

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MAY 1, 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

April 24, 2025

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, May 1, 2025**, at **1:00 P.M.** at the **Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212.**

The following Webex link and telephone number are provided to join/watch the meeting.
<https://districts.webex.com/districts/j.php?MTID=mc65f680949afe1b64d266db431b96a89>

Access Code: **2346 202 7079** Event password: **Jpward**

Or phone: **408-418-9388**, access code **2346 202 7079** password: **Jpward** to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to order & roll call.
2. Notice of Advertisement of Public Hearings.
3. Consideration of Minutes:
 - I. March 21, 2025 – Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2026 BUDGET.**
 - i. Public Comment and Testimony.
 - a) Resident email responses.
 - ii. Board Comment and Consideration.
 - iii. Consideration of **Resolution 2025-4**, a Resolution of the Board of Supervisors relating to the annual appropriations and adopting the budget for Fiscal Year 2026.

- i. Public Comment and Testimony.
- ii. Board Comment and Consideration.
- iii. Consideration of **Resolution 2025-5**, a Resolution of the Board of Supervisors imposing special assessments and certifying an assessment roll.
- iv. Consideration of **Resolution 2025-6**, A Resolution of the Board of Supervisors of the Heritage Harbour North Community Development District Establishing An Operation And Maintenance Assessment Cap For Notice Purposes Only

- Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.*

Staff Review

The first order of business is the call to order and roll call.

The second order of business is the consideration of the minutes of the Heritage Harbour North CDD Board of Supervisors Regular Meeting held on February 6, 2025.

The third order of business is the is the consideration of the minutes of the Heritage Harbour North CDD Board of Supervisors Regular Meeting held on March 21, 2025.

The fourth order of business are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes both the General Fund operations and the Debt Service Funds for the Series 2014 and Series 2017 Bonds. In the way of background, the Board approved the Fiscal Year 2026 Budget at the solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

As a suggested form for the Public Hearing – it would be appropriate to formally open the Public Hearing for consideration of the Budget, take a few moments to have the District Manager review the salient points of the Budget for the Public, then seek Public Comment or testimony, and at the conclusion of the Public Comment and testimony to close the Public Hearing by motion of the Board, then to move into the Board's consideration of the Budget and once that is concluded, to consider **Resolution 2025-4** to adopt the annual appropriation and budget for the District. Once this item is concluded, then it would be recommended for the Board to move to a second Public Hearing utilizing the same process as just completed for the Budget Hearing.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2025 Budget. **Resolution 2025-5** does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-5**.

The final resolution, **Resolution 2025-6**, is a Resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

The fifth item is consideration of **Resolution 2025-7**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2025. As you may recall, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

Currently, the Board is scheduled to meet on the first **Thursday** of each month **at 1:00 P.M.** unless otherwise indicated, at the **River Strand Golf and Country Club, (Clubhouse), 7155 Grand Estuary Trail, Bradenton Florida, 34212.**

The Fiscal Year 2026 schedule is as follows:

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

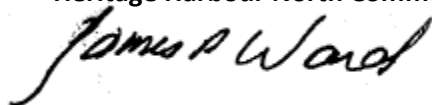
The sixth order of business is the consideration of the ranking of the engineering proposals that were received in response to the District's request for qualifications. There were two (2) proposals received were from the Engineering Firms: Morris Engineering and Alliant. The required procedure requires the Board to rank the proposals, (non-price based) based on each firm's qualifications, and I have enclosed an engineering ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, staff must then negotiate a contract with the number one ranked firm and that proposed agreement will then be brought to the Board.

The seventh order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on Financial Statements (unaudited) for the periods ending January 31, 2025, February 28, 2025 and March 31, 2025.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

Heritage Harbour North Community Development District



James P. Ward
District Manager



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
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AFFIDAVIT OF PUBLICATION

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Attention: Mr. Coir Dissinger

HERITAGE HARBOUR NORTH CDD

2301 NE 37th Street

Fort Lauderdale, FL 33308

coridissinger@jppwardassociates.com

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is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Mary Castro, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

2 insertion(s) published on:
04/06/25, 04/13/25

THE STATE OF FLORIDA COUNTY OF MANATEE

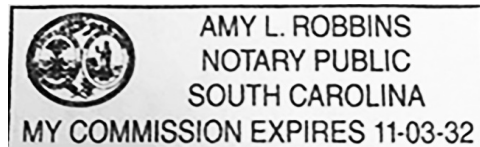
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.'

Mary Castro

Sworn to and subscribed before me this 14th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



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HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for Heritage Harbour North Community Development District will hold two public hearings and a regular meeting on May 1, 2025 at 1:00 p.m. at Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.HeritageHarbourNorthcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budget and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site www.HeritageHarbourNorthcdd.org at least seven (7) days in advance of the meeting.

In addition, you may obtain a copy of the proposed budget on the District's website: www.HeritageHarbourNorthcdd.org immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Proposed Schedule of Assessments		
Product Type	FY 2026 Rate	Cap Rate
All Units	\$72.60	\$144.12

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

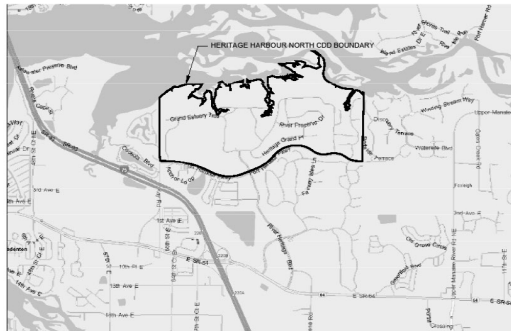
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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



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

The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District was held on Friday, March 21, 2025, at 1:00 P.M. at the River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

Nancy Lyons	Chairperson
John Wisz	Vice Chairperson
Pauline Tasler	Assistant Secretary
Michael Fisher	Assistant Secretary
Louise Buckley	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel

Audience:

Anna Naramore	River Strand HOA
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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 1:00 p.m. He called roll and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 6, 2025 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

Corrections were made by Nancy Lyons.

On MOTION made by Wisz, seconded by Tasler, and with all in favor, the February 6, 2025, Regular Meeting Minutes were approved as corrected.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-3

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District, Rescinding Resolution 2025-2 which approved the Fiscal Year 2026 Budget: Approving a Revised Proposed Budget for Fiscal Year 2026 and setting a Public Hearing thereon pursuant to Florida Law; providing for severability; providing for conflict and providing for an effective date

Mr. Ward: We started this at your last meeting where we approved a proposed budget for the purpose of setting a public hearing. What we are going to do today is rescind your prior resolution which was 2025-2 and approve a new proposed budget for Fiscal Year 2026. In general, as you know, over the past couple of months, we have had a number of discussions with respect to the Aqua Terra agreement that the District has in place. Considerations were made with respect to its termination provisions which are in 2036. I recommended we proceed forward with looking at alternative mechanisms to provide reuse irrigation water to this community and be in a position to terminate the agreement if you find it appropriate to do that. During the intervening period, the Master River Strand HOA Board reached out to me, and I've had a meeting with them and discussions about doing just that. In those discussions, and they are here today and are welcome to make their voices heard, they were 100% on board with the District moving forward with that process. As you know, the agreement itself is between the District and Aqua Terra or whoever their successor entity is. River Strand is paying the irrigation bills through the Master Association, which makes this even more convoluted. However, the District is the controlling entity with respect to the termination provisions and the rights under that Aqua Terra agreement. What we have initially worked out is that we would establish a budget going forward of roughly \$250,000 dollars of which the CDD would bear 50% of the cost, and River Strand HOA would bear the other 50% of the cost. I suspect this will last us a couple of years, but it's a good start for the District to begin the process. We bear 50% of the cost we incur, so if we incur less then we pay less. A part of the process is that we will go through a request for qualification process to identify engineers that may be interested in helping us identify the alternatives that we may have, the cost of the infrastructure necessary to bring the system up to a current standard, and how we might go about connecting to the County's reuse system. At some point this may involve the Master Association and Heritage Harbour South Board. It will not affect the Heritage Harbour Market Place CDD because I know the Master bills the Market Place property owner's association for some costs related to the irrigation system. That's the plan. This is not a short term program. This will take a number of years to get through. I appreciate the River Strand's HOA Board's 100% buy-in to this program. I think this will be a unique and good opportunity for the entire community to move forward with something that I feel very strongly is important for you all long term, not only for your existing residents, but for your future residents, in order to enjoy the benefits of having water provided by a company that is local, Manatee County, and I think it may ultimately benefit you financially over the long haul. That's the background of the resolution.

Mr. Mike Fisher: I don't know if I'm repeating myself, but when I was on the Master Board in the beginning is when we found out that Lennar had basically signed a contract with themselves, because they owned Aqua Terra at the time, which would go on until the 2030s. At that time, the Master Board

93 went to Manatee County to see if it would be interested in taking care of the water, and the County said
94 absolutely. They sent an engineer out at that time, and they went over the system, and they went to a
95 contractor who came back and said to redo the system properly it would cost \$1 million dollars. The
96 water would have been much cheaper than it is today. So, basically what we are doing is starting from
97 scratch.

98
99 Mr. Ward: We are starting from scratch. One of the benefits of having a CDD is that we can finance
100 some of these kinds of improvements through capital assessments that you can place on your property
101 owners on a more long-term basis, so nobody has to come up with a ton of money out of pocket on day
102 one. We would do these on a subordinate basis, so the interest rate is going to be higher because we
103 have existing bonds in place, but we can do this, and I think that also is a benefit of being able to use the
104 CDD. I know HOAs have a more difficult time in that process than we do, so we would be in a position to
105 help your entire community in doing that as we go through this process. Whatever the number is, we
106 have to get through the first couple of steps. We have to get an engineer on board. We need to start
107 working with the HOA in identifying what the alternatives are, how we work with the County, what types
108 of agreements will be needed, legally how we will be able to terminate the agreements. There are a ton
109 of moving parts to this process over the next couple of years that we will all have to work together on.

110
111 Ms. Lyons: I noticed on some of the documentation that the way things were modified, it now includes
112 some more definition as to the definition of the buying entity and how much that's going to be
113 researched and part of this working process. That's my concern. We have to know who we are dealing
114 with, and I want (indecipherable), they don't necessarily have to have the criteria of a Manatee County
115 company, but whatever other stipulations that have been actually pointed out in your documents here
116 that specify what you are looking for in an engineering company to do this job, I want to make sure who
117 we are dealing with and who we are going to pay because Lennar sold that company four years ago.
118 Who have we been paying for four years?

119
120 Mr. Ward: I think that's a good point because I do think we will end up in litigation with this company, or
121 there is a strong indication that we may do that, so those kinds of questions need to be answered.

122
123 Ms. Lyons: I would like the attorneys to be very closely involved up front.

124
125 Mr. Ward: We will definitely need to do that. To your second question, currently the Aqua Terra
126 company, and the name constantly escapes my head, is South West Water. They bill the Master HOA for
127 all of their services.

128
129 Ms. Anna Naramore: We are thrilled that the CDD wants to work with us as River Strand's Board. That
130 water source is our sole source of irrigation for our \$6 million dollar newly renovated golf course and our
131 common grounds irrigation and our family homes. We are totally dependent upon it. In the last two
132 years that Joe Rasid (ph), our general manager, has been here, it is very obvious that it has not been well
133 maintained. We have pump issues. We have snails on the bottom. You may remember last summer we
134 had no irrigation out of there and it scared the heck out of us about our golf course. That problem is not
135 going to go away. They have no vested interest in maintaining that system to the level that we see as a
136 need for our community. This established partnership is very much appreciated from the Board because
137 we need to fix this, all of us. It's not a problem that will be solved in a year or two years. This is probably
138 a multiyear problem. River Strand just hired a new law firm, and we have engaged a land use specific
139 lawyer to work with the team to help with any legal issues that need to be addressed. I guess the
140 message I would send to you is River Strand's HOA fully wants this to be resolved for the long term and

141 *establishing a partnership with the CDD to figure out how to do that is very much appreciated and we*
142 *look forward to working with you to get it done.*

143
144 *Male Audience member: I heard at a previous board meeting that another community similar to ours has*
145 *filed a suit against Aqua Terra to break their agreement and they ruled in favor of breaking it and Aqua*
146 *Terra has gone back and appealed.*

147
148 *Ms. Buckey: Have you given those details to Greg so he can look into it?*

149
150 *Male Audience member: Yes. There is some potential (indecipherable).*

151
152 *Ms. Lyons: It seems to me, the sooner the better. For the last 9 months, we have been harping on them,*
153 *trying to get information. I've called them 55,000 times and I'm very glad everyone is working towards*
154 *this.*

155
156 Discussion continued regarding how important it was to begin this process, how long it would take, and
157 Aqua Terra not being communicative or cooperative.

158
159 Mr. Ward explained Resolution 2025-3 approved a revised budget and set the public hearing date for
160 May 1, 2025. He noted the Resolution did not bind the Board to anything within the budget. He
161 explained because the budget would go over the cap rate, mailed notice would go out to the residents.
162 He stated he expected residents to attend the public hearing. He stated the RFQ for the engineer would
163 be advertised on Monday. He stated the current engineering company, Atwell Engineering, did not have
164 to submit a qualification but he requested Atwell to submit the information for Board review. He asked
165 if there were any additional questions; hearing none, he called for a motion.

166
167 **On MOTION made by Lyons, seconded by Fisher, and with all in favor,**
168 **the Resolution 2025-3 was adopted, and the Chair was authorized to**
169 **sign.**

170
171 **FOURTH ORDER OF BUSINESS**

Consideration of RFQs

172
173 **Consideration of issuance of Request for Qualifications from Engineer's to evaluate the Manatee**
174 **County Re-Use System, including but not limited to an evaluation of the District's irrigation system**
175 **capital infrastructure, ability to tie into the Manatee County Re-Use system, and preliminary cost**
176 **estimates for infrastructure improvements that may be needed for utilization of the County Re-use**
177 **System**

178
179 *Mr. Ward: I've provided a copy of this to you. You do not necessarily have to approve it. I have the*
180 *authority as the Manager to issue it, but I wanted to make sure you saw the qualification proposals that*
181 *were going out. If anybody has any questions just let me know, but these are pretty much a standard*
182 *qualification. I asked Patrick if he had any comments, and he did not. I sent it to Greg who had a few*
183 *questions and comments which I incorporated into the one you have in front of you.*

184
185 **FIFTH ORDER OF BUSINESS**

Staff Reports

186
187 **I. District Attorney**

No report.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2026

1. May 1, 2025 – Public Hearings: Proposed Fiscal Year 2026 Budget

b) Financial Statement for period ending January 31, 2025 (unaudited)

c) Financial Statement for period ending February 28, 2025 (unaudited)

Mr. Ward reminded the Board that the public hearing was scheduled for May 1, 2025. He indicated staff would send out calendar invites, and the Agenda would go out seven days before the meeting. He stated he asked his staff to copy the HOA Board on the transmittal of the next Agenda and he asked staff to make printed copies of the Qualification for the HOA Board and CDD Board as well.

SIXTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

Mr. Ward asked if there were any additional questions or comments; there were none.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's Requests; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:25 p.m.

**On MOTION made by Tasler, seconded by Wisz, and with all in favor,
the Meeting was adjourned.**

Heritage Harbour North
Community Development District

James P. Ward, Secretary

Nancy Lyons, Chairperson

Cori Dissinger

From: James Ward
Sent: Wednesday, April 2, 2025 12:48 PM
To: Cori Dissinger
Subject: FW: Heritage Harbour - Budget/Assessment Rate 2026

To the agenda for HHN – public hearing.

J



**Committed to
Excellence**

James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Electronic Mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not use email and contact our offices directly at the address or phone above.

Board Members: Do not use the “reply all” feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Chu Park <chuopark@gmail.com>
Sent: Wednesday, April 2, 2025 12:01 PM
To: James Ward <jimward@jpwardassociates.com>
Subject: Heritage Harbour - Budget/Assessment Rate 2026

Dear Sir; We recently received a letter on Budget and Consideration of Assessment Rates on Heritage Harbour. We object and appose the increase in the assessment rates.

Sae Jong Park and Chu Ock Park
319 Whispering Palms Lane
Bradenton FL 34212

Parcel ID # 1101832959
chuopark@gmail.com

RESOLUTION 2025-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the ensuing budget year along with an explanatory and complete financial plan for each fund of the Heritage Harbour North Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set May 1, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance

RESOLUTION 2025-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager, identified as “The Budget for the Heritage Harbour North Community Development District for the Fiscal Year ending September 30, 2026,” as adopted by the Board of Supervisors on May 1, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Heritage Harbour North Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$2,317,296.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 270,838.00
DEBT SERVICE FUND (2014 BONDS)	\$ 573,296.00
DEBT SERVICE FUND (2017 BONDS)	<u>\$1,473,162.00</u>
TOTAL ALL FUNDS	\$2,317,296.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

RESOLUTION 2025-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

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

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

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 1st day of May 2025.

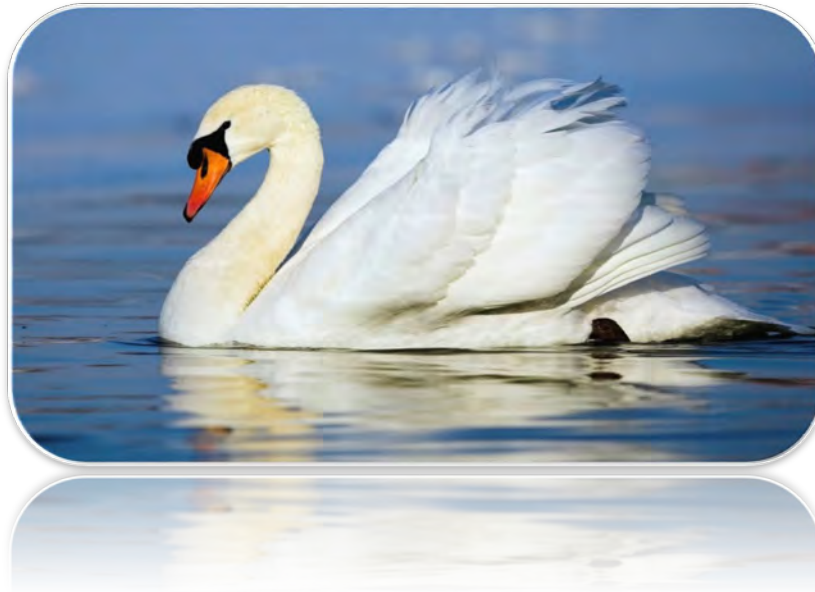
ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET (Revised)

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 N.E. 37th STREET, FORT LAUDERDALE, FLORIDA 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ 10	\$ -	\$ -	\$ -	Interest on General Bank Account
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Special Assessment Revenue					Assessments from Property Owner's
Special Assessment - On-Roll	\$ 113,369	\$ 93,432	\$ 113,369	\$ 270,838	
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 113,379	\$ 93,432	\$ 113,369	\$ 270,838	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 3,000	\$ 800	\$ 3,000	\$ 4,000	Statutory Required Feed
Board of Supervisor's - FICA	\$ 230	\$ 61	\$ 61	\$ -	FICA (if applicable)
Executive					
Professional Management	\$ 42,446	\$ 15,448	\$ 46,344	\$ 55,600	District Manager
Professional Management - FICA	\$ 3,897	\$ -	\$ -	\$ -	
Financial and Administrative					
Audit Services	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 1,667	\$ 5,000	\$ 5,000	All funds
Assessment Roll Preparation	\$ 8,500	\$ 2,833	\$ 8,500	\$ 9,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ 250	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ -	\$ 750	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 11,900	\$ 4,760	\$ 11,021	\$ 11,021	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,250	\$ 100	\$ 2,350	\$ 2,350	Required Reporting for Bond Issues
Bank Service Fees	\$ 650	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Postage, Freight & Messenger	\$ 400	\$ 61	\$ 400	\$ 400	Agenda Mailings and other misc. mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer/Web Site Services	\$ 7,900	\$ 300	\$ 1,800	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,895	\$ 7,483	\$ 7,483	\$ 7,883	General Liability and D&O Liability Insurance
Printing and Binding	\$ 200		\$ 250	\$ 250	Agenda Books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Legal Services					
General Counsel	\$ 3,000	\$ 2,531	\$ 4,500	\$ 4,500	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 750	\$ 400	\$ 750	\$ 750	District Engineer
Engineering Services - Capital	\$ -	\$ -	\$ -	\$ 125,000	Capital Plan
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operaton Reserve (Addition)	\$ -	\$ -	\$ -	\$ 16,800	Reserve for any future operating requirments
Other Fees and Charges					
Discounts, Tax Collector Fee and	\$ 7,936	\$ -	\$ 7,936	\$ 18,959	Discounts/Fees to place assessments on Tax Rolls
Total Expenditures and Other Uses	<u>\$ 113,379</u>	<u>\$ 41,117</u>	<u>\$ 106,070</u>	<u>\$ 270,838</u>	
Net Increase/(Decrease) in Fund		\$ 52,315	\$ 7,299	\$ 16,800	
Fund Balance - Beginning	\$ 169,599	\$ 169,599	\$ 169,599	\$ 176,898	
Fund Balance - Ending (Projected)	<u>\$ 169,599</u>	<u>\$ 221,914</u>	<u>\$ 176,898</u>	<u>\$ 193,698</u>	
Reserved: (Fund Balance)					
Reserved for Operations				\$ 49,654	To Insure sufficient cash for October & November Expenses
Extraordinary Capital/Operations				\$ 144,044	To fund operations needs or capital
Cap Rate (Adopted 2008)	\$ 72.60			\$ 72.60	
Assessment Comparison	\$ 60.33			\$ 144.12	

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 9,000	\$ 7,715	\$ 23,146	\$ 21,989
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 461,155	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll		\$ -	\$ -	\$ -
Special Assessment - Prepayments		\$ -	\$ -	
Total Revenue & Other Sources	\$ 560,308	\$ 468,870	\$ 574,454	\$ 573,296
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2014 Bonds	\$ 185,000	\$ -	\$ 185,000	\$ 190,000
Principal Debt Service - Early Redemptions				
Series 2014 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2014 Bonds	\$ 337,925	\$ 168,963	\$ 337,925	\$ 328,675
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Propety				
Appraiser Fees	\$ 31,205	\$ -	\$ 31,205	\$ 31,205
Total Expenditures and Other Uses	\$ 554,130	\$ 168,963	\$ 554,130	\$ 549,880
Net Increase/(Decrease) in Fund Balance	\$ 6,177	\$ 299,908	\$ 20,323	\$ 23,416
Fund Balance - Beginning	\$ 550,816	\$ 550,816	\$ 550,816	\$ 571,140
Fund Balance - Ending (Projected)	\$ 556,994	\$ 850,724	\$ 571,140	\$ 594,556
Restricted Fund Balance:				
Reseve Account Requirement			\$ 265,441	
Restricted for November 1, 2026 Interest Payment			\$ 159,588	
			\$ 425,028	

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	172	\$ 941.51	\$ 941.51
Single Family 65'	143	\$ 1,400.30	\$ 1,400.30
Single Family 75	24	\$ 1,729.07	\$ 1,729.07
Single Family 85'	12	\$ 1,892.20	\$ 1,892.20
Twin Villas	130	\$ 745.32	\$ 745.32
Condominium	26	\$ 1,078.05	\$ 1,078.05
Total:	507		

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
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	\$7,830,000
11/1/2016				\$ 198,462.50		
5/1/2017		\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925	\$7,705,000
11/1/2017				\$ 195,337.50		
5/1/2018		\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675	\$7,580,000
11/1/2018	\$ 35,000.00			\$ 192,087.50		
5/1/2019		\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175	\$7,415,000
11/1/2019				\$ 188,712.50		
5/1/2020		\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425	\$7,280,000
11/1/2020				\$ 185,087.50		
5/1/2021		\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175	\$7,135,000
11/1/2021				\$ 181,337.50		
5/1/2022		\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675	\$6,985,000
11/1/2022				\$ 177,462.50		
5/1/2023		\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925	\$6,830,000
11/1/2023				\$ 173,337.50		
5/1/2024		\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675	\$6,665,000
11/1/2024				\$ 168,962.50		
5/1/2025		\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925	\$6,490,000
11/1/2025				\$ 164,337.50		
5/1/2026		\$ 190,000	5.000%	\$ 164,337.50	\$ 518,675	\$6,305,000
11/1/2026				\$ 159,587.50		
5/1/2027		\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175	\$6,115,000
11/1/2027				\$ 154,587.50		
5/1/2028		\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175	\$5,915,000
11/1/2028				\$ 149,337.50		
5/1/2029		\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675	\$5,705,000
11/1/2029				\$ 143,712.50		
5/1/2030		\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425	\$5,480,000
11/1/2030				\$ 137,837.50		
5/1/2031		\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675	\$5,245,000
11/1/2031				\$ 131,712.50		
5/1/2032		\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425	\$5,000,000
11/1/2032				\$ 125,212.50		
5/1/2033		\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425	\$4,740,000
11/1/2033				\$ 118,337.50		
5/1/2034		\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675	\$4,465,000

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2034				\$ 111,212.50		
5/1/2035	\$	300,000	5.125%	\$ 111,212.50	\$ 522,425	\$4,180,000
11/1/2035				\$ 103,525.00		
5/1/2036	\$	315,000	5.125%	\$ 103,525.00	\$ 522,050	\$3,880,000
11/1/2036				\$ 95,453.13		
5/1/2037	\$	335,000	5.125%	\$ 95,453.13	\$ 525,906	\$3,565,000
11/1/2037				\$ 86,868.75		
5/1/2038	\$	350,000	5.125%	\$ 86,868.75	\$ 523,738	\$3,230,000
11/1/2038				\$ 77,900.00		
5/1/2039	\$	370,000	5.125%	\$ 77,900.00	\$ 525,800	\$2,880,000
11/1/2039				\$ 68,418.75		
5/1/2040	\$	390,000	5.125%	\$ 68,418.75	\$ 526,838	\$2,510,000
11/1/2040				\$ 58,425.00		
5/1/2041	\$	410,000	5.125%	\$ 58,425.00	\$ 526,850	\$2,120,000
11/1/2041				\$ 47,918.75		
5/1/2042	\$	430,000	5.125%	\$ 47,918.75	\$ 525,838	\$1,710,000
11/1/2042				\$ 36,900.00		
5/1/2043	\$	455,000	5.125%	\$ 36,900.00	\$ 528,800	\$1,280,000
11/1/2043				\$ 25,240.63		
5/1/2044	\$	480,000	5.125%	\$ 25,240.63	\$ 530,481	\$825,000
11/1/2044				\$ 12,940.63		
5/1/2045	\$	505,000	5.125%	\$ 12,940.63	\$ 530,881	\$345,000

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 10,000	\$ 3,970	\$ 11,910	\$ 11,315
Gain (Loss) on Investments		\$ -		
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Debt Proceeds	\$ -	\$ -	\$ -	\$ -
Proceeds from Refunding Bonds				
Transfer from Revenue Acct	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 1,211,613	\$ 1,461,847	\$ 1,461,847
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -		\$ -
Total Revenue & Other Sources	\$ 1,471,847	\$ 1,215,583	\$ 1,473,758	\$ 1,473,162

Expenditures and Other Uses

Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds	\$ 790,000	\$ -	\$ 785,000	\$ 830,000
Principal Debt Service - Early Redemptions				
Series 2017 Bonds - from Property Owners	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest Expense				
Series 2017 Bonds	\$ 567,700	\$ 281,881	\$ 567,700	\$ 527,800
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Propety Appraiser Fees	\$ 95,635	\$ -	\$ 95,635	\$ 95,635
Total Expenditures and Other Uses	\$ 1,453,335	\$ 291,881	\$ 1,458,335	\$ 1,453,435

Net Increase/(Decrease) in Fund Balance	\$ 18,512	\$ 923,702	\$ 15,423	\$ 19,727
Fund Balance - Beginning	\$ 372,237	\$ 372,237	\$ 372,237	\$ 387,659
Fund Balance - Ending (Projected)	\$ 390,749	\$ 1,295,938	\$ 387,659	\$ 407,387

Restricted Fund Balance:

Reseve Account Requirement (subordinate Bonds)	\$ 27,194
Restricted for November 1, 2026 Interest Payment	\$ 243,131
Total - Restricted Fund Balance:	\$ 270,325

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	157	\$ 1,049.15	\$ 1,049.15
Single Family 65'	32	\$ 1,240.34	\$ 1,240.34
Single Family 75'	123	\$ 1,430.58	\$ 1,430.58
Single Family 85'	90	\$ 1,620.81	\$ 1,620.81
TH/Coach/SF Attached	345	\$ 1,030.10	\$ 1,030.10
Condominium	610	\$ 951.18	\$ 951.18
Total:	1357		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2017				\$ 430,943.75		
5/1/2018	\$ 250,000	\$ 570,000	varies	\$ 408,262.50	\$ 1,409,206	\$ 18,695,000
11/1/2018				\$ 388,075.00		
5/1/2019	\$ 50,000	\$ 590,000	varies	\$ 388,075.00	\$ 1,366,150	\$ 18,055,000
11/1/2019				\$ 372,031.25		
5/1/2020	\$ 5,000	\$ 620,000	varies	\$ 371,943.75	\$ 1,363,975	\$ 17,430,000
11/1/2020				\$ 356,425.00		
5/1/2021	\$ 15,000	\$ 650,000	varies	\$ 356,425.00	\$ 1,362,850	\$ 16,765,000
11/1/2021				\$ 340,156.25		
5/1/2022		\$ 680,000	varies	\$ 340,156.25	\$ 1,360,313	\$ 16,085,000
11/1/2022	\$ 80,000			\$ 322,743.75		
5/1/2023		\$ 715,000	varies	\$ 320,643.75	\$ 1,358,388	\$ 15,290,000
11/1/2023	\$ 5,000			\$ 302,750.00		
5/1/2024		\$ 825,000	varies	\$ 302,750.00	\$ 1,430,500	\$ 14,460,000
11/1/2024	\$ 10,000			\$ 283,850.00		
5/1/2025		\$ 790,000	varies	\$ 283,850.00	\$ 1,357,700	\$ 13,660,000
11/1/2025				\$ 263,900.00		
5/1/2026		\$ 830,000	varies	\$ 263,900.00	\$ 1,357,800	\$ 12,830,000
11/1/2026				\$ 243,131.25		
5/1/2027		\$ 870,000	varies	\$ 243,131.25	\$ 1,356,263	\$ 11,960,000
11/1/2027				\$ 221,362.50		
5/1/2028		\$ 905,000	varies	\$ 221,362.50	\$ 1,347,725	\$ 11,055,000
11/1/2028				\$ 205,393.75		
5/1/2029		\$ 940,000	varies	\$ 205,393.75	\$ 1,350,788	\$ 10,115,000
11/1/2029				\$ 188,812.50		
5/1/2030		\$ 970,000	varies	\$ 188,812.50	\$ 1,347,625	\$ 9,145,000
11/1/2030				\$ 171,706.25		
5/1/2031		\$ 1,005,000	varies	\$ 171,706.25	\$ 1,348,413	\$ 8,140,000
11/1/2031				\$ 153,856.25		
5/1/2032		\$ 1,040,000	varies	\$ 153,856.25	\$ 1,347,713	\$ 7,100,000
11/1/2032				\$ 135,393.75		
5/1/2033		\$ 1,080,000	varies	\$ 135,393.75	\$ 1,350,788	\$ 6,020,000
11/1/2033				\$ 114,900.00		
5/1/2034		\$ 1,120,000	varies	\$ 114,900.00	\$ 1,349,800	\$ 4,900,000
11/1/2034				\$ 93,656.25		
5/1/2035		\$ 1,160,000	varies	\$ 93,656.25	\$ 1,347,313	\$ 3,740,000
11/1/2035				\$ 71,531.25		
5/1/2036		\$ 1,205,000	varies	\$ 71,531.25	\$ 1,348,063	\$ 2,535,000
11/1/2036				\$ 48,562.50		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2037		\$ 1,250,000	varies	\$ 48,562.50	\$ 1,347,125	\$ 1,285,000
11/1/2037				\$ 24,750.00		
5/1/2038		\$ 1,285,000	varies	\$ 24,750.00	\$ 1,334,500	\$ -

RESOLUTION 2025-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

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

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

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

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

RESOLUTION 2025-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Harbour North Community Development District.

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

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

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

RESOLUTION 2025-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, on this 1st day of May 2025.

ATTEST:

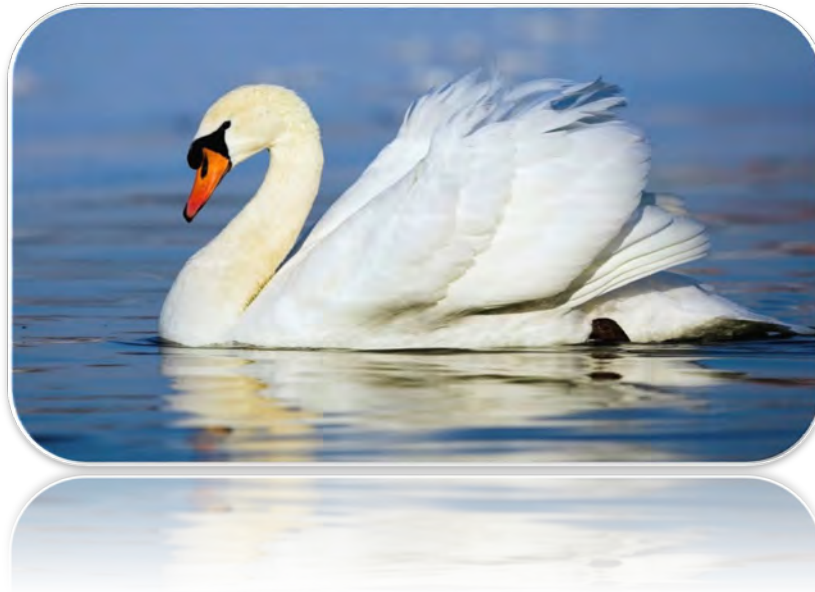
**HERITAGE HARBOUR NORTHCOMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET (Revised)

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 N.E. 37th STREET, FORT LAUDERDALE, FLORIDA 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ 10	\$ -	\$ -	\$ -	Interest on General Bank Account
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Special Assessment Revenue					Assessments from Property Owner's
Special Assessment - On-Roll	\$ 113,369	\$ 93,432	\$ 113,369	\$ 270,838	
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 113,379	\$ 93,432	\$ 113,369	\$ 270,838	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 3,000	\$ 800	\$ 3,000	\$ 4,000	Statutory Required Feed
Board of Supervisor's - FICA	\$ 230	\$ 61	\$ 61	\$ -	FICA (if applicable)
Executive					
Professional Management	\$ 42,446	\$ 15,448	\$ 46,344	\$ 55,600	District Manager
Professional Management - FICA	\$ 3,897	\$ -	\$ -	\$ -	
Financial and Administrative					
Audit Services	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 1,667	\$ 5,000	\$ 5,000	All funds
Assessment Roll Preparation	\$ 8,500	\$ 2,833	\$ 8,500	\$ 9,000	Par Outstaning and yearly work with Propety Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Requied Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ 250	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ -	\$ 750	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 11,900	\$ 4,760	\$ 11,021	\$ 11,021	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,250	\$ 100	\$ 2,350	\$ 2,350	Required Reporting for Bond Issues
Bank Service Fees	\$ 650	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Postage, Freight & Messenger	\$ 400	\$ 61	\$ 400	\$ 400	Agenda Mailings and other misc. mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer/Web Site Services	\$ 7,900	\$ 300	\$ 1,800	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,895	\$ 7,483	\$ 7,483	\$ 7,883	General Liability and D&O Liability Insurance
Printing and Binding	\$ 200		\$ 250	\$ 250	Agenda Books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Legal Services					
General Counsel	\$ 3,000	\$ 2,531	\$ 4,500	\$ 4,500	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 750	\$ 400	\$ 750	\$ 750	District Engineer
Engineering Services - Capital	\$ -	\$ -	\$ -	\$ 125,000	Capital Plan
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operaton Reserve (Addition)	\$ -	\$ -	\$ -	\$ 16,800	Reserve for any future operating requirments
Other Fees and Charges					
Discounts, Tax Collector Fee and	\$ 7,936	\$ -	\$ 7,936	\$ 18,959	Discounts/Fees to place assessments on Tax Rolls
Total Expenditures and Other Uses	<u>\$ 113,379</u>	<u>\$ 41,117</u>	<u>\$ 106,070</u>	<u>\$ 270,838</u>	
Net Increase/(Decrease) in Fund		\$ 52,315	\$ 7,299	\$ 16,800	
Fund Balance - Beginning	\$ 169,599	\$ 169,599	\$ 169,599	\$ 176,898	
Fund Balance - Ending (Projected)	<u>\$ 169,599</u>	<u>\$ 221,914</u>	<u>\$ 176,898</u>	<u>\$ 193,698</u>	
Reserved: (Fund Balance)					
Reserved for Operations				\$ 49,654	To Insure sufficient cash for October & November Expenses
Extraordinary Capital/Operations				\$ 144,044	To fund operations needs or capital
Cap Rate (Adopted 2008)	\$ 72.60			\$ 72.60	
Assessment Comparison	\$ 60.33			\$ 144.12	

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 9,000	\$ 7,715	\$ 23,146	\$ 21,989
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 461,155	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll		\$ -	\$ -	\$ -
Special Assessment - Prepayments		\$ -	\$ -	
Total Revenue & Other Sources	\$ 560,308	\$ 468,870	\$ 574,454	\$ 573,296
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2014 Bonds	\$ 185,000	\$ -	\$ 185,000	\$ 190,000
Principal Debt Service - Early Redemptions				
Series 2014 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2014 Bonds	\$ 337,925	\$ 168,963	\$ 337,925	\$ 328,675
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Propety				
Appraiser Fees	\$ 31,205	\$ -	\$ 31,205	\$ 31,205
Total Expenditures and Other Uses	\$ 554,130	\$ 168,963	\$ 554,130	\$ 549,880
Net Increase/(Decrease) in Fund Balance	\$ 6,177	\$ 299,908	\$ 20,323	\$ 23,416
Fund Balance - Beginning	\$ 550,816	\$ 550,816	\$ 550,816	\$ 571,140
Fund Balance - Ending (Projected)	\$ 556,994	\$ 850,724	\$ 571,140	\$ 594,556
Restricted Fund Balance:				
Reseve Account Requirement			\$ 265,441	
Restricted for November 1, 2026 Interest Payment			\$ 159,588	
			\$ 425,028	

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	172	\$ 941.51	\$ 941.51
Single Family 65'	143	\$ 1,400.30	\$ 1,400.30
Single Family 75	24	\$ 1,729.07	\$ 1,729.07
Single Family 85'	12	\$ 1,892.20	\$ 1,892.20
Twin Villas	130	\$ 745.32	\$ 745.32
Condominium	26	\$ 1,078.05	\$ 1,078.05
Total:	507		

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
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	\$7,830,000
11/1/2016				\$ 198,462.50		
5/1/2017		\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925	\$7,705,000
11/1/2017				\$ 195,337.50		
5/1/2018		\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675	\$7,580,000
11/1/2018	\$ 35,000.00			\$ 192,087.50		
5/1/2019		\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175	\$7,415,000
11/1/2019				\$ 188,712.50		
5/1/2020		\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425	\$7,280,000
11/1/2020				\$ 185,087.50		
5/1/2021		\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175	\$7,135,000
11/1/2021				\$ 181,337.50		
5/1/2022		\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675	\$6,985,000
11/1/2022				\$ 177,462.50		
5/1/2023		\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925	\$6,830,000
11/1/2023				\$ 173,337.50		
5/1/2024		\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675	\$6,665,000
11/1/2024				\$ 168,962.50		
5/1/2025		\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925	\$6,490,000
11/1/2025				\$ 164,337.50		
5/1/2026		\$ 190,000	5.000%	\$ 164,337.50	\$ 518,675	\$6,305,000
11/1/2026				\$ 159,587.50		
5/1/2027		\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175	\$6,115,000
11/1/2027				\$ 154,587.50		
5/1/2028		\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175	\$5,915,000
11/1/2028				\$ 149,337.50		
5/1/2029		\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675	\$5,705,000
11/1/2029				\$ 143,712.50		
5/1/2030		\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425	\$5,480,000
11/1/2030				\$ 137,837.50		
5/1/2031		\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675	\$5,245,000
11/1/2031				\$ 131,712.50		
5/1/2032		\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425	\$5,000,000
11/1/2032				\$ 125,212.50		
5/1/2033		\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425	\$4,740,000
11/1/2033				\$ 118,337.50		
5/1/2034		\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675	\$4,465,000

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2034				\$ 111,212.50		
5/1/2035	\$	300,000	5.125%	\$ 111,212.50	\$ 522,425	\$4,180,000
11/1/2035				\$ 103,525.00		
5/1/2036	\$	315,000	5.125%	\$ 103,525.00	\$ 522,050	\$3,880,000
11/1/2036				\$ 95,453.13		
5/1/2037	\$	335,000	5.125%	\$ 95,453.13	\$ 525,906	\$3,565,000
11/1/2037				\$ 86,868.75		
5/1/2038	\$	350,000	5.125%	\$ 86,868.75	\$ 523,738	\$3,230,000
11/1/2038				\$ 77,900.00		
5/1/2039	\$	370,000	5.125%	\$ 77,900.00	\$ 525,800	\$2,880,000
11/1/2039				\$ 68,418.75		
5/1/2040	\$	390,000	5.125%	\$ 68,418.75	\$ 526,838	\$2,510,000
11/1/2040				\$ 58,425.00		
5/1/2041	\$	410,000	5.125%	\$ 58,425.00	\$ 526,850	\$2,120,000
11/1/2041				\$ 47,918.75		
5/1/2042	\$	430,000	5.125%	\$ 47,918.75	\$ 525,838	\$1,710,000
11/1/2042				\$ 36,900.00		
5/1/2043	\$	455,000	5.125%	\$ 36,900.00	\$ 528,800	\$1,280,000
11/1/2043				\$ 25,240.63		
5/1/2044	\$	480,000	5.125%	\$ 25,240.63	\$ 530,481	\$825,000
11/1/2044				\$ 12,940.63		
5/1/2045	\$	505,000	5.125%	\$ 12,940.63	\$ 530,881	\$345,000

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 10,000	\$ 3,970	\$ 11,910	\$ 11,315
Gain (Loss) on Investments		\$ -		
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Debt Proceeds	\$ -	\$ -	\$ -	\$ -
Proceeds from Refunding Bonds				
Transfer from Revenue Acct	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 1,211,613	\$ 1,461,847	\$ 1,461,847
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -		\$ -
Total Revenue & Other Sources	\$ 1,471,847	\$ 1,215,583	\$ 1,473,758	\$ 1,473,162

Expenditures and Other Uses

Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds	\$ 790,000	\$ -	\$ 785,000	\$ 830,000
Principal Debt Service - Early Redemptions				
Series 2017 Bonds - from Property Owners	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest Expense				
Series 2017 Bonds	\$ 567,700	\$ 281,881	\$ 567,700	\$ 527,800
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Property Appraiser Fees	\$ 95,635	\$ -	\$ 95,635	\$ 95,635
Total Expenditures and Other Uses	\$ 1,453,335	\$ 291,881	\$ 1,458,335	\$ 1,453,435

Net Increase/(Decrease) in Fund Balance	\$ 18,512	\$ 923,702	\$ 15,423	\$ 19,727
Fund Balance - Beginning	\$ 372,237	\$ 372,237	\$ 372,237	\$ 387,659
Fund Balance - Ending (Projected)	\$ 390,749	\$ 1,295,938	\$ 387,659	\$ 407,387

Restricted Fund Balance:

Reserve Account Requirement (subordinate Bonds)	\$ 27,194
Restricted for November 1, 2026 Interest Payment	\$ 243,131
Total - Restricted Fund Balance:	\$ 270,325

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	157	\$ 1,049.15	\$ 1,049.15
Single Family 65'	32	\$ 1,240.34	\$ 1,240.34
Single Family 75'	123	\$ 1,430.58	\$ 1,430.58
Single Family 85'	90	\$ 1,620.81	\$ 1,620.81
TH/Coach/SF Attached	345	\$ 1,030.10	\$ 1,030.10
Condominium	610	\$ 951.18	\$ 951.18
Total:	1357		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2017				\$ 430,943.75		
5/1/2018	\$ 250,000	\$ 570,000	varies	\$ 408,262.50	\$ 1,409,206	\$ 18,695,000
11/1/2018				\$ 388,075.00		
5/1/2019	\$ 50,000	\$ 590,000	varies	\$ 388,075.00	\$ 1,366,150	\$ 18,055,000
11/1/2019				\$ 372,031.25		
5/1/2020	\$ 5,000	\$ 620,000	varies	\$ 371,943.75	\$ 1,363,975	\$ 17,430,000
11/1/2020				\$ 356,425.00		
5/1/2021	\$ 15,000	\$ 650,000	varies	\$ 356,425.00	\$ 1,362,850	\$ 16,765,000
11/1/2021				\$ 340,156.25		
5/1/2022		\$ 680,000	varies	\$ 340,156.25	\$ 1,360,313	\$ 16,085,000
11/1/2022	\$ 80,000			\$ 322,743.75		
5/1/2023		\$ 715,000	varies	\$ 320,643.75	\$ 1,358,388	\$ 15,290,000
11/1/2023	\$ 5,000			\$ 302,750.00		
5/1/2024		\$ 825,000	varies	\$ 302,750.00	\$ 1,430,500	\$ 14,460,000
11/1/2024	\$ 10,000			\$ 283,850.00		
5/1/2025		\$ 790,000	varies	\$ 283,850.00	\$ 1,357,700	\$ 13,660,000
11/1/2025				\$ 263,900.00		
5/1/2026		\$ 830,000	varies	\$ 263,900.00	\$ 1,357,800	\$ 12,830,000
11/1/2026				\$ 243,131.25		
5/1/2027		\$ 870,000	varies	\$ 243,131.25	\$ 1,356,263	\$ 11,960,000
11/1/2027				\$ 221,362.50		
5/1/2028		\$ 905,000	varies	\$ 221,362.50	\$ 1,347,725	\$ 11,055,000
11/1/2028				\$ 205,393.75		
5/1/2029		\$ 940,000	varies	\$ 205,393.75	\$ 1,350,788	\$ 10,115,000
11/1/2029				\$ 188,812.50		
5/1/2030		\$ 970,000	varies	\$ 188,812.50	\$ 1,347,625	\$ 9,145,000
11/1/2030				\$ 171,706.25		
5/1/2031		\$ 1,005,000	varies	\$ 171,706.25	\$ 1,348,413	\$ 8,140,000
11/1/2031				\$ 153,856.25		
5/1/2032		\$ 1,040,000	varies	\$ 153,856.25	\$ 1,347,713	\$ 7,100,000
11/1/2032				\$ 135,393.75		
5/1/2033		\$ 1,080,000	varies	\$ 135,393.75	\$ 1,350,788	\$ 6,020,000
11/1/2033				\$ 114,900.00		
5/1/2034		\$ 1,120,000	varies	\$ 114,900.00	\$ 1,349,800	\$ 4,900,000
11/1/2034				\$ 93,656.25		
5/1/2035		\$ 1,160,000	varies	\$ 93,656.25	\$ 1,347,313	\$ 3,740,000
11/1/2035				\$ 71,531.25		
5/1/2036		\$ 1,205,000	varies	\$ 71,531.25	\$ 1,348,063	\$ 2,535,000
11/1/2036				\$ 48,562.50		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2037		\$ 1,250,000	varies	\$ 48,562.50	\$ 1,347,125	\$ 1,285,000
11/1/2037				\$ 24,750.00		
5/1/2038		\$ 1,285,000	varies	\$ 24,750.00	\$ 1,334,500	\$ -

RESOLUTION 2025-6

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

RECITALS

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

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

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

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

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

WHEREAS, notices of the District’s Fiscal Year 2026 annual budget hearing and related assessment hearing were provided in accordance with law (“Notices”); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$172.94 per unit (the “CAP Rate:”); and

WHEREAS, on May 1, 2025, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on May 1, 2025, the Board of Supervisors determined that the Fiscal Year 2026 operations and maintenance assessment would be levied in the amount of the CAP Rate and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on May 1, 2025, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$144.12 per unit but less than the CAP Rate would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

RESOLUTION 2025-6

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

WHEREAS, on May 1, 2025, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$172.94 for notice purposes only; and

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

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed the CAP Rate, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$172.94 for notices purposes only.

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

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

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$172.94 per unit for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed the CAP Rate, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds the CAP Rate, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, *Florida Statutes*.

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

RESOLUTION 2025-6

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

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

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District this 1st day of May 2025.

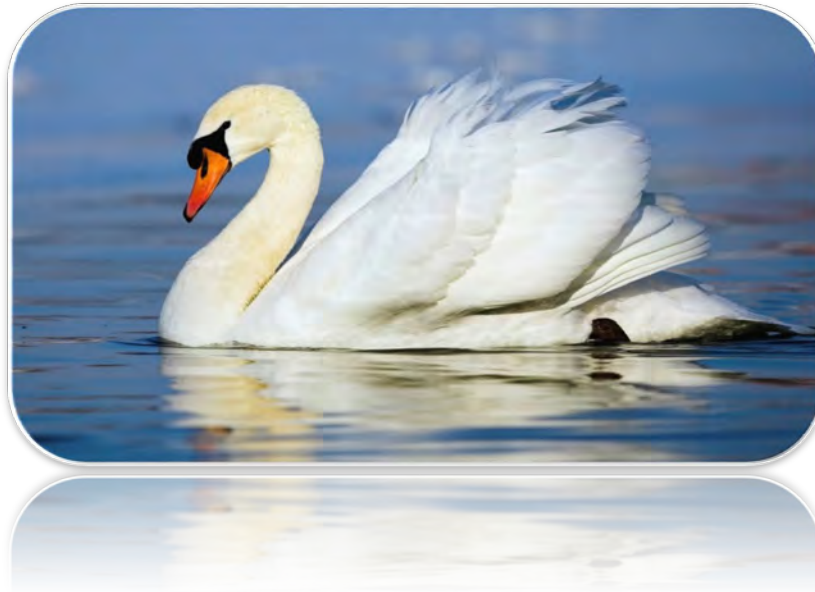
ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairman

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET (Revised)

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 N.E. 37th STREET, FORT LAUDERDALE, FLORIDA 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ 10	\$ -	\$ -	\$ -	Interest on General Bank Account
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Special Assessment Revenue					Assessments from Property Owner's
Special Assessment - On-Roll	\$ 113,369	\$ 93,432	\$ 113,369	\$ 270,838	
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 113,379	\$ 93,432	\$ 113,369	\$ 270,838	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 3,000	\$ 800	\$ 3,000	\$ 4,000	Statutory Required Feed
Board of Supervisor's - FICA	\$ 230	\$ 61	\$ 61	\$ -	FICA (if applicable)
Executive					
Professional Management	\$ 42,446	\$ 15,448	\$ 46,344	\$ 55,600	District Manager
Professional Management - FICA	\$ 3,897	\$ -	\$ -	\$ -	
Financial and Administrative					
Audit Services	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 5,000	\$ 1,667	\$ 5,000	\$ 5,000	All funds
Assessment Roll Preparation	\$ 8,500	\$ 2,833	\$ 8,500	\$ 9,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calc. to insure interest on Bond Funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ 250	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ -	\$ 750	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 11,900	\$ 4,760	\$ 11,021	\$ 11,021	Trust Fees for Bond Issues
Dissemination Agent Services	\$ 2,250	\$ 100	\$ 2,350	\$ 2,350	Required Reporting for Bond Issues
Bank Service Fees	\$ 650	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A

Heritage Harbour North Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Postage, Freight & Messenger	\$ 400	\$ 61	\$ 400	\$ 400	Agenda Mailings and other misc. mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer/Web Site Services	\$ 7,900	\$ 300	\$ 1,800	\$ 2,400	Statutory Web Site hosting/maintenance
Insurance	\$ 7,895	\$ 7,483	\$ 7,483	\$ 7,883	General Liability and D&O Liability Insurance
Printing and Binding	\$ 200		\$ 250	\$ 250	Agenda Books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Legal Services					
General Counsel	\$ 3,000	\$ 2,531	\$ 4,500	\$ 4,500	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services	\$ 750	\$ 400	\$ 750	\$ 750	District Engineer
Engineering Services - Capital	\$ -	\$ -	\$ -	\$ 125,000	Capital Plan
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operaton Reserve (Addition)	\$ -	\$ -	\$ -	\$ 16,800	Reserve for any future operating requirments
Other Fees and Charges					
Discounts, Tax Collector Fee and	\$ 7,936	\$ -	\$ 7,936	\$ 18,959	Discounts/Fees to place assessments on Tax Rolls
Total Expenditures and Other Uses	<u>\$ 113,379</u>	<u>\$ 41,117</u>	<u>\$ 106,070</u>	<u>\$ 270,838</u>	
Net Increase/(Decrease) in Fund		\$ 52,315	\$ 7,299	\$ 16,800	
Fund Balance - Beginning	\$ 169,599	\$ 169,599	\$ 169,599	\$ 176,898	
Fund Balance - Ending (Projected)	<u>\$ 169,599</u>	<u>\$ 221,914</u>	<u>\$ 176,898</u>	<u>\$ 193,698</u>	
Reserved: (Fund Balance)					
Reserved for Operations				\$ 49,654	To Insure sufficient cash for October & November Expenses
Extraordinary Capital/Operations				\$ 144,044	To fund operations needs or capital
Cap Rate (Adopted 2008)	\$ 72.60			\$ 72.60	
Assessment Comparison	\$ 60.33			\$ 144.12	

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 9,000	\$ 7,715	\$ 23,146	\$ 21,989
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 461,155	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll		\$ -	\$ -	\$ -
Special Assessment - Prepayments		\$ -	\$ -	
Total Revenue & Other Sources	\$ 560,308	\$ 468,870	\$ 574,454	\$ 573,296
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2014 Bonds	\$ 185,000	\$ -	\$ 185,000	\$ 190,000
Principal Debt Service - Early Redemptions				
Series 2014 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2014 Bonds	\$ 337,925	\$ 168,963	\$ 337,925	\$ 328,675
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Propety				
Appraiser Fees	\$ 31,205	\$ -	\$ 31,205	\$ 31,205
Total Expenditures and Other Uses	\$ 554,130	\$ 168,963	\$ 554,130	\$ 549,880
Net Increase/(Decrease) in Fund Balance	\$ 6,177	\$ 299,908	\$ 20,323	\$ 23,416
Fund Balance - Beginning	\$ 550,816	\$ 550,816	\$ 550,816	\$ 571,140
Fund Balance - Ending (Projected)	\$ 556,994	\$ 850,724	\$ 571,140	\$ 594,556
Restricted Fund Balance:				
Reseve Account Requirement			\$ 265,441	
Restricted for November 1, 2026 Interest Payment			\$ 159,588	
			\$ 425,028	

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	172	\$ 941.51	\$ 941.51
Single Family 65'	143	\$ 1,400.30	\$ 1,400.30
Single Family 75	24	\$ 1,729.07	\$ 1,729.07
Single Family 85'	12	\$ 1,892.20	\$ 1,892.20
Twin Villas	130	\$ 745.32	\$ 745.32
Condominium	26	\$ 1,078.05	\$ 1,078.05
Total:	507		

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
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	\$7,830,000
11/1/2016				\$ 198,462.50		
5/1/2017		\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925	\$7,705,000
11/1/2017				\$ 195,337.50		
5/1/2018		\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675	\$7,580,000
11/1/2018	\$ 35,000.00			\$ 192,087.50		
5/1/2019		\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175	\$7,415,000
11/1/2019				\$ 188,712.50		
5/1/2020		\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425	\$7,280,000
11/1/2020				\$ 185,087.50		
5/1/2021		\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175	\$7,135,000
11/1/2021				\$ 181,337.50		
5/1/2022		\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675	\$6,985,000
11/1/2022				\$ 177,462.50		
5/1/2023		\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925	\$6,830,000
11/1/2023				\$ 173,337.50		
5/1/2024		\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675	\$6,665,000
11/1/2024				\$ 168,962.50		
5/1/2025		\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925	\$6,490,000
11/1/2025				\$ 164,337.50		
5/1/2026		\$ 190,000	5.000%	\$ 164,337.50	\$ 518,675	\$6,305,000
11/1/2026				\$ 159,587.50		
5/1/2027		\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175	\$6,115,000
11/1/2027				\$ 154,587.50		
5/1/2028		\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175	\$5,915,000
11/1/2028				\$ 149,337.50		
5/1/2029		\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675	\$5,705,000
11/1/2029				\$ 143,712.50		
5/1/2030		\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425	\$5,480,000
11/1/2030				\$ 137,837.50		
5/1/2031		\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675	\$5,245,000
11/1/2031				\$ 131,712.50		
5/1/2032		\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425	\$5,000,000
11/1/2032				\$ 125,212.50		
5/1/2033		\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425	\$4,740,000
11/1/2033				\$ 118,337.50		
5/1/2034		\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675	\$4,465,000

Heritage Harbour North Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2034				\$ 111,212.50		
5/1/2035	\$	300,000	5.125%	\$ 111,212.50	\$ 522,425	\$4,180,000
11/1/2035				\$ 103,525.00		
5/1/2036	\$	315,000	5.125%	\$ 103,525.00	\$ 522,050	\$3,880,000
11/1/2036				\$ 95,453.13		
5/1/2037	\$	335,000	5.125%	\$ 95,453.13	\$ 525,906	\$3,565,000
11/1/2037				\$ 86,868.75		
5/1/2038	\$	350,000	5.125%	\$ 86,868.75	\$ 523,738	\$3,230,000
11/1/2038				\$ 77,900.00		
5/1/2039	\$	370,000	5.125%	\$ 77,900.00	\$ 525,800	\$2,880,000
11/1/2039				\$ 68,418.75		
5/1/2040	\$	390,000	5.125%	\$ 68,418.75	\$ 526,838	\$2,510,000
11/1/2040				\$ 58,425.00		
5/1/2041	\$	410,000	5.125%	\$ 58,425.00	\$ 526,850	\$2,120,000
11/1/2041				\$ 47,918.75		
5/1/2042	\$	430,000	5.125%	\$ 47,918.75	\$ 525,838	\$1,710,000
11/1/2042				\$ 36,900.00		
5/1/2043	\$	455,000	5.125%	\$ 36,900.00	\$ 528,800	\$1,280,000
11/1/2043				\$ 25,240.63		
5/1/2044	\$	480,000	5.125%	\$ 25,240.63	\$ 530,481	\$825,000
11/1/2044				\$ 12,940.63		
5/1/2045	\$	505,000	5.125%	\$ 12,940.63	\$ 530,881	\$345,000

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 01/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 10,000	\$ 3,970	\$ 11,910	\$ 11,315
Gain (Loss) on Investments		\$ -		
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Debt Proceeds	\$ -	\$ -	\$ -	\$ -
Proceeds from Refunding Bonds				
Transfer from Revenue Acct	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 1,211,613	\$ 1,461,847	\$ 1,461,847
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -		\$ -
Total Revenue & Other Sources	\$ 1,471,847	\$ 1,215,583	\$ 1,473,758	\$ 1,473,162

Expenditures and Other Uses

Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds	\$ 790,000	\$ -	\$ 785,000	\$ 830,000
Principal Debt Service - Early Redemptions				
Series 2017 Bonds - from Property Owners	\$ -	\$ 10,000	\$ 10,000	\$ -
Interest Expense				
Series 2017 Bonds	\$ 567,700	\$ 281,881	\$ 567,700	\$ 527,800
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Property Appraiser Fees	\$ 95,635	\$ -	\$ 95,635	\$ 95,635
Total Expenditures and Other Uses	\$ 1,453,335	\$ 291,881	\$ 1,458,335	\$ 1,453,435

Net Increase/(Decrease) in Fund Balance	\$ 18,512	\$ 923,702	\$ 15,423	\$ 19,727
Fund Balance - Beginning	\$ 372,237	\$ 372,237	\$ 372,237	\$ 387,659
Fund Balance - Ending (Projected)	\$ 390,749	\$ 1,295,938	\$ 387,659	\$ 407,387

Restricted Fund Balance:

Reserve Account Requirement (subordinate Bonds)	\$ 27,194
Restricted for November 1, 2026 Interest Payment	\$ 243,131
Total - Restricted Fund Balance:	\$ 270,325

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	157	\$ 1,049.15	\$ 1,049.15
Single Family 65'	32	\$ 1,240.34	\$ 1,240.34
Single Family 75'	123	\$ 1,430.58	\$ 1,430.58
Single Family 85'	90	\$ 1,620.81	\$ 1,620.81
TH/Coach/SF Attached	345	\$ 1,030.10	\$ 1,030.10
Condominium	610	\$ 951.18	\$ 951.18
Total:	1357		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2017				\$ 430,943.75		
5/1/2018	\$ 250,000	\$ 570,000	varies	\$ 408,262.50	\$ 1,409,206	\$ 18,695,000
11/1/2018				\$ 388,075.00		
5/1/2019	\$ 50,000	\$ 590,000	varies	\$ 388,075.00	\$ 1,366,150	\$ 18,055,000
11/1/2019				\$ 372,031.25		
5/1/2020	\$ 5,000	\$ 620,000	varies	\$ 371,943.75	\$ 1,363,975	\$ 17,430,000
11/1/2020				\$ 356,425.00		
5/1/2021	\$ 15,000	\$ 650,000	varies	\$ 356,425.00	\$ 1,362,850	\$ 16,765,000
11/1/2021				\$ 340,156.25		
5/1/2022		\$ 680,000	varies	\$ 340,156.25	\$ 1,360,313	\$ 16,085,000
11/1/2022	\$ 80,000			\$ 322,743.75		
5/1/2023		\$ 715,000	varies	\$ 320,643.75	\$ 1,358,388	\$ 15,290,000
11/1/2023	\$ 5,000			\$ 302,750.00		
5/1/2024		\$ 825,000	varies	\$ 302,750.00	\$ 1,430,500	\$ 14,460,000
11/1/2024	\$ 10,000			\$ 283,850.00		
5/1/2025		\$ 790,000	varies	\$ 283,850.00	\$ 1,357,700	\$ 13,660,000
11/1/2025				\$ 263,900.00		
5/1/2026		\$ 830,000	varies	\$ 263,900.00	\$ 1,357,800	\$ 12,830,000
11/1/2026				\$ 243,131.25		
5/1/2027		\$ 870,000	varies	\$ 243,131.25	\$ 1,356,263	\$ 11,960,000
11/1/2027				\$ 221,362.50		
5/1/2028		\$ 905,000	varies	\$ 221,362.50	\$ 1,347,725	\$ 11,055,000
11/1/2028				\$ 205,393.75		
5/1/2029		\$ 940,000	varies	\$ 205,393.75	\$ 1,350,788	\$ 10,115,000
11/1/2029				\$ 188,812.50		
5/1/2030		\$ 970,000	varies	\$ 188,812.50	\$ 1,347,625	\$ 9,145,000
11/1/2030				\$ 171,706.25		
5/1/2031		\$ 1,005,000	varies	\$ 171,706.25	\$ 1,348,413	\$ 8,140,000
11/1/2031				\$ 153,856.25		
5/1/2032		\$ 1,040,000	varies	\$ 153,856.25	\$ 1,347,713	\$ 7,100,000
11/1/2032				\$ 135,393.75		
5/1/2033		\$ 1,080,000	varies	\$ 135,393.75	\$ 1,350,788	\$ 6,020,000
11/1/2033				\$ 114,900.00		
5/1/2034		\$ 1,120,000	varies	\$ 114,900.00	\$ 1,349,800	\$ 4,900,000
11/1/2034				\$ 93,656.25		
5/1/2035		\$ 1,160,000	varies	\$ 93,656.25	\$ 1,347,313	\$ 3,740,000
11/1/2035				\$ 71,531.25		
5/1/2036		\$ 1,205,000	varies	\$ 71,531.25	\$ 1,348,063	\$ 2,535,000
11/1/2036				\$ 48,562.50		

Heritage Harbour North Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
5/1/2037		\$ 1,250,000	varies	\$ 48,562.50	\$ 1,347,125	\$ 1,285,000
11/1/2037				\$ 24,750.00		
5/1/2038		\$ 1,285,000	varies	\$ 24,750.00	\$ 1,334,500	\$ -

RESOLUTION 2025-7

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

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

WHEREAS, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

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

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

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

- a. **Date:** The first Thursday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

The Fiscal Year 2026 meeting schedule is as follows:

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

- b. **Time:** 1:00 P.M. (Eastern Standard Time)
- c. **Location:** River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

RESOLUTION 2025-7

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

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

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour North Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 1st day of May 2025.

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Heritage Harbour North Community Development District

RANKING OF ENGINEER FOR EVALUATION OF RE-USE SYSTEM

<u>Independent Engineering Firms</u>		Morris Engineering	Alliant			
<u>Selection Criteria</u>						
<u>1</u> Ability of Personnel	Max. Pts 20					
<u>2</u> Proposer's Experience	20					
<u>3</u> Understanding Scope of Work	20					
<u>4</u> Ability to Furnish Required Services	20					
<u>5</u> Price	20					
TOTAL POINTS	100					
BID AMOUNT						

April 21, 2025

Heritage Harbour North Community Development District
C/O JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Reference: Heritage Harbour North Community Development District
Letter of Interest for District Engineering Services**

To Whom It May Concern:

I am writing this letter on behalf of Morris Engineering and Consulting, LLC, to express our interest in serving as the District Engineer for the Heritage Harbour North Community Development District. As required, we are submitting for your information and review, the required Standard Form 330, which outlines our personnel's and company's background, experience and expertise.

Collectively, our staff has over 90 years of experience on large, residential and mixed-use development projects throughout the State of Florida. We believe that we can put this expertise to work for the District in order to meet the required timeframes and budgets of the District, and that we currently have the capacity to serve in this function successfully.

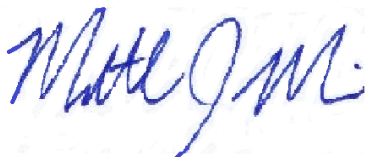
In particular, I served as Project Manager for the original design, permitting and construction management services for the Heritage Harbour North CDD during its construction in the early 2000's and continued to serve as the CDD Engineer during and after the construction was completed. I and my staff are very familiar with the community and the infrastructure that is in place to serve it and would welcome the opportunity to put that specific knowledge to work for the District.

Although I will be serving as the primary point of contact for meetings, construction services and other Engineering Tasks; the rest of our Engineering Staff will be available to assist with any of these tasks as well to ensure that the District's needs are met.

We look forward to speaking with you and the Board further about this and appreciate your consideration. Should you have any questions or require any additional information please do not hesitate to contact us.

Sincerely,

MORRIS ENGINEERING AND CONSULTING, LLC



Matthew J. Morris, P.E.
President

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Heritage Harbour North CDD – District Engineering RFQ

2. PUBLIC NOTICE DATE

4/21/25

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Matthew J. Morris, P.E. - President

5. NAME OF FIRM

Morris Engineering and Consulting, LLC

6. TELEPHONE NUMBER

(941)444-6644

7. FAX NUMBER

8. E-MAIL ADDRESS

mmorris@morrisengineering.net

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

<i>(Check)</i>				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON- TRACTOR			
a	X			Morris Engineering and Consulting, LLC <input type="checkbox"/> CHECK IF BRANCH OFFICE	6901 Professional Parkway East Suite 103 Sarasota, Florida 34240	District Engineer
b				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

X *(Attached)*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Matthew J. Morris, P.E.	District Engineer	a. TOTAL 19	b. WITH CURRENT FIRM 13
15. FIRM NAME AND LOCATION <i>(City and State)</i> Morris Engineering and Consulting, LLC - Sarasota, FL			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science in Civil Engineering - Florida State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL PE No 68434	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Member of American Society of Civil Engineers, Member of Florida Engineering Society, Member of Manatee/Sarasota Builder Industry Association			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Beaumont Development	2017-Present	Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Currently performing all engineering design and permitting for the subdivision infrastructure including all aspects of the District's CIP identified in the Engineer's Report.		
Summerwoods CDD - Bradenton, FL	2017-Present	Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		
Trevesta CDD - Bradenton, FL	2016-Present	Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		
Willow Walk CDD - Bradenton, FL	2014-Present	Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		
Tern Bay CDD	2009-Present	N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Erin Tumolo, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE a. TOTAL 19 b. WITH CURRENT FIRM 12	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Morris Engineering and Consulting, LLC - Sarasota, FL			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science in Civil Engineering - University of South Florida Masters of Science in Civil Engineering - University of South Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL PE No 69073	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Beaumont Development	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2017-Present N/A	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Currently performing all engineering design and permitting for the subdivision infrastructure including all aspects of the District's CIP identified in the Engineer's Report.		
(1) TITLE AND LOCATION <i>(City and State)</i> Summerwoods CDD - Bradenton, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2017-Present N/A	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		
(1) TITLE AND LOCATION <i>(City and State)</i> Trevesta CDD - Bradenton, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2016-Present N/A	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		
(1) TITLE AND LOCATION <i>(City and State)</i> Willow Walk CDD - Bradenton, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2014-Present N/A	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		
(1) TITLE AND LOCATION <i>(City and State)</i> Tern Bay CDD	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2009-Present N/A	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Prepared Engineer's Report and Represented District in testimony for the formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Brett Rocklein, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 7	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Morris Engineering and Consulting, LLC			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science in Civil Engineering (University of Florida)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

a	(1) TITLE AND LOCATION <i>(City and State)</i> Summerwoods Development	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
		2020-Present	N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		X Check if project performed with current firm	
Currently performing engineering design and permitting for the subdivision infrastructure including all aspects of the District's CIP identified in the Engineer's Report			
b	(1) TITLE AND LOCATION <i>(City and State)</i> Trevesta CDD – Bradenton, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
		2020-Present	On-Going
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		X Check if project performed with current firm	
Prepared Engineer's Report and Represented District in testimony for formation and bond financing. Performed engineering design, permitting and construction management for District CIP.			
c	(1) TITLE AND LOCATION <i>(City and State)</i> Willow Walk CDD – Bradenton, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
		2020-Present	On-Going
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		X Check if project performed with current firm	
Prepared Engineer's Report and Represented District in testimony for formation and bond financing. Performed all engineering design, permitting and construction management for District CIP.			
d	(1) TITLE AND LOCATION <i>(City and State)</i> Tern Bay CDD – Charlotte County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
		2020-Present	N/A
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		X Check if project performed with current firm	
Currently serving as District Engineer for the CDD. Responsible for all CIP projects, Permit Compliance/Retention and DRI Development Order Requirements.			
e	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		X Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 01
21. TITLE AND LOCATION <i>(City and State)</i> Tern Bay CDD - Charlotte County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Tern Bay CDD	b. POINT OF CONTACT NAME Jim Ward	c. POINT OF CONTACT TELEPHONE NUMBER (954)658-4900
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Community Development District comprised of 1500 acres of partially developed property in Charlotte County.

Morris Engineering is currently serving as the District Engineer for this project, and has been doing so for approximately 3 years. Morris Engineering provides the oversight of all District CIP projects, as well as the retention of existing permits as well as oversight and compliance of all DRI Development Order conditions and requirements.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE District Engineer
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 01
21. TITLE AND LOCATION <i>(City and State)</i> Wentworth Estates CDD - Collier County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Wentworth Estates CDD	b. POINT OF CONTACT NAME Jim Ward	c. POINT OF CONTACT TELEPHONE NUMBER (954)658-4900
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This project consisted of preparing a revised Cost Allocation for the District Assessment Methodology for a new \$60million bond issuance. Morris Engineering created the Engineer's Report and Cost Allocation Methodology based on Engineering Design Principals for the District's project.

This project illustrates Morris Engineering's expertise and ability to provide services related to the preparation of Engineer's Reports and Cost Allocation Reports for a CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE District Engineer
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 01
21. TITLE AND LOCATION <i>(City and State)</i> Lakeside Preserve CDD - Lakeland, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2014	
	CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lakeside Preserve CDD	b. POINT OF CONTACT NAME Jonathan Johnson	c. POINT OF CONTACT TELEPHONE NUMBER (850)222-7500
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This project consisted of preparing an Engineer's Report as the Interim District Engineer for the District's CIP containing \$18 million of improvements for the remaining phases contained within the multi-phase project. Morris Engineering created the Engineer's Report based on Engineering Design Principals for the District's project.

This project illustrates Morris Engineering's expertise and ability to provide services related to the preparation of Engineer's Reports for a CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 04
21. TITLE AND LOCATION <i>(City and State)</i> Willow Walk CDD - Manatee County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Willow Walk CDD	b. POINT OF CONTACT NAME Jim Harvey	c. POINT OF CONTACT TELEPHONE NUMBER (813)615-1244
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This project consisted of preparing an Engineer's Report as the Interim District Engineer for the District's CIP containing \$20 million of improvements for the multi-phase project. Morris Engineering created the Engineer's Report based on Engineering Design Principals for the District's project.

This project illustrates Morris Engineering's expertise and ability to provide services related to the preparation of Engineer's Reports for a CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 05
21. TITLE AND LOCATION <i>(City and State)</i> Heritage Harbour South CDD - Manatee County	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Heritage Harbour South CDD	b. POINT OF CONTACT NAME Jim Ward	c. POINT OF CONTACT TELEPHONE NUMBER (954)658-4900
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This project consisted of preparing an Engineer's Report and Cost Allocation for the District's yearly Operations and Maintenance expenditures for each unit and owner within the development based on Engineering Principals related to flow generated from each use into the District's stormwater management system. The yearly O&M Budget was in excess of \$500,000.

This project illustrates Morris Engineering's expertise and ability to provide services related to the preparation of Engineer's Reports and Cost Allocations for a CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 06
21. TITLE AND LOCATION (City and State) Heron Creek - North Port, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Heron Creek Associates, Ltd	b. POINT OF CONTACT NAME Ron York	c. POINT OF CONTACT TELEPHONE NUMBER (239)542-1010
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Morris Engineering is currently provided full Engineering Design, Permitting and Construction Management services for the 1200 residential unit, 700,000 SF commercial mixed use DRI development in North Port, FL. Morris Engineering is providing these services on an on-going basis for the multi-phase project, as well as all services related to DRI compliance and modifications.

This project illustrates Morris Engineering's expertise and ability to provide professional Engineering services for large development projects.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION (City and State) Sarasota, FL	(3) ROLE Engineer/Project Managers
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 07
21. TITLE AND LOCATION <i>(City and State)</i> Trevesta - Manatee County	22. YEAR COMPLETED 2015	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER OK Trevesta, LLC	b. POINT OF CONTACT NAME Jim Harvey	c. POINT OF CONTACT TELEPHONE NUMBER (813)615-1244
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Morris Engineering is currently provided full Engineering Design, Permitting and Construction Management services for the 1100 residential unit, 100,000 SF commercial mixed use development in Manatee County, FL. Morris Engineering is providing these services on an on-going basis for the multi-phase project, as well as all services related to the zoning entitlements for the project.

This project illustrates Morris Engineering's expertise and ability to provide professional Engineering services for large development projects.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	Morris Engineering and Consulting, LLC	Sarasota, FL	Engineer/Project Managers
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 08
21. TITLE AND LOCATION <i>(City and State)</i> Village on the trail - Sarasota County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor-Morrison, Inc.	b. POINT OF CONTACT NAME Dave Truxton	c. POINT OF CONTACT TELEPHONE NUMBER (941)348-0404
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Morris Engineering is currently provided full Engineering Design, Permitting and Construction Management services for the Master Infrastructure to serve the proposed 250 acre mixed use development in Sarasota County, FL, including all master stormwater management systems, utilities to serve the future residential and commercial development as well as FDOT improvements to State Road 681.

This project illustrates Morris Engineering's expertise and ability to provide professional Engineering services for large development projects.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE Engineer/Project Managers
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 09
21. TITLE AND LOCATION <i>(City and State)</i> Toledo Village - North Port	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER HMTa real Estate, LLC	b. POINT OF CONTACT NAME Ron York	c. POINT OF CONTACT TELEPHONE NUMBER (239)542-1010
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Morris Engineering is currently provided full Engineering Design, Permitting and Construction Management services for the future 2,000+ residential unit community located on 2,200 acres in North Port, FL. Morris Engineering has currently designed and permitted the Master Stormwater Management System consisting of 108 interconnected stormwater management ponds and over 78 on-site wetlands.

This project illustrates Morris Engineering's expertise and ability to provide professional Engineering services for large development projects.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Morris Engineering and Consulting, LLC	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE Engineer/Project Managers
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

10

21. TITLE AND LOCATION *(City and State)*

Westport - Manatee County, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2015

CONSTRUCTION *(If applicable)***23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Classic Neighborhood Development, LL

b. POINT OF CONTACT NAME

Len Jaffe

c. POINT OF CONTACT TELEPHONE NUMBER

(813)422-6128

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Morris Engineering is currently provided full Engineering Design, Permitting and Construction Management services for the future 160 unit residential unit community located in Manatee County, FL. Morris Engineering is currently preparing the Preliminary Site Plan to accompany the proposed change of land use application to Manatee County.

This project illustrates Morris Engineering's expertise and ability to provide professional Engineering services for large development projects.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Morris Engineering and Consulting, LLC	Sarasota, FL	Engineer/Project Managers
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Tern Bay	6	Heron Creek
2	Wentworth Estates	7	Trevesta
3	Lakeside Preserve	8	Village on the Trail
4	Willow Walk	9	Toledo Village
5	Heritage Harbour South	10	Westport

H. ADDITIONAL INFORMATION

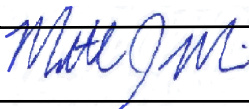
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

We look forward to the opportunity to be of service to the District.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

4/21/25

33. NAME AND TITLE

Matthew J. Morris, P.E. – Managing Member/President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

PART II - GENERAL QUALIFICATIONS*(If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM (OR BRANCH OFFICE) NAME Morris Engineering and Consulting, LLC			3. YEAR ESTABLISHED 2009	4. DUNS NUMBER
2b. STREET 6901 Professional Parkway East, Suite 103			5. OWNERSHIP	
2c. CITY Sarasota	2d. STATE FL	2e. ZIP CODE 34240	a. TYPE LLC	
6a. POINT OF CONTACT NAME AND TITLE Matthew J. Morris, P.E. – Managing Member/President			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER (941)444-6644			6c. E-MAIL ADDRESS mmorris@morrisengineering.net	
7. NAME OF FIRM (If block 2a. is a branch office)				

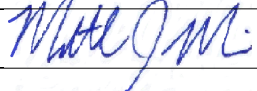
8a. FORMER FIRM NAME(S) (If any)	8b. YR ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
08	CAD Technician	15	15	C06	Bayside Community Church	2
11	Civil Engineer	9	9	C 07	Multiple CCCL Permits	1
16	Construction Manager	3	3	C10	Multiple Stand Alone Retail/Comm	4
02	Administrative	3	3	C15	Multiple Private Development	3
	AICP Land Planner	2	2	H01	Marina and Dock Projects	1
				H10	Multiple High-Rise Hotels	2
				H11	Multiple Private Developments	6
				O01	Multiple Office Parks	2
				P05	Multiple DRI Projects	3
				P06	Multiple Re-Zones	2
				R04	Multiple Rec Amenities	1
				R11	Multiple Floodplain Development	1
				S04	Multiple	2
				S13	Multiple	2
				W01	Multiple Private Warehouses	1
				W03	Multiple	2
				Z01	Multiple	2
				H09	Multiple ALF Facilities	3
	Other Employees					
Total		31	31			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	8	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	8	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 4/21/25
c. NAME AND TITLE Matthew J. Morris, P.E. – Managing Member/President	

RESPONSE TO REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

Prepared for:

April 21, 2025

Heritage Harbour North
Community Development District

Manatee County, Florida



Prepared by:



ALLIANT

**April 21, 2025**Statement of Qualifications for
District Engineering Services**Office of the District Manager**
JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
954.658.4900**Alliant Engineering, Inc.**
3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619
813.940.3465 MAIN**RE: The Heritage Harbour North Community Development District**

Dear Mr. Ward and Members of the Evaluation Committee:

Alliant Engineering, Inc. (Alliant) and our teaming partners **Meskel & Associates Engineering (MAE)**, **ECS Florida, LLC** (ECS), and **Alliant Florida, Inc.** (Survey) are pleased to submit our proposal for Continuing Engineering Services. **Jeff Sprouse, PE** will serve as the district's Project Manager and be the primary point of contact. **Andrew Mansen, PE** will serve as the Assistant Project Manager.

Alliant was founded in Minneapolis in 1995 and has grown from a company with one employee into an organization of over 200 diverse professionals and support staff. We have provided services to clients like the **Heritage Harbour North Community Development District** for over 30 years. In 2015 Alliant expanded to Jacksonville, FL to better serve its southeast clients and again in May of 2023 opening an office in Tampa, FL to better serve its clients on the Gulf Coast. Alliant is an S-Corporation providing a range of comprehensive services including but not limited to civil engineering, construction services, intelligent transportation systems, landscape architecture, land survey, roadway design, structures, traffic engineering, and water resources.

Alliant's business philosophy is to keep our values of community, excellence, creating value, collaboration, being future-focused, and integrity at the forefront of everything we do. Our corporate mission to Build Better Communities with Excellence and Passion is evident within our culture and our outstanding Client Service distinguishes us from other companies.

We understand you are looking for a consulting partner that is more than just a designer or engineer. You expect a partner that can lead and manage projects from concept through construction and efficiently address any challenges along the way. As your Project Manager, **Jeff Sprouse, PE** will serve as your primary point of contact and will ensure that our team will be focused, flexible, and responsive to the needs of the CDD and its residents. We will focus on timely, honest, and open communication to deliver quality work from the day the project starts through bidding, construction, and closeout.

Alliant is interested in pursuing this solicitation to continue to grow our services throughout Florida. We are excited to serve the **Heritage Harbour North Community Development District** and are committed to providing the highest quality service for selected projects. Thank you for your consideration and we look forward to partnering with you. Please feel free to contact me with any questions or if you require any additional information.

Sincerely,

Alliant Engineering, Inc.

Wayne "Jeff" Sprouse, PE
Senior Civil Engineer / Project Manager

✉ jsprouse@alliant-inc.com

☎ 813.954.4337

Andrew Mansen, PE
Assistant Project Manager

✉ amansen@alliant-inc.com

☎ 904.329.4001



Strong relationships are the cornerstone of our business. We've seen firsthand how they can result in better project outcomes, which benefit our client's reputation and future opportunities. We value and protect these relationships, which is why we've spent the last 30 years building connections nationwide in the public and private sectors and why our clients continue to choose Alliant for their projects.

Alliant is comprised of individuals from a variety of disciplines, backgrounds, and experience levels. We provide complex engineering and design solutions for projects that need to be completed on schedule and within budget—without sacrificing standards of performance. Together, our employee-owners are committed to excellence, collaboration, and integrity, bringing value to our employees, clients, and communities.

For over 30 years, we have focused on the values that drive our company. Keeping these values at the forefront of everything we do helps us provide opportunities to our employee-owners and serve our clients with the same level of integrity and sense of entrepreneurialism that has defined us for those three-plus decades.

Alliant's Team Guiding Principles:

- ▶ We innovate before, during, and after the design to provide the best solutions for our clients.
- ▶ We communicate with our clients, employees, sub-consultants, and project stakeholders to ensure that our projects stay on task, on schedule, and within budget.
- ▶ We dedicate ourselves to our business and our community.
- ▶ We deliver successful projects.
- ▶ We keep our ear to the rail and our nose to the grindstone.

**COMMUNITY**

Our community is where we live, work and play – it is who we are at Alliant – it is our industry and the world around us.

**EXCELLENCE**

It's about always doing our best and being the best at what we do.

**CREATE VALUE**

By solving challenges and delivering the best solutions, we create value that lives on long after the project is finished.

**COLLABORATION**

To take on the BIG challenges we collaborate with our clients, our partners, and each other.

**FUTURE FOCUSED**

We look forward to the next idea, the next solution, and the next opportunity to build better communities.

**INTEGRITY**

The foundation of our success comes from the trust our clients and partners place with us to do business the right way.

Brief Description of Services:

**Civil Engineering**

- ◆ Site analysis, feasibility, planning
- ◆ Design development / budgeting
- ◆ Stormwater management design
- ◆ Permitting & agency coordination
- ◆ Construction drawings

Landscape Architecture

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Agency coordination and submittals
- ◆ Construction drawings

Land Survey (Alliant Florida, Inc.)

- ◆ Boundary surveys
 - ALTA/NSPS land title surveys
 - Certificate of survey
- ◆ Topographic surveys
 - Design location/existing conditions
 - Hydrographic survey
 - Underground survey (utilities)
- ◆ Record surveys
 - Subdivision
- ◆ Construction surveys
 - Establish horizontal & vertical site control
 - Staking horizontal & vertical site control
 - Volume measurements

Roadway Design

- ◆ Preliminary design
- ◆ Final design
- ◆ Municipal engineering
- ◆ Local road design
- ◆ Utilities
- ◆ Construction cost estimating
- ◆ Public involvement

Water Resources

- ◆ Hydrologic & hydraulic modeling
- ◆ Storm sewer design
- ◆ Culvert design
- ◆ Bridge hydraulics
- ◆ Stream restoration
- ◆ Detention design
- ◆ Water quality management
- ◆ Floodplain analysis & permitting

Construction Services

- ◆ Constructability reviews
- ◆ Contract development
- ◆ Contract administration
- ◆ Construction observation
- ◆ State & federal aid construction documentation
- ◆ Public and private utility coordination

Traffic Engineering

- ◆ Traffic, parking & specialty studies
- ◆ Bicycle & pedestrian planning & design
- ◆ Traffic signal operations & timing
- ◆ Traffic modeling
- ◆ Intersection & roadway safety studies
- ◆ Intersection control evaluations
- ◆ Traffic final design
- ◆ Project management

Environmental Services

- ◆ Environmental planning & documentation
- ◆ Wetland delineation
- ◆ Wetland permits
- ◆ Wetland mitigation & monitoring
- ◆ Ecologic restoration
- ◆ Natural resource surveys
- ◆ Invasive species surveys
- ◆ Construction SWPPP design
- ◆ NPDES permit compliance inspection
- ◆ Construction site management plans
- ◆ Tree inventories

Building Better Communities with Excellence and Passion


ENGINEER POINT OF CONTACT AND PROPOSED TEAM
**Request for Qualifications for Engineering Services for the Heritage Harbour North
 Community Development District, Manatee County, FL**

Public Notice Date: March 23, 2025

Solicitation No. IPL0222274

Engineer Point of Contact:

Jeff Sprouse, PE / Project Manager

(813) 954-4337

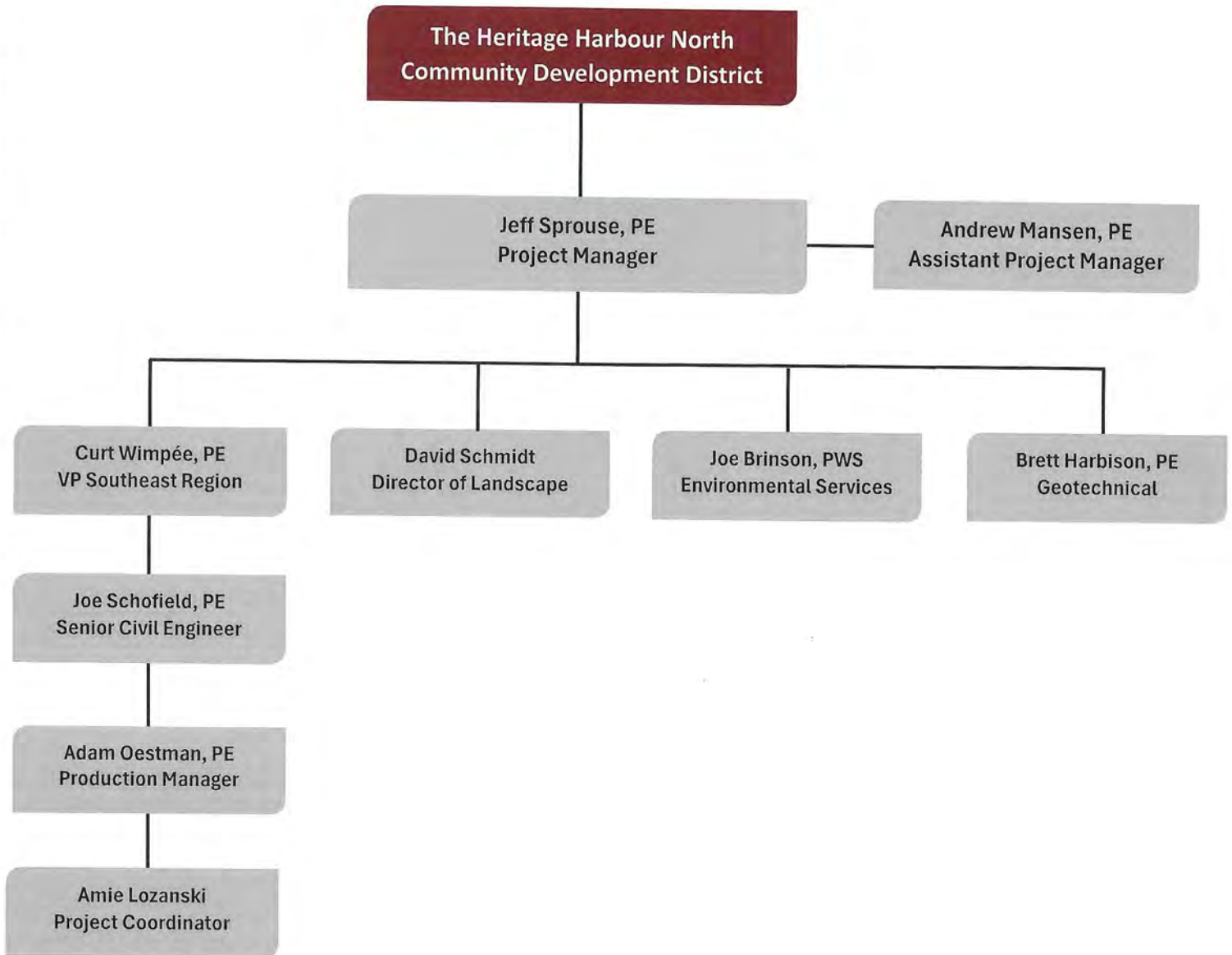
Alliant Engineering, Inc.

jsprouse@alliant-inc.com
PROPOSED TEAM

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	X	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services



Exhibit 1. Organizational Chart of Proposed Team





RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Jeff Sprouse, PE
Project Manager

Licenses

- Professional Engineer in Florida (60821)

Education

- BS, Nuclear Engineering, Mississippi State University
- FDEP Stormwater Management Inspector #40208
- Advanced MOT Certified • 40-Hour OSHA Hazmat Certified • US Navy Engineering Lab Technician • Nuclear Power Plant Operations

Years Experience: 28 years overall, and 1 year with Alliant.

Mr. Sprouse brings over 28 years of diverse experience in design and construction across a wide range of projects. His expertise includes land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. He has also worked on vertical construction, structural fabrication and erection, as well as SCADA system design and integration for sanitary sewer and stormwater treatment facilities, like Alum Injection Systems. In addition, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He's served as both a Project Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

SHANNON ESTATES SUBDIVISION ♦ PLAN CITY, FLORIDA

This subdivision is on a 6.26-acre lot located along N. Shannon Avenue. The project included 8 lots, access road, stormwater facilities, potable water, reclaimed water, lift station, sanitary sewer, and stormwater system. The site contained 2.65-acres of wetland and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.

WEG PARK ROAD COMMERCIAL COMPLEX ♦ PLANT CITY, FLORIDA

Development of a 15.73-acre site which included a feed store, feed storage buildings, self-storage, RV storage, sidewalks, vehicular use areas and other miscellaneous impervious areas. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.

NORTH PARK ROAD COMMERCIAL SUBDIVISION ♦ PLANT CITY, FLORIDA

This development included a 12.68-acre site located along North Park Road. The project included 5 commercial roads, stormwater facilities, potable water, sanitary sewer, stormwater, and the design of right and left turn lanes on N. Park Road. The site had 4.44-acres of wetland with 0.2-acres of impacts to the wetlands and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.

SWAN LAKE VILLAGE – MULTI-FAMILY DEVELOPMENT ♦ LAKELAND, FLORIDA

This development was a 19.08-acre site located along the south side of Griffin Road. The project included two 3-story apartment buildings which were 15,927 SF each, a 2,802 SF clubhouse with a pool, sidewalks, access roads, stormwater facilities, 3 ponds, potable water, and sanitary sewer. The project included the design of a 24'-0" x 5'-9" arch pipe across the wetland. The site has 5.83-acres of wetland with 0.18-acres of impacts to the wetlands and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 and ICPR4 to ensure no floodplain impacts and for the design of the stormwater system.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Andrew Mansen, PE**
Assistant Project Manager**Licenses**

- Professional Engineer in Florida (91277)

Education

- BS, Civil Engineering, California State University of Sacramento, CA

Years Experience: 14 years overall, 3.5 years with Alliant.

Mr. Mansen is a Civil Engineer with 4 years of experience in civil design. He graduated in 2011 with a BS in Civil Engineering from California State University. He has provided design, review, and/or management on many public and private site development projects in California and Florida.

BARBER POINTE SUBDIVISION ♦ CITY OF MACCLENNY, FLORIDA

Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of the civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.

GROVELAND RETAIL DEVELOPMENT ♦ CITY OF GROVELAND, FLORIDA

Andrew led civil engineering efforts for the Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.

THE HARBOUR ♦ CITY OF JACKSONVILLE, FLORIDA

Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Joseph Schofield, PE**
Senior Civil Engineer**Licenses**

- Professional Engineer in Florida (69219)

Education

- MBA, St. Leo University
- BS, Civil Engineering, University of North Florida (UNF)

Years Experience: 21 years overall, 3 years with Alliant.

Mr. Schofield is a Senior Engineer with 21 years of experience in civil design and construction oversight. He has provided design, review, and/or management on hundreds of public and private roadway and site development projects in the southeast United States. He has partnered with dozens of state agencies along with local communities to advance a wide variety of projects to improve transportation infrastructure across the continental United States.

SHADOWCREST AT ROLLING HILLS CDD ♦ PHASES 3B & 3D ♦ CITY OF GREEN COVE SPRINGS, FLORIDA

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractor, vendor, and supplier invoices and pay applications to help ensure proper use of the bond funds. Scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.

BEACHVIEW COVE SUBDIVISION ♦ CITY OF ORMOND BEACH, FLORIDA

Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.

PONCE PRESERVE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

David served as Pipelines Engineer on this project. Route planning, feasibility, and constructability input to add redundancy to an existing 3,500 LF of 30-inch, 10,050 LF of 42-inch, 53,500 LF of 48-inch, and 5,200 LF of 54-inch large diameter DI transmission force main transporting sewage from ECUA's Main Street WTP situated along Pensacola Bay to ECUA's Chemstrand Treatment Plant in Escambia County. For this project David personally participated in team meetings, assisted with route selection, made recommendations in support of and produced route sketches for the project as well as investigating and making recommendations for bypass points of connection between the various force main segments.

RYAN'S LANDING SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.

UNIVERSITY OF FLORIDA CLUBHOUSE ♦ CITY OF JACKSONVILLE, FLORIDA

Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.

NAVFAC MAYPORT WHARF CHARLIE – 2 RENOVATIONS ♦ CITY OF JACKSONVILLE, FLORIDA

Project engineering overseeing design of a stormwater facility to provide overcompensating treatment that would accommodate expansion of Mayport Naval Station Wharf C-2. The project included installation of a new sheet pile bulkhead, fill of open water, wharf expansion, stormwater facility construction, and dredging activities. Assisted to obtain permit from the Army Corps of Engineers (ACOE) to the foregoing activities.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Adam Oestman, PE**
Production Engineer**Licenses**

- Professional Engineer in Florida (98440),

Education

- BS, Civil Engineering, Murray State University

Years Experience: 6 years overall, 3 years with Alliant.

Mr. Oestman has more than six years' experience in the design and construction of private infrastructure projects. He has worked on numerous developments and infrastructure improvements for commercial, medical, municipal, and residential projects around the country. Typical project requirements are land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, approval coordination, preparation of contract documents, and construction administration.

HYMON CIRCLE DRAINAGE IMPROVEMENTS ♦ CITY OF BUNNELL, FLORIDA

Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.

SHADOWCREST AT ROLLING HILLS SUBDIVISION ♦ CITY OF GREEN COVE SPRINGS, FLORIDA

Lead design engineer preparing construction documents for a single-family, 247 lot subdivision as well as associated construction administration throughout the project.

SAWMILL BRANCH SUBDIVISION ♦ MULTIPHASE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.

PANAMA CITY BEACH HEALTH CAMPUS ♦ CITY OF PANAMA CITY BEACH, FLORIDA

Lead design engineer preparing the construction documents for a phased medical campus as well as associated construction administration throughout the project.

RECLAIM WATER MAIN EXTENSION ♦ CITY OF DELAND, FLORIDA

Lead design engineer preparing the construction documents for a +/- 6,000 LF reclaim main extension.

REVERIE AT PALM COAST CDD ♦ MULTIPHASE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Preparing construction documents, cost estimate, and associated construction administration for a single-family subdivision with multiple phases for a total of 421 lots.

EPIC CHURCH ♦ CITY OF PALM COAST, FLORIDA

Lead design engineer preparing construction documents for a church and associated recreational areas.

CARMEL COURT TOWNHOMES ♦ CLAY COUNTY, FLORIDA

Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.

LADY LAKE APARTMENTS ♦ TOWN OF LADY LAKE, FLORIDA

Lead design engineer preparing construction documents for a 330 multi-family units and associated recreation areas.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Curt Wimpée, PE****Vice President Southeast Region****Licenses**

- Professional Engineer in Florida (79764), Minnesota (40487), Georgia (031340), N. Carolina (053415), S. Carolina (41355), and Tennessee (125610)

Education

- BS, Civil Engineering, University of Minnesota

Years Experience: 28 years overall, 10 years with Alliant.

Mr. Wimpée is the VP of the Southeast Region with 28 years of experience in municipal engineering, land development, and transportation. Curt's experience includes localized and regional utility extensions, lift stations, city and DOT roadway reconstructions, new roadways, MOT plans, signage and striping plans, concrete and asphalt pavement design, storm water management systems, regional drainage studies, residential mixed use, and large-scale commercial developments.

CITY ENGINEER (CONSULTANT) CITY OF BUNNELL ♦ CITY OF BUNNELL, FLORIDA

Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.

CITY ENGINEER (CONSULTANT) CITY OF FLAGLER BEACH ♦ CITY OF FLAGLER BEACH, FLORIDA

Engineer of Record for numerous city infrastructure projects some of which included roadway paving/assessment/rehabilitation/replacement stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentation and representation. Public messaging and interaction.

CITY ENGINEER FOR THE CITY OF MENDOTA HEIGHTS ♦ CITY OF MENDOTA HEIGHTS, MN

Performed as Engineer of Record for numerous city infrastructure projects which included roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.

CITY ENGINEER (CONSULTANT) CITY OF TWO HARBORS ♦ CITY OF TWO HARBORS, MN

Performed as City Engineer in all aspects of design for city improvement projects. Representative projects included approximately 6 miles of roadway and utility reconstruction for rural to urban street reconstructions. Tasks included complete corridor survey of projects, design, cost estimating, bidding and award, and full-time construction inspection.

CITY ENGINEER (CONSULTANT) CITY OF SCANLON ♦ CITY OF SCANLON, MN

Performed as Engineer of Record for numerous city infrastructure projects. Projects included roadway, paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions, rehabilitation, replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.



RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



David Schmidt
Director of Landscape Architecture

Education

- BS, Landscape Architecture University of Arkansas, Minor in Horticulture
- Currently pursuing licensure as a Landscape Architect in Florida in 2025

Years Experience: 16 years overall, 2 years with Alliant.

Mr. Schmidt has more than 16 years' experience in the fields of land development planning, landscape architecture, urban design, and project management and is the Director of Landscape Architecture at Alliant. His primary responsibilities include project management, regulatory approvals, site layout and design, construction documentation, regional and community planning, and graphic design.

SWEETGRASS ♦ CITY OF ST. MARY'S, GA

Served as project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog walk, and amenities at the clubhouse. Sweetgrass is a 150-acre community that will feature 312 multifamily units, 194 townhomes, 143 single family homes, and 212,600 SF of commercial space. The Sweetgrass community will be home to almost 650 families in a walkable, mixed-use neighborhood that provides not only housing, but places for working, shopping, recreation, and civic engagement.

REVERIE AT TRAILMARK ♦ CITY OF ST. AUGUSTINE, FLORIDA

David served as the project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog park, and amenities at the clubhouse. Reverie is a 55+ community located in St. Augustine, FL permitted as a Community Development District that consists of 487 single family homes and a 4,600 SF clubhouse.

BRADENTON RIVERWALK ♦ CITY OF BRADENTON, FLORIDA

David and his team were responsible for multiple project components, such as data collection, landscape design, renderings, and 3D modeling for the master plan. Kimley-Horn completed the master planning process for the 1.5-mile-long riverfront area in Bradenton known as the Riverwalk. Services included grant funding analysis, master planning, public involvement, design development, and stakeholder coordination. Unanimous approval was given from the Bradenton City Council with the preparation of construction documents and permitting drawings.

TOM BENNETT PARK ♦ MANATEE COUNTY, FLORIDA

Provided master plan design and renderings for the public meeting process. Substantial environmental restoration of the waterfront was key to the project's success. Key design elements included a civic open space, amphitheater, several miles of trails and waterfront promenades, active recreation fields, a community building, and interpretive signage highlighting the significant environmental restoration of that project.

EMERALD TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Served as senior project manager for segment #1 construction and segment #2 design of a multi-modal trail system in the urban core. This expansive trail network, spanning about 30 miles, connects 14 historic neighborhoods to downtown, creeks, the St. Johns River, 16 schools, two colleges, and 21 parks, with numerous other amenities and businesses. An additional 13 schools and 17 parks are nearby.

US 41 LANDSCAPING ENHANCEMENTS AND GATEWAY FEATURES ♦ CITY OF NORTH PORT, FLORIDA

Provided landscape architectural services and enhancements for US 41 spanning nearly three miles of highway through the City of North Port. The project provides a harmonious streetscape that utilizes rhythm and repetition of landscape along with lighting elements to create a sense of place within the area.

GORDON RIVER GREENWAY PARK ♦ COLLIER COUNTY, FLORIDA

Provided landscape architectural services and enhancements for US 41 spanning nearly three miles of highway through the City of North Port. The project provides a harmonious streetscape that utilizes rhythm and repetition of landscape along with lighting elements to create a sense of place within the area.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Joe Brinson, PWS**
Environmental Senior Project Manager**Licenses**

- Professional Wetland Scientist

Education

- BS, Forest Resource Management / Forest Biometrics,
University of Georgia

Years Experience: 27 years overall, 2.5 years with ECS, Florida LLC.

Mr. Brinson is an Environmental Senior Project Manager for ECS and has more than 26 years' experience in wetland permitting, species, timber assessments, greenbelts, and tree/arborist services. His responsibilities include the daily management of all phases of environmental, including proposal preparation and review, environmental compliance (Spec/NPDES), budgeting daily and ongoing activities, preparation and review of reports, client interaction, invoicing, and marketing.

TOWN CENTER BOULEVARD PROPERTY ♦ CITY OF PALM COAST, FLORIDA

Project Manager, ECS completed an ecological study with the purpose to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

DIX ELLIS TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.

BEAUTYREST AVENUE PROPERTY ♦ CITY OF JACKSONVILLE, FLORIDA

Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

FIRST COAST EXPRESSWAY ♦ MIDDLEBURG, CLAY COUNTY, FLORIDA

Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

BAINBRIDGE NOCATEE PARKWAY PROJECT ♦ CITY OF JACKSONVILLE, FLORIDA

Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.



RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Brett H. Harbison, PE

Director of Transportation & Geotechnical Services and Principal Engineer

Licenses

- Professional Engineer, Florida (74679)
- Professional Engineer, Georgia (PE37919)

Education

- BS, Civil Engineering, Florida State University (FSU)
- Graduate Courses, University of Central Florida

Years Experience: 16 years overall, 5 years with Meskel & Associates Engineering, PLLC

Brett has more than 18 years of field, laboratory, and geotechnical analysis experience throughout Florida. He manages the entire geotechnical process which includes drilling, laboratory testing, and analysis for numerous Florida Department of Transportation (FDOT) projects. Brett is experienced in both Design-Bid-Build and Design-Build FDOT project delivery methods. As a Certified Smartpile EDC system user, he has provided dynamic load testing services on numerous pre-stressed, pre-cast concrete driven piles on bridge foundation project throughout Florida.

MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA

Senior Engineer responsible for the geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long, the replacement bridge will be about the same.

FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS ♦ DUVAL / NASSAU COUNTY LINE, FLORIDA

Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.

CITY OF JACKSONVILLE (COJ) NORTHBANK BULKHEAD REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.

CITY OF JACKSONVILLE (COJ) SIDEWALKS AND PEDESTRIAN IMPROVEMENTS ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.

LONNIE MILLER SR. REGIONAL PARK STRUCTURES & PEDESTRIAN TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Engineer for park improvements proposed to include multiple new courts, multi-use fields, playgrounds, pavilions, new parking areas, elevated boardwalks, restroom, and concession facilities, 2-story concrete scorer's building and 2,700 LF of asphalt surfaced pedestrian trail. Geotechnical explorations were performed. Reporting was presented with design recommendations for shallow foundations, groundwater control and underdrain recommendations for field areas along with construction of asphalt pavement base and structural courses for the trail system. Site preparation and earthwork recommendations included clearing and stripping, removal and replacement of deleterious soils/debris encountered, temporary groundwater control, and placement/compaction of fill and backfill soils.

**REPRESENTATIVE PROJECTS-1****Shadowcrest at Rolling Hills Community Development District**

Phases 3B and 3C, Green Cove Springs, Florida

**Project Owner's Information****Project Owner**Rolling Hills Community Development
District**Point of Contact**

Marilee Giles

Contact No.

(904) 940-5850 x 412

Community Development District (CDD) constructed by bond issuance infrastructure to support a 247-lot single-family platted phase of the community. Mr. Schofield is the acting District Engineer for this part of the project and is also the Engineer of Record.

This project required coordination with the primary CDD engineer to coordinate ongoing construction of a prior phase of the project Shadow Crest, being adjacent to Rolling Hills. Construction ran concurrently so both Engineer's attended each monthly board meeting to give updates on each respective project. The prior phase included construction of a lift station to receive effluent from both projects.

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractor, vendor, and supplier invoice and pay requests to ensure proper use of the bond funds. Scope included cost estimating and writing the Engineer's Report for the Shadow Crest phase of the district full planned build-out.



REPRESENTATIVE PROJECTS-2

Reverie at Palm Cost Subdivision
Palm Coast, Florida



Project Owner's Information

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411

Alliant is the Engineer of Record for complete design and permitting of 421 home Community Development District residential subdivision. Provided all aspects of oversight and design. Provided Certified Engineer's Report including cost estimating for the CDD.

**REPRESENTATIVE PROJECTS-3****Westside Sewer Improvements, Phase 1**
City of Bunnell, Florida**Project Owner's Information****Project Owner**

City of Bunnell

Point of Contact

Dustin Vost, Infrastructure Director

Contact No.

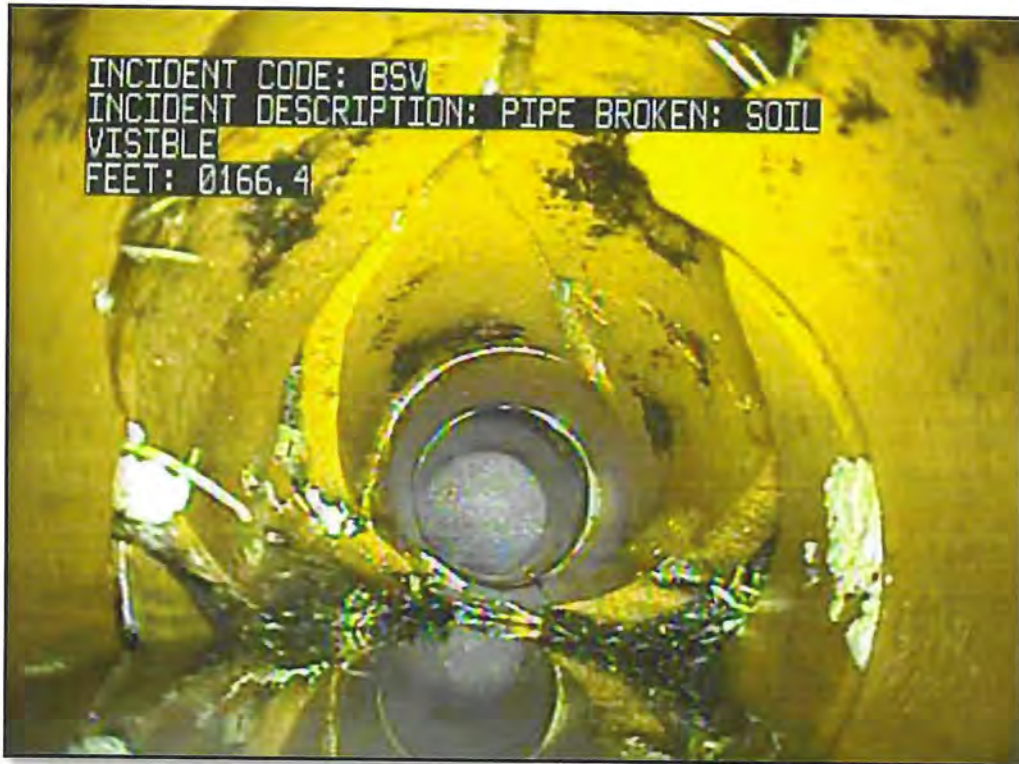
(386) 437-7515

Alliant prepared and submitted a St. Johns River Water Management District (SJRWMD) REDI Grant Application on behalf of the city. The application was ranked #1 by the SJRWMD. The project consisted of sanitary sewer CIPP lining, lift station upgrades, and regional storm sewer and swale improvements to address ongoing flooding issues in the Dean Road neighborhood.

**REPRESENTATIVE PROJECTS-4****City of Bunnell Slip Lining Rehabilitation**

City of Bunnell, Florida

Alliant completed and submitted a SJRWMD REDI Grant Application on behalf of the City of Bunnell, FL. The project was funded by the SJRWMD and City funds, Alliant performed a 1.1-mile route survey along SR 100 (Moody Blvd.) in the City from Grand Reserve Parkway to North Palmetto Street. This required deed research for all adjacent properties along the route including FDOT right-of-way. Alliant also designed and prepared bid documents for a reclaimed water main.

**Project Owner's Information****Project Owner**

City of Bunnell

Point of Contact

Dustin Vost, Infrastructure Director

Contact No.

(386) 437-7515

Firms Involved with This Project**Firm Name**

Alliant Engineering, Inc.

Alliant Florida, Inc.

Firm Location

Jacksonville, Florida

Jacksonville, Florida

Role

Project Engineer

Land Surveyor

REPRESENTATIVE PROJECTS-5
Sweetgrass Apartments, Phase 1, Enhanced Landscape
 St. Mary's, Georgia

Project Owner's Information
Project Owner

Sweetgrass Acquisition, LLC

Point of Contact

Ron Buckley

Contact No.

(904) 247-5334

Sweetgrass is a 150-acre master planned development located in St. Mary's GA for Tierra Linda Development, LLC. Sweetgrass is comprised of 312 class A multi-family units, 194 townhomes, 143 single family homes and 212,600 SF of commercial space. Working in collaboration with the client, architect, and interior designer, the Sweetgrass project will be home to approximately 650 families in walkable, mixed-use neighborhoods that provide not only housing but places for working, shopping, recreation, and civic engagement. The team's services included project management for the enhanced landscape design, irrigation, neighborhood clubhouse, and amenity area which included the clubhouse pool deck, shade structures, outdoor kitchen, landscape architecture, hardscape, site electrical engineering (managed sub), mail kiosk, design of the neighborhood entry monument, security gate, dog park and all site civil

Firms Involved with This Project
Firm Name

Alliant Engineering, Inc.

Alliant Florida, Inc.

Firm Location

Jacksonville, Florida

Jacksonville, Florida

Role

Project Engineer

Land Surveyor

**REPRESENTATIVE PROJECTS-6****Trout Creek Community Development District**
St. Johns County, Florida**Project Owner's Information****Project Owner**Trout Creek Community Development
District**Point of Contact**

Melissa Dobbins

Contact No.

(904) 436-6240

ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.

Firms Involved with This Project**Firm Name**

ECS Florida, LLC

Firm Location

Jacksonville, Florida

Role

Environmental

**REPRESENTATIVE PROJECTS-7****Tapestry Westland Village**
Jacksonville, Florida**Project Owner's Information****Project Owner**

Arlington Properties

Point of Contact

Trey Barnes

Contact No.

(205) 397-6834

This property is a 28-acre luxe apartment community located in Jacksonville, FL at the intersection of Collins Road and Plantation Bay Drive. This project included performing a geotechnical exploration, laboratory testing program, and engineering analysis to assist the design team with the design of twelve 3-story residential buildings, a single-story clubhouse, lift station, pool, and dog park. Our analysis included providing recommendations for the construction of shallow foundations and a wet well structure.

Borings: 16 SPT, 16 Hand Augers

Total Feet: 533 LF (9 SPT to 30 feet, 4 SPT to 20 feet, 1 SPT to 25 feet, 5' sampling intervals) (16, 6-foot hand augers, 1 foot sampling intervals).

Samples: 223

Firms Involved with This Project**Firm Name**

ECS Florida, LLC

Firm Location

Jacksonville, Florida

Role

Environmental


KEY PERSONNEL PARTICIPATION ON PROJECT

Names of Key Personnel	Role in This Contract	Involvement in Example Projects						
		1	2	3	4	5	6	7
Jeff Sprouse, PE	Project Manager	X		X	X		X	
Andrew Mansen, PE	Assistant Project Manager	X		X	X		X	
Joseph Schofield, PE	Senior Civil Engineer	X		X	X			
Adam Oeastman, PE	Production Manager		X					
David Schmidt	Director of Landscape Architecture					X		
Joe Brinson, PWS	Professional Wetland Scientist						X	
Brett Harbison, PE	Director of Transportation & Geotechnical Services							X

Example Project Key

Number	Title of Project	Number	Title of Project
1	Shadow Crest at Rolling Hills CDD (Ph. 3B & C)	6	Trout Creek Community Development District
2	Spring Lake Subdivision	7	Tapestry Westland Village
3	Bunnell Westside Sewer Improvements	8	
4	Bunnell Slip Lining Rehabilitation	9	
5	Sweetgrass Apartments, Ph. I Enhanced LS	10	

**ADDITIONAL INFORMATION-1****FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is licensed to perform professional engineering in the state of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses can be found in Appendix A.

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- ▶ 6.1 – Traffic Engineering Studies
- ▶ 6.2 – Traffic Signal Timing
- ▶ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ▶ 6.3.2 – Intelligent Transportation Systems Implementation
- ▶ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ▶ 7.3 – Signalization
- ▶ 8.1 – Control Survey
- ▶ 8.2 – Design, Right-of-Way, and Construction Surveying
- ▶ 8.4 – Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE

SIGNATURE

DATE

April 21, 2025

NAME AND TITLE

Curt Wimpee, PE / VP Southeast Region

ADDITIONAL INFORMATION-2

To full address the criteria requested in the RFQ, we offer the following additional information. This further demonstrates Alliant Engineering's expertise and capabilities to perform all work that is anticipated under contract as the District Engineer.

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Alliant Engineering, Inc. (Alliant) offers professional design and project management services in municipal infrastructure, land development, transportation, traffic engineering, design-build, structural, landscape architecture, and surveying. Alliant's backbone is a professionally diverse group of talented professionals dedicated to providing quality design, management, and construction services. Established in 1995, Alliant has provided 29 years of professional engineering services to a broad range of public and private clients. Our collaborative team approach and integrated management style allows us to efficiently complete projects while providing a high level of quality. We bring value to our clients by combining unmatched civil engineering, expertise, and innovation.

In addition to being highly qualified for this work, we have intricate knowledge of the infrastructure challenges within smaller communities. Our key staff for this project team are experts in their disciplines and well suited to provide the continuing engineering services required of your District Engineer.

At the program level, we have the following critical roles:

- ▶ **Project –** Responsible for building project teams tailored to meet project goals, provide ongoing project oversight, and be the primary point of contact for the district. Jeff Sprouse, PE was selected to be Project Manager because in addition to having 28 years in the industry, he understands how to make CDD projects successful. As Project Manager, Jeff will be handling the district meetings and managing the construction/engineering services.
- ▶ He will also ensure all team members are trained in the Alliant Quality Management Process and verifying that quality processes are followed on individual projects.
- ▶ **Assistant Project Manager –** Responsible for identifying team members for individual work orders and ensuring uniformity in format and standards between projects. This individual is also an expert technical resource for project teams.

Our team is organized to execute work orders quickly and ensure quality and timely delivery



Project Manager

Jeff Sprouse, PE



Assistant Project Manager

Andrew Mansen, PE

ADDITIONAL INFORMATION-3

CERTIFIED MBE

Alliant's teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB based in Jacksonville, FL with additional office in Lake City and Tampa. They specialize in geotechnical engineering, drilling, and laboratory testing services. MAE's certifications are included at the end of this form.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

At Alliant, we take pride in delivering complex projects on difficult timelines. This can only be accomplished through great project management and a sound project approach. Open, honest, and timely communication with the District, stakeholders, and potential subconsultants is the key to project success.

We will facilitate all formal reviews in an organized and timely manner to keep the project moving forward. We will also conduct progress meetings to efficiently provide updates and to discuss design issues that are crucial to the schedule for both the district and the project team. Our Quality Management Plan (QMP) will be revised to be specific to each project and will be followed throughout the design.

For a project to be efficient, not only does the engineering and project management need to be effective, understanding the permitting agencies and maintaining those key relationships is a necessity. Alliant has performed a multitude of projects and has both the expertise of dealing with the appropriate permitting agencies as well as maintaining those relationships needed to be efficient with complex projects. Alliant has developed relationships over the years with subconsultants as well as contractors. We have the expertise and knowledge to develop designs to help minimize cost to our clients during construction. This can be done because of our knowledge of building systems and construction techniques. Anticipation of construction techniques and communication with contractors during design are key elements to and effective cost savings project approach.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects require intense and continuous communication and collaboration with the district and their oversight team. Alliant will establish a draft meeting schedule for discussion at the kickoff meetings. We envision three levels of meetings: Design Review, Over-the-Shoulder Review and Progress Meetings.



INTEGRITY



COLLABORATION



EXCELLENCE

DESIGN REVIEW

Alliant's teaming partner Meskel & Associates Engineering (MAE) is a certified Women owned DBE and JSEB based in Jacksonville, FL with additional office in Lake City and Tampa. They specialize in geotechnical engineering, drilling, and laboratory testing services. MAE's certifications are included at the end of this form.

OTSR

OTSRs will be scheduled in between the major milestones. These informal design reviews will allow the district to be kept abreast of and have input into the design as it is progressing. The intent of these meetings is to present "in-progress" plans to the district to discuss specific issues where decisions are required that may impact schedule. OTSRs may also include key stakeholders as appropriate. It is envisioned that most OTSR meetings would be face-to-face.

PROGRESS MEETINGS

We will use frequent progress meetings to keep the district's team fully informed and involved in all aspects of the project. These meetings serve as a forum to address issues, hot topics, and identify action items that need to take place. The meetings can also serve as mini "over-the-shoulder" design review for portions of the project to get instant feedback from the district regarding any issues. We consider these meetings to provide collaboration on the fly" and use them to present all key components of the design prior to the actual submittal. This approach ensures that the district is part of the decision making, reducing the risk of surprises and potential rework.

Most meetings will include an agenda, meeting minutes, and action item log. The minutes and action item log can be shared internally with Alliant's team, and with the district staff to inform people not at the meeting of decisions and action items that were identified.

In addition to regularly schedule meetings, we will establish the systems and protocols for easy sharing of electronic files to assist with design collaboration and review.





ADDITIONAL INFORMATION-4

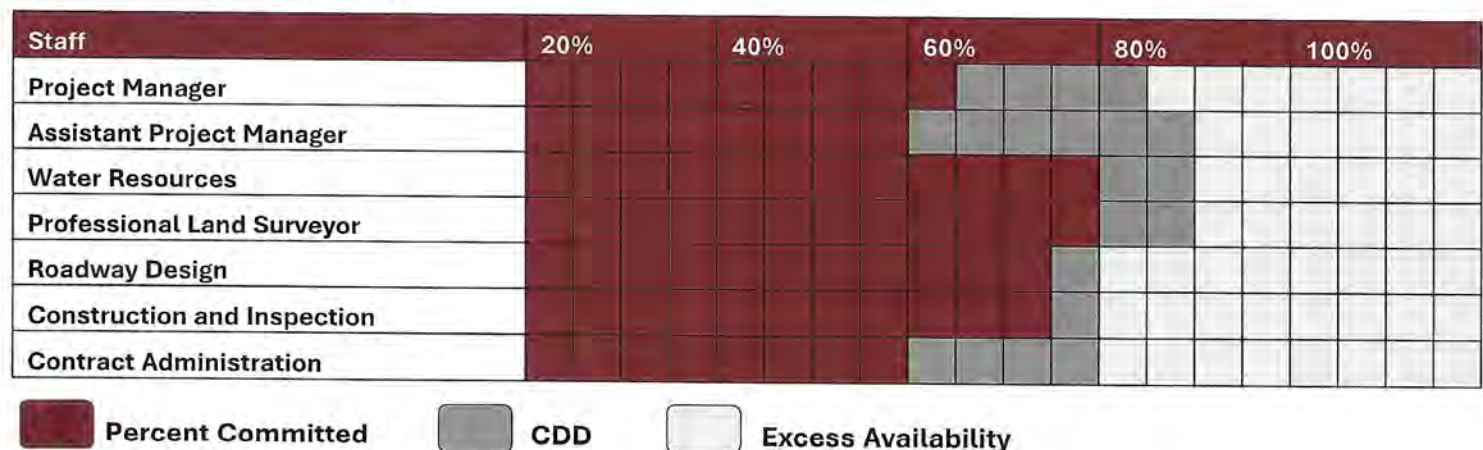
RECENT, CURRENT, AND PROJECTED WORKLOADS

Alliant is dedicated to client satisfaction which means we must honor schedule commitments. To that end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. **Jeff Sprouse, PE** can allocate the support staff and resources to easily meet any schedule. A project schedule will be developed at the onset of each opportunity received from the district. That schedule will be developed by working in concert with the major stakeholders. The appropriate Alliant team members will then be assigned responsibilities and deadlines to produce deliverables. We will work with district staff for a full understanding of the scope and expectations so we can provide a service that exceeds expectations.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute now. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

Exhibit 2 – Projected Schedule



CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team has the experience and expertise required to provide high quality professional services to the district. We would be honored and excited to work with you on future projects as we have with several municipalities in the past including the following:

Alliant has been serving the southeast region from our Jacksonville, Florida office since 2015. During that time, we have partnered with cities throughout Florida to address civil engineering needs through on-going contracts. Curt Wimpée, PE is Alliant's Southeast Regional Manager with over 26 years of experience.

In 2017, Alliant was selected to provide city wide civil engineering services for the City of Bunnell, FL. From the onset of services, Alliant has worked with the city to obtain over 2.5 million dollars in grant funding to develop their reclaim watermain infrastructure, alleviate stormwater flooding in low lying areas and cast in place (CIPP) lining of their gravity sewer infrastructure. Alliant has worked diligently to provide excellent service to the City's staff during the design and construction administration of these projects. These efforts have earned trust and confidence leading to the City's election as their City Engineer and City Surveyor respectively. We continue to consult with the city on a daily / weekly basis to support their ongoing engineering and surveying needs.

That same year, Alliant was selected to provide Professional Engineering Services to St. Johns County, FL. Alliant is currently working with staff to target their specific project needs.



ADDITIONAL INFORMATION-5

In 2018, Alliant was selected to provide city wide engineering services for the City of Flagler Beach, FL. Alliant assisted the City of Flagler Beach in receiving 1million dollars of grant funding to provide CIPP lining for over seven miles of their gravity sewer infrastructure. Alliant continues to provide these services and will show through this proposal that we work hard to exceed expectations in everything we do.

In 2020, Alliant was selected to provide professional engineering services to the City of Atlantic Beach, FL. Alliant worked with the Public Works Director to evaluate their existing maintenance building and provided recommendations and associated costs to the City Commission for either repair or replacement.

In 2023, Alliant was selected to provide general engineering services to the Tison's Landing Community Development District.

In 2024, Alliant was selected for the Ridgewood Trails, Oakleaf Town Center, Bartram Park, and the Trails Community Development Districts.

In 2025, Alliant was selected for the CrossCreek Community Development District. Alliant is thrilled to facilitate expansion of our clients into the Community Development Districts.

VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY THE DISTRICT:

Alliant Engineering, Inc. has not previously performed work for the district.

TECHNICAL EXPERIENCE – IN ADDITION TO THE REQUESTED SERVICES IN THE RFQ, ALLIANT ALSO PROVIDE THE FOLLOWING SERVICES:

Land Planning:

Land planning begins with our ability to understand the big picture. Our goal is to be respectful stewards of our environment, achieve the highest and best use of the land and position it for the best return on investment. Developing a client's vision for the spatial use of a site is a passion for us. We understand that planning determines the return on investment through efficient allocation of programming, presentation of features, and quality circulation. We bring experience and knowledge of navigating land use codes, writing land development guidelines and creating sustaining thriving communities.

Our Land Planning Services Include:

- ▶ Site Feasibility Studies
- ▶ Field Investigation & Due Diligence
- ▶ Highest & Best Use Master Planning
- ▶ Park Planning
- ▶ Urban Planning
- ▶ Mixed-Use Town Centers
- ▶ Waterfront Projects

Landscape Architecture:

A particular fusion happens during landscape design. In every detail from the sense of arrival to each major gathering space and every transition in between, our passion for creating unique and engaging outdoor environments brings personality to every project.

Our Landscape Architecture Services Include:

- ▶ Tree Preservation & Mitigation Plan Preparation
- ▶ Landscape Code Minimum Plans
- ▶ Community Garden Design
- ▶ Hardscape Design
- ▶ Swimming Pool & Water Park Design
- ▶ Night Lighting Design
- ▶ Neighborhood Amenities
- ▶ Entry Monuments
- ▶ Parks
- ▶ Neighborhood Trails
- ▶ Streetscape Design
- ▶ Water Feature Design
- ▶ Planting
- ▶ Irrigation Design

Land Surveying:

Alliant is committed to providing accurate information expediently, whether it is a next-day service construction staking or producing a final plat through the public approval process. We provide a full range of surveying services for our clients in both the public and private sectors. Surveying is often one of the first requirements of a project and it is usually one of the last services at project completion.

We ensure accurate and agile land survey services for all projects.

Our Land Surveying Services Include:

- **Boundary Surveys**
 - ALTA/NSPS Land Title Surveys
 - Certificate of Survey
- **Topographic Surveys**
 - Design Locations/Existing Conditions Survey
 - Hydrographic Survey
 - Underground Survey (Utilities, Areaways)
- **Record Surveys**
 - Subdivision (Plat, RLS, CIC, Right-of-Way Plat)
 - Memorial Plat
- **Construction Surveys**
 - Establish Horizontal and Vertical Site Control
 - Staking horizontal and Vertical Site Control
 - Volume Measurements



ADDITIONAL INFORMATION-6

CONSTRUCTION ADMINISTRATION:



Alliant Engineering offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Construction Administration Services

- ▶ Consultant Coordination and Project Management
- ▶ Client Representation
- ▶ Submittal Package Review
- ▶ Construction Phase Permitting
- ▶ Change Order Review and Approval

Graphic Design

Representing the identity of a project is essential to many aspects, from marking collateral to identity monument signs and wayfinding directional signage. Our graphics department excels in color artistry, marketing presentations, and community sign design with the intent to ensure the best delivery of every message to its audience.

Graphic Design Services

- ▶ Project Icons & Logos
- ▶ Neighborhood Identity Signs
- ▶ Exterior Signage
- ▶ Street & Public Signage
- ▶ Wayfinding Signage
- ▶ Promotional & Marketing Products
- ▶ Perspective Renderings

TRAFFIC:

Alliant is sought after for delivery of large scale, complex transportation projects. Our team is dedicated to improving safety and mobility for the traveling public whether on foot, bike, bus, or in a motor vehicle. Our experienced and diverse traffic engineering team allows us the ability to provide a wide range of services to public and private sector clients. We have the depth and staff resources to manage a deep workload and provide the best service, responsiveness, and quality product every agency deserves. These contracts span many service areas for clients similar to the CDD.

Traffic Services

- ▶ Traffic Design
- ▶ Traffic Sign Interconnect
- ▶ ITS
- ▶ Traffic Modeling
- ▶ Traffic Impact Studies
- ▶ Intersection Corridor Network Operations
- ▶ Traffic Signal Design
- ▶ Transportation and Traffic Studies
- ▶ Traffic Signal Timing and Arterial Analysis
- ▶ Traffic Signals and Foundations
- ▶ Traffic Counting

References

Flagler Beach

Dave Taylor

☎ (386) 986-7158

✉ dtaylor@cityof
flaglerbeach.com

City of Palm Coast

Stephen Flanagan

☎ (386) 986-2354

✉ SFlanagan@palmcoastgov.com

City of Atlantic Beach

Scott Williams

☎ (904) 247-5834

✉ swilliams@coab.us

City of Bloomington, MN

Kirk Roberts

☎ (952) 563-4914

✉ roberts@bloomingtonmn.gov

**ADDITIONAL INFORMATION-7****FIRM LICENSURE AND PREQUALIFICATIONS:**

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses can be found at in Appendix A.

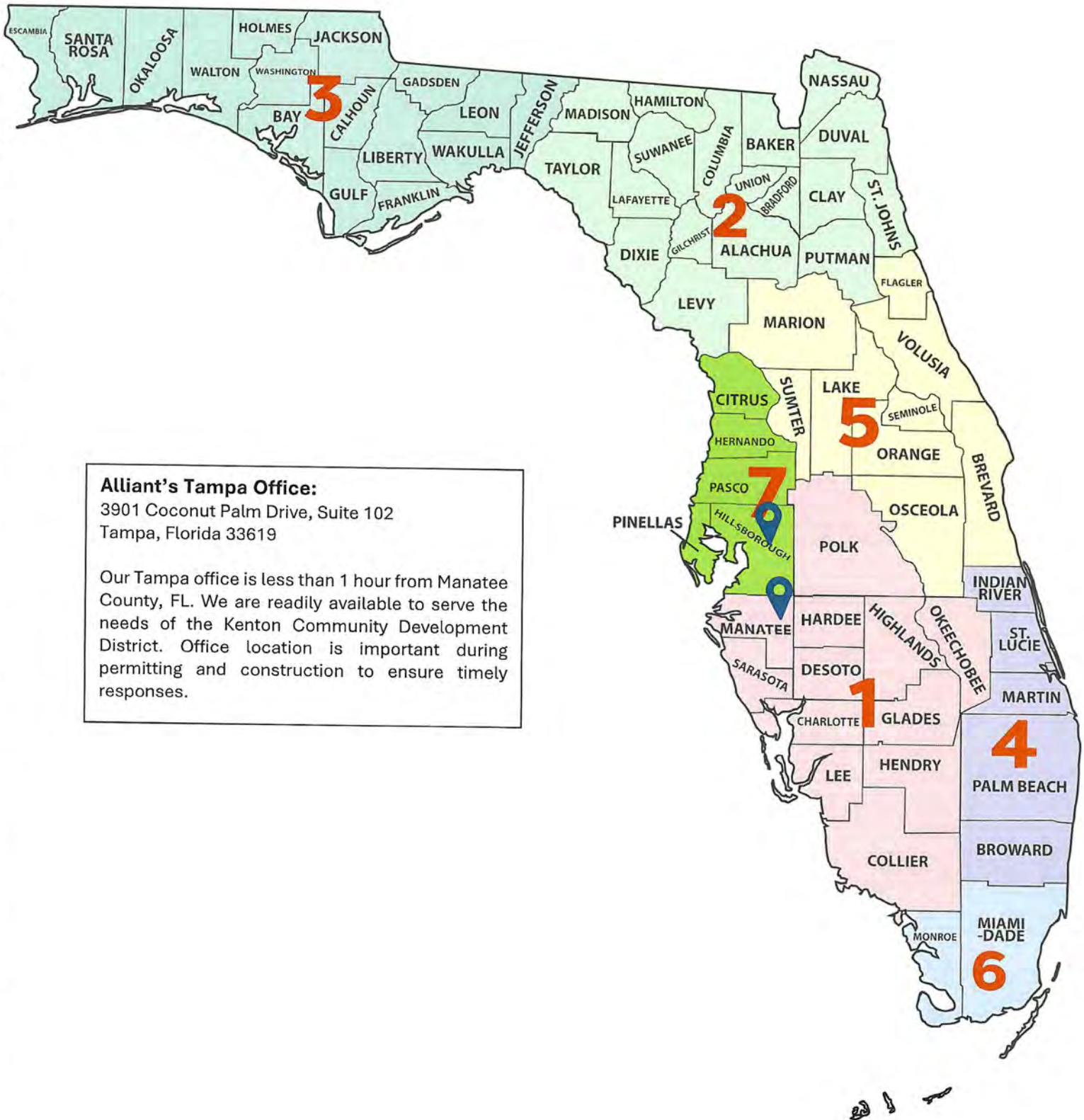
No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

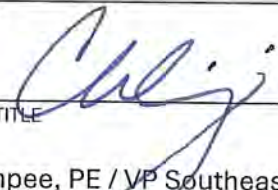
- | | |
|-------|---|
| 6.1 | Traffic Engineering Studies |
| 6.2 | Traffic Signal Timing |
| 6.3.1 | Intelligent Transportation Systems Analysis & Design |
| 6.3.2 | Intelligent Transportation Systems Implementation |
| 6.3.3 | Intelligent Transportation Traffic Engineering Systems Communications |
| 7.3 | Signalization |
| 8.1 | Control Surveying |
| 8.2 | Design, Right-of-Way, and Construction Surveying |
| 8.3 | Right of Way Mapping |



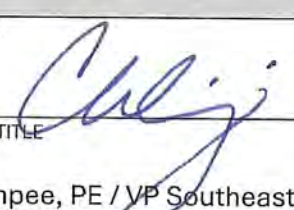
OFFICE LOCATION



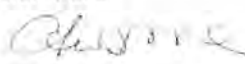

ENGINEER QUALIFICATIONS-1

Alliant Engineering, Inc.				YEAR ESTABLISHED 1995		YEAR ESTABLISHED 41-1818046	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE Corporation			
Jeff Sprouse, PE, Project Manager				SMALL BUSINESS STATUS N/A			
(813) 954-4337		jsprouse@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4	
08	CAD Technician	7	1	H07	Highways	8	
12	Civil Engineer	55	9	H11	Housing	7	
15	Construction Inspection	5	0	104	ITS	4	
16	Construction Manager	1	0	L03	Landscape Architecture	6	
23	Environmental Scientist	2	0	P05	Planning	5	
38	Land Surveyor	13	0	S09	Structural Design	4	
39	Landscape Architect	6	2	S10	Surveying	7	
47	Planner	2	0	T03	Traffic & Transportation Engineering	7	
57	Structural Engineer	2	0				
60	Transportation Engineer	61	1				
62	Water Resources Engineer	3	0				
TOTAL:		175	16				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work		1		1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work		9		2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million	
c. Total Work		9		3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
				5. \$1 million to less than \$2 million		10. \$50 million or greater	
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE April 21, 2025	
NAME AND TITLE Curt Wimpee, PE / VP Southeast Region							

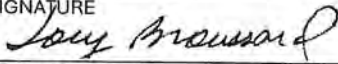

ENGINEER QUALIFICATIONS-2

Alliant Florida, Inc.				YEAR ESTABLISHED 2019		YEAR ESTABLISHED 83-2802440	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE			
Clayton Walley, Vice President Florida Land Survey				SMALL BUSINESS STATUS N/A			
(904) 900-3507		cwalley@alliant-inc.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
08	CAD Technician	5	S10	S10	Surveying	6	
38	Land Surveyor	21					
TOTAL:		26					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	6	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE April 21, 2025	
NAME AND TITLE Curt Wimpee, PE / VP Southeast Region							


ENGINEER QUALIFICATIONS-3

Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8	
2202 N. West Shore Blvd., Suite 200				OWNERSHIP			
Tampa, Florida 33607				TYPE S-Corporation			
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	6		E02	Education Facilities, Classrooms	0.5	
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5	
15	Construction Inspector	5		E12	Environmental Remediation	0.5	
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5	
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3	
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5	
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5	
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5	
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1	
				S05	Soils, Geotechnical Studies, & Foundations	4	
				S07	Solid Wastes, Incineration, Landfill	1	
				T02	Testing & Inspection Services	3	
				W02	Water Resources, Hydrology, Ground Water	1	
				W03	Water Supply, Treatment & Distribution	2	
TOTAL:						41	
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE April 21, 2025	
NAME AND TITLE Antoinette D. Meskel, PE, President, Principal Engineer							


ENGINEER QUALIFICATIONS-4

ECS Florida, LLC				YEAR ESTABLISHED 2017		YEAR ESTABLISHED MNVJKQ85HFG3	
4524 N. 56th Street				OWNERSHIP			
Tampa, Florida 33610				TYPE Limited Liability Company			
Rey Ruiz, PE, SI – Branch Manager				SMALL BUSINESS STATUS N/A			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM ECS Florida, LLC			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8	
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7	
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7	
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6	
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6	
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5	
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4	
	Field Technicians	94	17	H10	Hotels, Motels	4	
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4	
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4	
36	Industrial Hygiene			E02	Schools & Universities	4	
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4	
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4	
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3	
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3	
				D07	Dining Halls, Clubs, Restaurants	3	
				E12	Environmental Remediation	3	
				S13	Stormwater Handling & Facilities	3	
				H06	Highrise, Air-Rights-Type Buildings	3	
				W03	Water Supply, Treatment & Distribution	3	
TOTAL:		294	77				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE April 21, 2025	
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President							



LICENSES AND CERTIFICATIONS

State of Florida

Woman Business Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

05/04/2023 to 05/04/2025

J. Todd Inman
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd



LICENSES AND CERTIFICATIONS

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LANDING, DAVID REED
3072 GOLDEN POND BLVD
ORANGE PARK FL 32073

LICENSE NUMBER: PE80483
EXPIRATION DATE: FEBRUARY 28, 2027
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MANSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
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SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

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BOARD OF PROFESSIONAL ENGINEERS

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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

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SCOTT FARRINGTON
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 15, 2025

Heritage Harbour North Community Development District
Attn: Cori Dissinger
J.P. Ward & Associates, LLC
2301 NE 37th St
Fort Lauderdale FL 33308

Dear Ms. Dissinger:

We are in receipt of your request for the number of registered voters in the Heritage Harbour North Community Development District of April 15, 2025. According to our records, there were 2032 persons registered in the Heritage Harbour North Community Development District as of that date.

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

Sincerely,

Scott Farrington
Supervisor of Elections

SF/hk

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

May 1, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

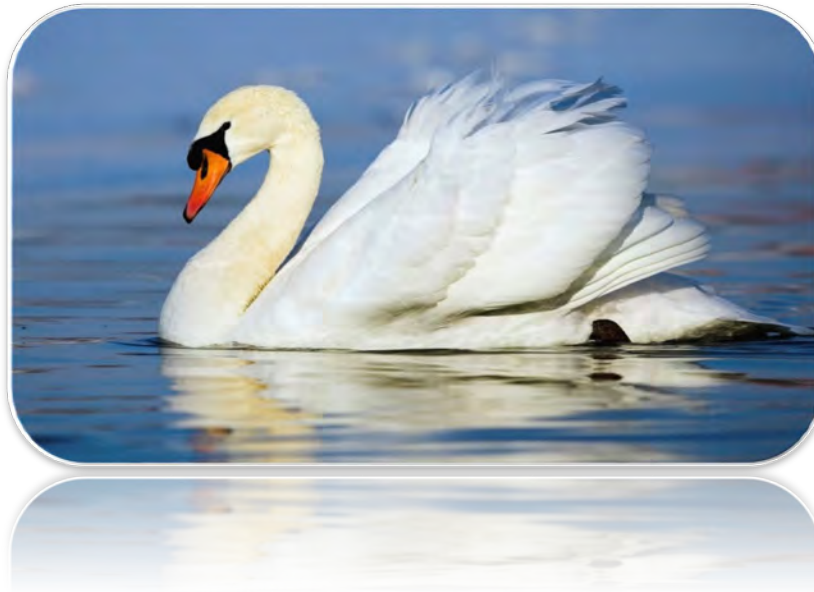
James P. Ward, District Manager

Nancy Lyons, Chairperson

Date

Date

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JANUARY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups as of January 31, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 221,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221,413
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	589,788	1,212,619	-	-	-	-	1,802,407
Excess Revenue - Subordinated Bonds	-	-	68,331	-	-	-	-	68,331
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	11,110	-	-	-	-	270,385
Prepayment Account	-	1,661	12,891	-	-	-	-	14,552
Interest Accounts	-	-	-	-	-	-	-	-
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,155,675	-	2,155,675
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,944,325	-	18,944,325
General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Total Assets	\$ 221,413	\$ 850,724	\$ 1,304,951	\$ -	\$ -	\$ 21,100,000	\$ 8,201,874	\$ 31,678,963

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups as of January 31, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,650,000		6,650,000
Bonds Payable - Series 2017	-	-	-	-	-	14,450,000	-	14,450,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,100,000	\$ -	\$ 21,100,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	550,816	372,237	-	-	-	-	923,053
Results from Current Operations	-	299,908	932,715	-	-	-	-	1,232,622
Unassigned								
Beginning: October 1, 2023	169,599	-	-	-	-	-	-	169,599
Results from Current Operations	51,815	-	-	-	-	-	-	51,815
Total Fund Equity and Other Credits	\$ 221,413	\$ 850,724	\$ 1,304,951	\$ -	\$ -	\$ -	\$ 8,201,874	\$ 10,578,963
Total Liabilities, Fund Equity and Other Credits	\$ 221,413	\$ 850,724	\$ 1,304,951	\$ -	\$ -	\$ 21,100,000	\$ 8,201,874	\$ 31,678,963

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending January 31, 2025

	October	November	December	January	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue					-	-	N/A
Interest							
Interest - General Checking	-	-	-	-	-	10	0%
Special Assessment Revenue							
Special Assessments - Uniform Method	299	1,929	35,208	55,996	93,432	105,433	89%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 299	\$ 1,929	\$ 35,208	\$ 55,996	93,432	\$ 105,443	89%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	800	-	-	800	3,000	27%
Board of Supervisor's - FICA	-	61	-	-	61	230	27%
Executive							
Professional Management	-	7,724	3,862	3,862	15,448	42,446	36%
Executive Salaries - FICA	-	-	-	-	-	3,897	0%
Financial and Administrative							
Audit Services	-	-	-	4,500	4,500	4,500	100%
Accounting Services	-	833	417	417	1,667	5,000	33%
Assessment Roll Preparation	-	1,417	708	708	2,833	8,500	33%
Arbitrage Rebate Services	-	-	-	500	500	1,000	50%
Manager Services	-	-	-	-	-	-	N/A
Professional Services							
District Manager Services	-	-	-	-	-	-	N/A
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	250	0%
Legal Advertising	-	-	-	-	-	1,500	0%
Trustee Services	-	-	4,760	-	4,760	11,900	40%
Bond Amortization Schedules	-	100	-	-	100	-	N/A
Dissemination Agent Services	-	-	-	-	-	2,250	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Services	-	-	-	-	-	650	0%

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending January 31, 2025

	October	November	December	January	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Telephone	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	61	-	61	400	15%
Rentals & Leases					-		
Miscellaneous Equipment Leasing	-	-	-	-	-	-	N/A
Computer Services	-	-	-	300	300	7,900	4%
Insurance	7,483	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	-	200	0%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	1,588	943	2,531	3,000	84%
Other General Government Services							
Engineering Services - General Fund	-	-	-	400	400	750	53%
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Other Current Charges-Manatee Cty Taxes	-	-	-	-	-	-	N/A
Payroll Services	-	-	-	-	-	-	N/A
Capital Outlay							
Operating Transfers Out	-	-	-	-	-	-	N/A
Reserves							
Operation Reserve (Addition)	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,483	\$ 11,110	\$ 11,395	\$ 11,630	41,617	\$ 105,443	39%
 Net Increase/ (Decrease) of Fund Balance	(7,184)	(9,181)	23,814	44,366	51,815	-	
Fund Balance - Beginning	160,634	153,450	144,269	168,083	160,634	160,634	
Fund Balance - Ending	\$ 153,450	\$ 144,269	\$ 168,083	\$ 212,449	212,449	\$ 160,634	

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 January 31, 2025

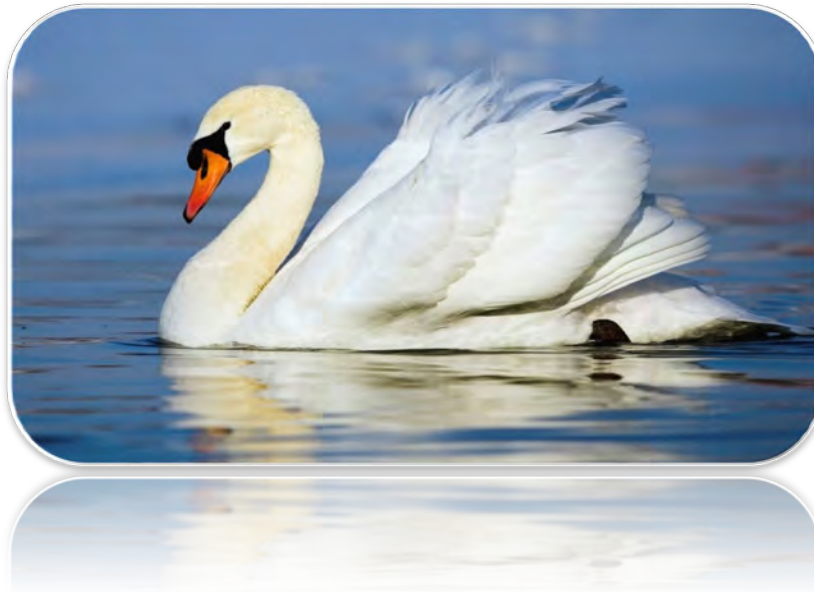
	October	November	December	January	Year to Date	Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Capitalized Interest	-	-	-	-	-	-	N/A
Revenue Account	1,198	1,174	473	796	3,641	9,000	40%
Reserve Account	1,073	1,043	968	965	4,049	-	N/A
Interest Account					-	-	N/A
Sinking Fund					-	-	N/A
Prepayment Account	7	7	6	6	26	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	1,476	9,519	173,779	276,380	461,155	520,103	89%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Other Financing Sources							
Debt Proceeds	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,754	\$ 11,743	\$ 175,227	\$ 278,147	\$ 468,870	\$ 529,103	89%
Expenditures and Other Uses							
Debt Service							
Principal - Mandatory	-	-	-	-	-	185,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	N/A
Interest Expense	-	168,963	-	-	168,963	337,925	50%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 168,963	\$ -	\$ -	\$ 168,963	\$ 522,925	32%
Net Increase/ (Decrease) of Fund Balance	3,754	(157,220)	175,227	278,147	299,908	6,178	
Fund Balance - Beginning	550,816	554,570	397,350	572,577	550,816	550,816	
Fund Balance - Ending	\$ 554,570	\$ 397,350	\$ 572,577	\$ 850,724	\$ 850,724	\$ 556,994	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending January 31, 2025

	October	November	December	January	Year to Date	Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Revenue Account	1,438	1,404	42	853	3,736	-	N/A
Reserve Account	55	45	41	41	182	10,000	2%
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Excess Revenue	-	-	-	-	-	-	N/A
Excess Reserve	7	16	14	14	52	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	3,878	25,011	456,577	726,147	1,211,613	1,366,212	89%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	9,013	9,013	-	N/A
Debt Proceeds	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,378	\$ 26,475	\$ 456,675	\$ 736,068	\$ 1,224,596	\$ 1,376,212	89%
Expenditures and Other Uses							
Debt Service							
Principal - Mandatory	-	-	-	-	-	790,000	0%
Principal - Early Redemptions	-	10,000	-	-	10,000	-	N/A
Interest Expense	-	281,881	-	-	281,881	567,700	50%
Special Items	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 291,881	\$ -	\$ -	\$ 291,881	\$ 1,357,700	21%
Net Increase/ (Decrease) of Fund Balance	5,377.96	(265,406)	456,675	736,068	932,715	18,512	
Fund Balance - Beginning	372,237	377,615	112,209	568,883	372,237	372,237	
Fund Balance - Ending	\$ 377,615	\$ 112,209	\$ 568,883	\$ 1,304,952	\$ 1,304,952	\$ 390,749	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – FEBRUARY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups as of February 28, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 221,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221,413
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	611,537	1,266,145	-	-	-	-	1,877,681
Excess Revenue - Subordinated Bonds	-	-	68,331	-	-	-	-	68,331
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	11,110	-	-	-	-	270,385
Prepayment Account	-	1,667	12,891	-	-	-	-	14,558
Interest Accounts	-	-	-	-	-	-	-	-
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,230,956	-	2,230,956
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,869,044	-	18,869,044
General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Total Assets	\$ 221,413	\$ 872,479	\$ 1,358,477	\$ -	\$ -	\$ 21,100,000	\$ 7,490,513	\$ 31,042,882

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of February 28, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	185,000	-	185,000
Series 2017	-	-	-	-	-	785,000	-	785,000
Long Term								
Series 2014	-	-	-	-	-	6,465,000	-	6,465,000
Series 2017	-	-	-	-	-	13,665,000	-	13,665,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,100,000</u>	<u>\$ -</u>	<u>\$ 21,100,000</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	550,816	372,237	-	-	-	-	923,053
Results from Current Operations	-	321,663	986,240	-	-	-	-	1,307,902
Unassigned								
Beginning: October 1, 2023	169,599	-	-	-	-	-	-	169,599
Results from Current Operations	51,815	-	-	-	-	-	-	51,815
Total Fund Equity and Other Credits	<u>\$ 221,413</u>	<u>\$ 872,479</u>	<u>\$ 1,358,477</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,490,513</u>	<u>\$ 9,942,882</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 221,413</u>	<u>\$ 872,479</u>	<u>\$ 1,358,477</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,100,000</u>	<u>\$ 7,490,513</u>	<u>\$ 31,042,882</u>

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending February 28, 2025

	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
Miscellaneous Revenue						-	-	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	10	0%
Special Assessment Revenue								
Special Assessments - Uniform Method	299	1,929	35,208	55,996	-	93,432	105,433	89%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 299	\$ 1,929	\$ 35,208	\$ 55,996	\$ -	93,432	\$ 105,443	89%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	800	-	-	-	800	3,000	27%
Board of Supervisor's - FICA	-	61	-	-	-	61	230	27%
Executive								
Professional Management	-	7,724	3,862	3,862	-	15,448	42,446	36%
Executive Salaries - FICA	-	-	-	-	-	-	3,897	0%
Financial and Administrative								
Audit Services	-	-	-	4,500	-	4,500	4,500	100%
Accounting Services	-	833	417	417	-	1,667	5,000	33%
Assessment Roll Preparation	-	1,417	708	708	-	2,833	8,500	33%
Arbitrage Rebate Services	-	-	-	500	-	500	1,000	50%
Manager Services	-	-	-	-	-	-	-	0%
Professional Services								
District Manager Services	-	-	-	-	-	-	-	0%
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	250	0%
Legal Advertising	-	-	-	-	-	-	1,500	0%
Trustee Services	-	-	4,760	-	-	4,760	11,900	40%
Bond Amortization Schedules	-	100	-	-	-	100	-	0%
Dissemination Agent Services	-	-	-	-	-	-	2,250	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	650	0%

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending February 28, 2025

	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	0%
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	61	-	-	61	400	15%
Rentals & Leases						-		
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	0%
Computer Services	-	-	-	300	-	300	7,900	4%
Insurance	7,483	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	-	-	200	0%
Office Supplies	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	1,588	943	-	2,531	3,000	84%
Other General Government Services								
Engineering Services - General Fund	-	-	-	400	-	400	750	53%
Stormwater Needs Analysis	-	-	-	-	-	-	-	0%
Other Current Charges-Manatee Cty Taxes	-	-	-	-	-	-	-	0%
Payroll Services	-	-	-	-	-	-	-	0%
Capital Outlay								
Operating Transfers Out	-	-	-	-	-	-	-	0%
Reserves								
Operation Reserve (Addition)	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,483	\$ 11,110	\$ 11,395	\$ 11,630	\$ -	41,617	\$ 105,443	39%
 Net Increase/ (Decrease) of Fund Balance	(7,184)	(9,181)	23,814	44,366	-	51,815	-	
Fund Balance - Beginning	160,634	153,450	144,269	168,083	212,449	160,634	160,634	
Fund Balance - Ending	\$ 153,450	\$ 144,269	\$ 168,083	\$ 212,449	\$ 212,449	212,449	\$ 160,634	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending February 28, 2025

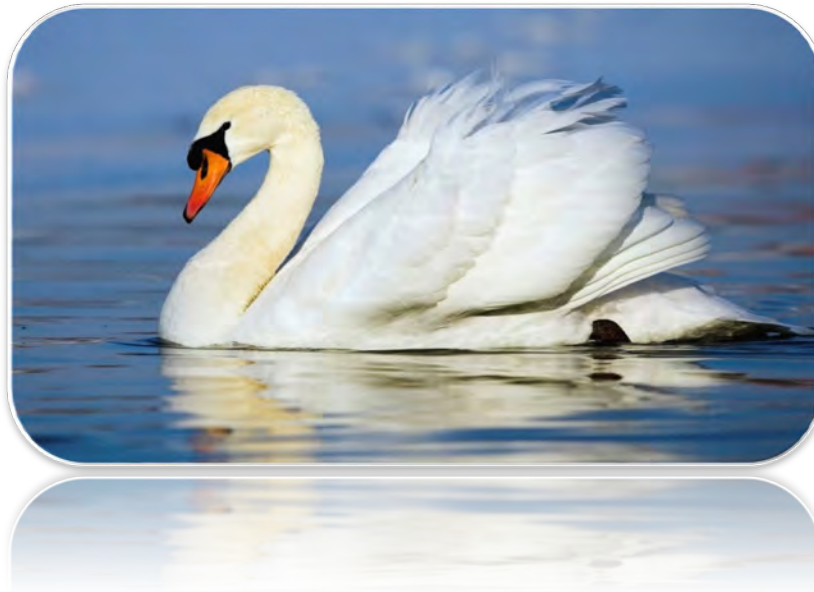
	October	November	December	January	February	Year to Date	Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Capitalized Interest	-	-	-	-	-	-	-	0%
Revenue Account	1,198	1,174	473	796	1,226	4,867	9,000	54%
Reserve Account	1,073	1,043	968	965	935	4,984	-	0%
Interest Account						-	-	0%
Sinking Fund						-	-	0%
Prepayment Account	7	7	6	6	6	32	-	0%
Special Assessment Revenue								
Special Assessments - Uniform Method	1,476	9,519	173,779	276,380	19,588	480,742	520,103	92%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
Other Financing Sources								
Debt Proceeds	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,754	\$ 11,743	\$ 175,227	\$ 278,147	\$ 21,755	\$ 490,625	\$ 529,103	93%
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	-	-	-	-	-	-	185,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	0%
Interest Expense	-	168,963	-	-	-	168,963	337,925	50%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,963	\$ -	\$ -	\$ -	\$ 168,963	\$ 522,925	32%
Net Increase/ (Decrease) of Fund Balance	3,754	(157,220)	175,227	278,147	21,755	321,663	6,178	
Fund Balance - Beginning	550,816	554,570	397,350	572,577	850,724	550,816	550,816	
Fund Balance - Ending	\$ 554,570	\$ 397,350	\$ 572,577	\$ 850,724	\$ 872,479	\$ 872,479	\$ 556,994	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending February 28, 2025

	October	November	December	January	February	Year to Date	Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Revenue Account	1,438	1,404	42	853	2,008	5,744	-	0%
Reserve Account	55	45	41	41	40	223	10,000	2%
Interest Account	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Excess Revenue	-	-	-	-	-	-	-	0%
Excess Reserve	7	16	14	14	14	66	-	0%
Gain (loss) on Investments	-	-	-	-	-	-	-	0%
Special Assessment Revenue								
Special Assessments - Uniform Method	3,878	25,011	456,577	726,147	51,463	1,263,076	1,366,212	92%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	0%
Special Assessments - Prepaid	-	-	-	9,013	-	9,013	-	0%
Debt Proceeds	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,378	\$ 26,475	\$ 456,675	\$ 736,068	\$ 53,525	\$ 1,278,121	\$ 1,376,212	93%
Expenditures and Other Uses								
Debt Service								
Principal - Mandatory	-	-	-	-	-	-	790,000	0%
Principal - Early Redemptions	-	10,000	-	-	-	10,000	-	0%
Interest Expense	-	281,881	-	-	-	281,881	567,700	50%
Special Items	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 291,881	\$ -	\$ -	\$ -	\$ 291,881	\$ 1,357,700	21%
Net Increase/ (Decrease) of Fund Balance	5,377.96	(265,406)	456,675	736,068	53,525	986,240	18,512	
Fund Balance - Beginning	372,237	377,615	112,209	568,883	1,304,952	372,237	372,237	
Fund Balance - Ending	\$ 377,615	\$ 112,209	\$ 568,883	\$ 1,304,952	\$ 1,358,477	\$ 1,358,477	\$ 390,749	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups as of March 31, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 240,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,369
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	614,316	1,270,168	-	-	-	-	1,884,483
Excess Revenue - Subordinated Bonds	-	-	68,331	-	-	-	-	68,331
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	11,110	-	-	-	-	270,385
Prepayment Account	-	1,673	12,891	-	-	-	-	14,564
Interest Accounts	-	-	-	-	-	-	-	-
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	8,072	21,208	-	-	-	-	29,279
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,267,042	-	2,267,042
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,832,958	-	18,832,958
General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Total Assets	\$ 240,369	\$ 883,335	\$ 1,383,707	\$ -	\$ -	\$ 21,100,000	\$ 7,490,513	\$ 31,097,925

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups as of March 31, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	29,279	-	-	-	-	-	-	29,279
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2014	-	-	-	-	-	185,000	-	185,000
Series 2017	-	-	-	-	-	785,000	-	785,000
Long Term								
Series 2014	-	-	-	-	-	6,465,000	-	6,465,000
Series 2017	-	-	-	-	-	13,665,000	-	13,665,000
Total Liabilities	\$ 29,279	\$ -	\$ -	\$ -	\$ -	\$ 21,100,000	\$ -	\$ 21,129,279
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	7,490,513	7,490,513
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	550,816	372,237	-	-	-	-	923,053
Results from Current Operations	-	332,519	1,011,471	-	-	-	-	1,343,989
Unassigned								
Beginning: October 1, 2023	169,599	-	-	-	-	-	-	169,599
Results from Current Operations	41,491	-	-	-	-	-	-	41,491
Total Fund Equity and Other Credits	\$ 211,090	\$ 883,335	\$ 1,383,707	\$ -	\$ -	\$ -	\$ 7,490,513	\$ 9,968,645
Total Liabilities, Fund Equity and Other Credits	\$ 240,369	\$ 883,335	\$ 1,383,707	\$ -	\$ -	\$ 21,100,000	\$ 7,490,513	\$ 31,097,925

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending March 31, 2025

	October	November	December	January	February	March	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
Miscellaneous Revenue							-	-	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	10	0%
Special Assessment Revenue									
Special Assessments - Uniform Method	299	1,929	35,208	55,996	3,969	1,635	99,036	105,433	94%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 299	\$ 1,929	\$ 35,208	\$ 55,996	\$ 3,969	\$ 1,635	99,036	\$ 105,443	94%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	800	-	-	1,000	1,000	2,800	3,000	93%
Board of Supervisor's - FICA	-	61	-	-	-	-	61	230	27%
Executive									
Professional Management	-	7,724	3,862	3,862	3,862	3,862	23,172	42,446	55%
Executive Salaries - FICA	-	-	-	-	-	-	-	3,897	0%
Financial and Administrative									
Audit Services	-	-	-	4,500	-	-	4,500	4,500	100%
Accounting Services	-	833	417	417	417	417	2,500	5,000	50%
Assessment Roll Preparation	-	1,417	708	708	708	708	4,250	8,500	50%
Arbitrage Rebate Services	-	-	-	500	-	-	500	1,000	50%
Manager Services	-	-	-	-	-	-	-	-	0%
Professional Services									
District Manager Services	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Recording and Transcription	-	-	-	-	-	-	-	250	0%
Legal Advertising	-	-	-	-	-	-	-	1,500	0%
Trustee Services	-	-	4,760	-	-	-	4,760	11,900	40%
Bond Amortization Schedules	-	100	-	-	-	-	100	-	0%
Dissemination Agent Services	-	-	-	-	-	-	-	2,250	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	0%
Bank Services	-	-	-	-	-	-	-	650	0%

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending March 31, 2025**

	October	November	December	January	February	March	Year to Date	Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Telephone	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	61	-	12	1,383	1,456	400	364%
Rentals & Leases									
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	0%
Computer Services	-	-	-	300	-	-	300	7,900	4%
Insurance	7,483	-	-	-	-	-	7,483	7,895	95%
Printing & Binding	-	-	-	-	562	1,533	2,095	200	1048%
Office Supplies	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	1,588	943	-	237	2,768	3,000	92%
Other General Government Services									
Engineering Services - General Fund	-	-	-	400	-	-	400	750	53%
Contingencies	-	-	-	-	226	-	226	-	0%
Other Current Charges-Manatee Cty Taxes	-	-	-	-	-	-	-	-	0%
Payroll Services	-	-	-	-	-	-	-	-	0%
Capital Outlay									
Operating Transfers Out	-	-	-	-	-	-	-	-	0%
Reserves									
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 7,483	\$ 11,110	\$ 11,395	\$ 11,630	\$ 6,787	\$ 9,140	57,545	\$ 105,443	55%
 Net Increase/ (Decrease) of Fund Balance	 (7,184)	 (9,181)	 23,814	 44,366	 (2,819)	 (7,504)	 41,491	 -	
Fund Balance - Beginning	160,634	153,450	144,269	168,083	212,449	209,630	160,634	160,634	
Fund Balance - Ending	\$ 153,450	\$ 144,269	\$ 168,083	\$ 212,449	\$ 209,630	\$ 202,125	202,125	\$ 160,634	

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 March 31, 2025

	October	November	December	January	February	March	Year to Date	Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Capitalized Interest	-	-	-	-	-	-	-	-	0%
Revenue Account	1,198	1,174	473	796	1,226	1,934	6,801	9,000	76%
Reserve Account	1,073	1,043	968	965	935	845	5,829	-	0%
Interest Account							-	-	0%
Sinking Fund							-	-	0%
Prepayment Account	7	7	6	6	6	5	37	-	0%
Special Assessment Revenue									
Special Assessments - Uniform Method	1,476	9,519	173,779	276,380	19,588	8,072	488,814	520,103	94%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Financing Sources									
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,754	\$ 11,743	\$ 175,227	\$ 278,147	\$ 21,755	\$ 10,856	\$ 501,481	\$ 529,103	95%
Expenditures and Other Uses									
Debt Service									
Principal - Mandatory	-	-	-	-	-	-	-	185,000	0%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	0%
Interest Expense	-	168,963	-	-	-	-	168,963	337,925	50%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 168,963	\$ -	\$ -	\$ -	\$ -	\$ 168,963	\$ 522,925	32%
Net Increase/ (Decrease) of Fund Balance	3,754	(157,220)	175,227	278,147	21,755	10,856	332,519	6,178	
Fund Balance - Beginning	550,816	554,570	397,350	572,577	850,724	872,479	550,816	550,816	
Fund Balance - Ending	\$ 554,570	\$ 397,350	\$ 572,577	\$ 850,724	\$ 872,479	\$ 883,335	\$ 883,335	\$ 556,994	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending March 31, 2025

	October	November	December	January	February	March	Year to Date	Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Revenue Account	1,438	1,404	42	853	2,008	3,974	9,718	-	0%
Reserve Account	55	45	41	41	40	36	259	10,000	3%
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Excess Revenue	-	-	-	-	-	-	-	-	0%
Excess Reserve	7	16	14	14	14	13	79	-	0%
Gain (loss) on Investments	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - Uniform Method	3,878	25,011	456,577	726,147	51,463	21,208	1,284,284	1,366,212	94%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepaid	-	-	-	9,013	-	-	9,013	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,378	\$ 26,475	\$ 456,675	\$ 736,068	\$ 53,525	\$ 25,231	\$ 1,303,352	\$ 1,376,212	95%
Expenditures and Other Uses									
Debt Service									
Principal - Mandatory	-	-	-	-	-	-	-	790,000	0%
Principal - Early Redemptions	-	10,000	-	-	-	-	10,000	-	0%
Interest Expense	-	281,881	-	-	-	-	281,881	567,700	50%
Special Items	-	-	-	-	-	-	-	-	0%
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 291,881	\$ -	\$ -	\$ -	\$ -	\$ 291,881	\$ 1,357,700	21%
Net Increase/ (Decrease) of Fund Balance	5,377.96	(265,406)	456,675	736,068	53,525	25,231	1,011,471	18,512	
Fund Balance - Beginning	372,237	377,615	112,209	568,883	1,304,952	1,358,477	372,237	372,237	
Fund Balance - Ending	\$ 377,615	\$ 112,209	\$ 568,883	\$ 1,304,952	\$ 1,358,477	\$ 1,383,708	\$ 1,383,708	\$ 390,749	