

# HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

May 13, 2016

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

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

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2016/2017 budget (the "Proposed Budget") approved by the Board of Supervisors of the Harbourage at Braden River Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same.

The public hearing on the Proposed Budget has been scheduled for **August 10, 2016 at 1:00 p.m.** at the **Harbourage Recreation Center** located at **5705 Key West Place Bradenton, FL.**

Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*, and posting on the website of Manatee County (at least two days prior to the public hearing) pursuant to Section 189.016(4), *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

Enclosure

**Approved Proposed 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

**Approved Proposed 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>

**Approved Proposed 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>	\$ 186,884.68	\$ 186,884.68
<b>TOTAL REVENUES</b>	<b>\$ 186,884.68</b>	<b>\$ 186,884.68</b>
<b>EXPENDITURES</b>		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 186,884.68	\$ 186,884.68
<b>Administrative Subtotal</b>	<b>\$ 186,884.68</b>	<b>\$ 186,884.68</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 186,884.68</b>	<b>\$ 186,884.68</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 \$ 200,951.27

**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:	\$31,415.32
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>\$35,986.62</u>

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

## 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>SERVICE</u> <sup>(1)</sup>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>
Townhomes	87	80	1.00	87.00	37.34%	\$167,574.07
Condo	96	85	1.00	96.00	41.20%	\$184,909.32
SF Detached	50	46	1.00	50.00	21.46%	\$96,306.94
	<u>233</u>	<u>211</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>SERVICE</u> <sup>(2)</sup>	<u>TOTAL</u> <sup>(3)</sup>
\$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

Net Revenue to be Collected

(\$31,415.32)

\$417,375.00

<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.