</u>	<u>\$ 16,725</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 September 30, 2016

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget	
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,456	0%	
Interest Income																
Revenue Account	72	74	17	52	88	92	613	555	227	238	249	390	2,666	-	N/A	
Reserve Account	137	142	155	291	438	461	522	527	541	551	569	848	5,181	-	N/A	
Prepayment Account	0	0	0	0	0	0	0	0	0	0	0	1	4	-	N/A	
Special Assessment Revenue																
Special Assessments - Uniform Method	4,485	155,081	722,540	924,867	67,978	(313,669)	72,368	22,500	22,723	-	-	-	1,678,873	1,451,211	116%	
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	328,895	0%	
Special Assessments - Prepaid	-	-	-	-	-	-	-	-	-	-	-	14,663	14,663	-	N/A	
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Total Revenue and Other Sources:	\$ 4,694	\$ 155,297	\$ 722,713	\$ 925,210	\$ 68,504	\$ (313,116)	\$ 73,504	\$ 23,583	\$ 23,491	\$ 789	\$ 818	\$ 15,900	\$ 1,701,387	\$ 1,811,562	94%	
Expenditures and Other Uses																
Debt Service																
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000	100%	
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Interest Expense	-	680,053	-	-	-	-	-	680,053	-	-	-	-	-	1,360,106	1,360,106	100%
Operating Transfers Out	210	216	173	343	526	553	1,136	1,082	768	789	818	771	7,384	31,456	23%	
Total Expenditures and Other Uses:	\$ 210	\$ 680,269	\$ 173	\$ 343	\$ 526	\$ 553	\$ 1,136	\$ 1,101,135	\$ 768	\$ 789	\$ 818	\$ 771	\$ 1,787,490	\$ 1,811,562	99%	
Net Increase/ (Decrease) of Fund Balance	4,485	(524,972)	722,540	924,867	67,978	(313,669)	72,368	(1,077,553)	22,723	-	-	15,129	(86,104)	-		
Fund Balance - Beginning	2,434,785	2,439,270	1,914,298	2,636,838	3,561,705	3,629,683	3,316,014	3,388,382	2,310,830	2,333,552	2,333,552	2,333,552	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>\$ 3,316,014</u>	<u>\$ 3,388,382</u>	<u>\$ 2,310,830</u>	<u>\$ 2,333,552</u>	<u>\$ 2,333,552</u>	<u>\$ 2,333,552</u>	<u>\$ 2,348,682</u>	<u>\$ 2,348,682</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 September 30, 2016**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Capitalized Interest	3	3	0	0	-	-	-	-	-	-	-	-	7	-	N/A
Revenue Account	-	-	-	-	1	1	30	45	21	20	20	21	158	-	N/A
Reserve Account	4	4	4	4	20	21	22	21	22	21	22	22	188	-	N/A
Prepayment Account	0	0	0	0	0	0	0	0	0	0	0	0	0	-	N/A
Special Assessment Revenue															
Special Assessments - Uniform Method	459	15,864	73,911	94,607	6,954	355,429	7,403	2,302	2,324	-	-	-	559,251	148,511	377%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	-	369,164	0%
Other Financing Sources															
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In															
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 466	\$ 15,872	\$ 73,915	\$ 94,612	\$ 6,975	\$ 355,450	\$ 7,454	\$ 2,367	\$ 2,367	\$ 41	\$ 42	\$ 43	\$ 559,605	\$ 517,675	108%
Expenditures and Other Uses															
Debt Service															
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ 115,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	201,338	-	-	-	-	-	201,338	-	-	-	-	402,675	402,675	100%
Operating Transfers Out															
Operating Transfers Out	-	-	105	-	-	-	-	-	-	-	-	-	105	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 201,338	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 316,338	\$ -	\$ -	\$ -	\$ -	\$ 517,780	\$ 517,675	100%
Net Increase/ (Decrease) of Fund Balance	466	(185,466)	73,810	94,612	6,975	355,450	7,454	(313,970)	2,367	41	42	43	41,825	-	
Fund Balance - Beginning	460,831	461,298	275,832	349,642	444,254	451,229	806,679	814,134	500,164	502,531	502,571	502,614	460,831	460,798	
Fund Balance - Ending	<u>\$ 461,298</u>	<u>\$ 275,832</u>	<u>\$ 349,642</u>	<u>\$ 444,254</u>	<u>\$ 451,229</u>	<u>\$ 806,679</u>	<u>\$ 814,134</u>	<u>\$ 500,164</u>	<u>\$ 502,531</u>	<u>\$ 502,571</u>	<u>\$ 502,614</u>	<u>\$ 502,656</u>	<u>\$ 502,656</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 September 30, 2016**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Deferred Cost Account	5	5	1	0	0	0	1	1	1	2	2	3	21	-	N/A
Operating Transfers In	210	216	173	343	526	553	1,136	1,082	768	789	818	771	7,384	31,456	23%
Total Revenue and Other Sources:	\$ 214	\$ 221	\$ 174	\$ 343	\$ 527	\$ 553	\$ 1,136	\$ 1,083	\$ 769	\$ 790	\$ 820	\$ 775	7,406	\$ 31,456	24%
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	553	1,136	1,083	769	790	820	775	(45,064)	(49,164)	
Fund Balance - Beginning	52,470	52,684	435	608	951	1,478	2,031	3,168	4,251	5,020	5,811	6,631	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>\$ 2,031</u>	<u>\$ 3,168</u>	<u>\$ 4,251</u>	<u>\$ 5,020</u>	<u>\$ 5,811</u>	<u>\$ 6,631</u>	<u>\$ 7,406</u>	<u>\$ 7,406</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 September 30, 2016

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,311,010	N/A
Interest Income															
Construction Account	39	39	22	17	80	81	86	83	86	83	86	86	790	-	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	\$ 81	\$ 86	\$ 83	\$ 86	\$ 83	\$ 86	\$ 86	\$ 895	\$ 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	81	86	83	86	83	86	86	(1,279,427)	-	
Fund Balance - Beginning	2,298,225	2,298,265	1,017,982	1,018,109	1,018,126	1,018,206	1,018,287	1,018,373	1,018,456	1,018,542	1,018,626	1,018,712	2,298,225	3,311,010	
Fund Balance - Ending	<u>\$ 2,298,265</u>	<u>\$ 1,017,982</u>	<u>\$ 1,018,109</u>	<u>\$ 1,018,126</u>	<u>\$ 1,018,206</u>	<u>\$ 1,018,287</u>	<u>\$ 1,018,373</u>	<u>\$ 1,018,456</u>	<u>\$ 1,018,542</u>	<u>\$ 1,018,626</u>	<u>\$ 1,018,712</u>	<u>\$ 1,018,799</u>	<u>\$ 1,018,799</u>	<u>\$ 3,311,010</u>	