

# HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

August 12, 2016

Clerk of the Board of the County Commissioners  
Manatee County  
P.O. Box 1000  
Bradenton, FL 34206-1000

Received By  
Manatee County Attorney's  
Office  
Date 8/17/16  
Time 1:00pm  
☒ Rec'd By Mail  
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☐ Rec'd By Fax  
Time Sensitive ☐ Y ☐ N ☐ U

Re: Harbourage at Braden River Community Development District  
Final Adopted Fiscal Year 2016/2017 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2016/2017 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Harbourage at Braden River Community Development District (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made for purposes of disclosure information, and posting on the website of Manatee County (at least 30 days after adoption) pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

*Joseph Roethke*

Joseph Roethke  
District Manager

Cc: Susie White, Chairman  
John Vericker, District Counsel

Enclosure

*To - Debbie Underwood,  
in FMD  
Fr - Mickey Palmer  
8/18/16*



Rizzetta & Company

# **Harbourage at Braden River Community Development District**

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**Adopted Final Budget for Fiscal Year 2016/2017**

**Presented by: Rizzetta & Company, Inc.**

**Tampa Office  
3434 Colwell Ave.; Suite 200  
Tampa, FL 33614  
813.933.5571**

**[rizzetta.com](http://rizzetta.com)**

**Adopted Final Budget  
Harbourage at Braden River Community Development  
General Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll	\$ 382,779
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ -
Marina Rental Revenues	\$ 9,600
<b>TOTAL REVENUES</b>	<b>\$ 392,379</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 392,379</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 13,000
Financial & Administrative	
Administrative Services	\$ 3,670
District Management	\$ 14,700
District Engineer	\$ 10,000
Disclosure Report	\$ -
Trustees Fees	\$ 4,310
Assessment Roll	\$ 5,250
Financial Consulting Services	\$ 3,780
Accounting Services	\$ 14,600
Auditing Services	\$ 3,600
Miscellaneous Mailings	\$ -
Employee - P/R Taxes	\$ -
Employee - P/R Services	\$ -
Office Supplies	\$ -
Public Officials Liability Insurance	\$ 4,852
Legal Advertising	\$ 400
Bank Fees	\$ -
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 300
Property Taxes	\$ 550
Website Hosting, Maintenance, Backup (and Email)	\$ 1,020
Legal Counsel	
District Counsel	\$ 15,000
<b>Administrative Subtotal</b>	<b>\$ 95,207</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Security Operations	
Guard & Gate Facility Maintenance	\$ 11,000
Electricity-Entrance	\$ 2,000
Utility-Cameras	\$ 1,400
Gate Phone	\$ 800
Utility-Water	\$ 800
Security Monitoring Services	\$ 30,720
Electric Utility Services	
Utility-Boat Dock	\$ 700
Street Lights	\$ 600
Utility-Recreation Facilities	\$ 10,000
Utility-Fountains	\$ 2,700
Utility-Irrigation	\$ 10,000
Gas Utility Services	
Utility Services	\$ 5,300
Water-Sewer Combination Services	
Utility Services	\$ 1,800
Utility - Water Docks	\$ 225
Stormwater Control	
Aquatic Maintenance	\$ 4,400
Fountain Service Repairs & Maintenance	\$ 1,000
Lake/Pond Bank Maintenance	\$ 1,000
Wetland Monitoring & Maintenance	\$ 6,840
Aquatic Plant Replacement	\$ 500

**Adopted Final Budget  
Harbourage at Braden River Community Development  
General Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
Stormwater System Maintenance	\$ 2,000
Other Physical Environment	
General Liability Insurance	\$ -
Property Insurance	\$ 3,135
Entry & Walls Maintenance	\$ 2,000
Landscape Maintenance	\$ 64,239
Tree Trimming Services	\$ 7,125
Irrigation Repairs	\$ 8,000
Landscape - Mulch	\$ 6,000
Landscape - Fertilizer	\$ 2,500
Landscape Replacement Plants, Shrubs, Trees	\$ 4,000
Miscellaneous Expense	\$ 210
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 2,500
Sidewalk Repair & Maintenance	\$ 5,000
Street Sign Repair & Replacement	\$ 500
Roadway Repair & Maintenance	\$ 500
Parks & Recreation	
Management Contract	\$ 22,000
Maintenance & Repair	\$ 8,000
Computer Support, Maintenance & Repair	\$ 500
Fitness Equipment Maintenance & Repairs	\$ 1,200
Clubhouse - Facility Janitorial Service	\$ 7,800
Pool Service Contract	\$ 12,000
Security System Monitoring & Maintenance	\$ 4,678
Telephone Fax, Internet	\$ 600
Office Supplies	\$ 100
Power Washing	\$ 5,800
Dock Repairs and Maintenance	\$ 1,000
Boardwalk and Bridge Maintenance	\$ 1,000
Cable Television & Internet	\$ 2,000
Boat Lift Sling Repairs & Maintenance	\$ 5,000
Trail/Bike Path Maintenance	\$ 1,000
Contingency	
Capital Outlay	\$ 25,000
<b>Field Operations Subtotal</b>	<b>\$ 297,172</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 392,379</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Adopted Final Budget  
Harbourage at Braden River Community Development  
Reserve Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
Special Assessments	
Tax Roll	\$ 34,596
<b>TOTAL REVENUES</b>	<b>\$ 34,596</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 34,596</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 34,596
Capital Outlay	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 34,596</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Harbourage at Braden River Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2014	Budget for 2016/2017
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$ 185,084.25	\$ 185,084.25
<b>TOTAL REVENUES</b>	<b>\$ 185,084.25</b>	<b>\$ 185,084.25</b>
<b>EXPENDITURES</b>		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 185,084.25	\$ 185,084.25
Administrative Subtotal	\$ 185,084.25	\$ 185,084.25
<b>TOTAL EXPENDITURES</b>	<b>\$ 185,084.25</b>	<b>\$ 185,084.25</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county: 7.0%

Gross assessments \$ 199,015.32

**Notes:**

Tax Roll Collection Costs for Manatee County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**Harbourage at Braden River Community Development District**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2016/2017 O&M Budget	\$417,375.00
Manatee Co. 7% Collection Cost:	<u>\$31,415.32</u>
2016/2017 Total:	<u>\$448,790.32</u>

2015/2016 O&M Budget	\$381,388.38
2016/2017 O&M Budget	\$417,375.00
Total Difference:	<u><u>\$35,986.62</u></u>

	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2015/2016</b>	<b>2016/2017</b>	<b>\$</b>	<b>%</b>
Debt Service - Townhome	\$871.18	\$871.18	\$0.00	0.00%
Operations/Maintenance - Townhome	\$1,760.07	\$1,926.14	\$166.07	9.44%
<b>Total</b>	<b>\$2,631.25</b>	<b>\$2,797.32</b>	<b>\$166.07</b>	<b>6.31%</b>
<hr/>				
Debt Service - Condo	\$967.97	\$967.97	\$0.00	0.00%
Operations/Maintenance - Condo	\$1,760.07	\$1,926.14	\$166.07	9.44%
<b>Total</b>	<b>\$2,728.04</b>	<b>\$2,894.11</b>	<b>\$166.07</b>	<b>6.09%</b>
<hr/>				
Debt Service - SF Detached	\$1,064.77	\$1,064.77	\$0.00	0.00%
Operations/Maintenance - SF Detached	\$1,760.07	\$1,926.14	\$166.07	9.44%
<b>Total</b>	<b>\$2,824.84</b>	<b>\$2,990.91</b>	<b>\$166.07</b>	<b>5.88%</b>

## HARBOURAGE AT BRADEN RIVER

### FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$417,375.00
COLLECTION COSTS @	7.0%	\$31,415.32
TOTAL O&M ASSESSMENT		<u>\$448,790.32</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			
	<u>O&amp;M</u>	<u>SERIES 2014 DEBT SERVICE <sup>(1)</sup></u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>
Townhomes	87	79	1.00	87.00	37.34%	\$167,574.07
Condo	96	85	1.00	96.00	41.20%	\$184,909.32
SF Detached	50	45	1.00	50.00	21.46%	\$96,306.94
	<u>233</u>	<u>209</u>		<u>233.00</u>	<u>100.00%</u>	<u>\$448,790.32</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(2)</sup></u>	<u>TOTAL <sup>(3)</sup></u>
\$1,926.14	\$871.18	\$2,797.32
\$1,926.14	\$967.97	\$2,894.11
\$1,926.14	\$1,064.77	\$2,990.91

LESS: Manatee County Collection Costs and Early Payment Discount Costs	( <u>\$31,415.32</u> )
Net Revenue to be Collected	<u>\$417,375.00</u>

- <sup>(1)</sup> Reflects the number of total lots with Series 2014 debt outstanding. The Series 2003A bonds were refunded and defeased with the new Series 2014 bonds.
- <sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.
- <sup>(3)</sup> Annual assessment that will appear on November 2016 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.