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AUG 16 2017

Board of County Commissioners  
Manatee County

**HARBOURAGE AT BRADEN RIVER  
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 12750 CITRUS PARK LANE, SUITE 115, TAMPA, FL 33625

August 14, 2017

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

Re: Harbourage at Braden River Community Development District  
Final Adopted Fiscal Year 2017/2018 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2017/2018 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 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



Rizzetta & Company

# Harbourage at Braden River Community Development District

[harbouragecdd.org](http://harbouragecdd.org)

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**Adopted Budget for Fiscal Year 2017/2018**

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

**12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625  
813-933-5571**

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

**Adopted Budget  
Harbourage at Braden River Community  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll	\$ 382,779
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ -
Marina Rental Revenues	\$ 14,400
<b>TOTAL REVENUES</b>	<b>\$ 397,179</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 397,179</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 13,000
Financial & Administrative	
Administrative Services	\$ 3,670
District Management	\$ 15,000
District Engineer	\$ 10,000
Trustees Fees	\$ 4,310
Assessment Roll	\$ 5,250
Financial & Revenue Collections	\$ 3,780
Accounting Services	\$ 15,600
Auditing Services	\$ 3,190
Public Officials Liability Insurance	\$ 2,600
Legal Advertising	\$ 400
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 300
Property Taxes	\$ 550
Website Hosting, Maintenance, Backup (and	\$ 1,020
Legal Counsel	
District Counsel	\$ 15,000
<b>Administrative Subtotal</b>	<b>\$ 93,845</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Security Operations	
Guard & Gate Facility Maintenance	\$ 15,000
Electricity-Entrance	\$ 1,000
Utility-Cameras	\$ 1,800
Gate Phone	\$ 1,200
Utility-Water	\$ 500
Security Monitoring Services	\$ 38,400
Electric Utility Services	
Utility-Boat Dock	\$ 700
Street Lights	\$ 600
Utility - Recreation Facilities	\$ 10,000
Utility-Fountains	\$ 3,000
Utility-Irrigation	\$ 10,000
Gas Utility Services	
Utility Services	\$ 5,300
Water-Sewer Combination Services	
Utility Services	\$ 2,300
Utility-Water Docks	\$ 400
Stormwater Control	
Aquatic Maintenance	\$ 4,400
Fountain Service Repairs & Maintenance	\$ 1,200
Lake/Pond Bank Maintenance	\$ 1,000
Wetland Monitoring & Maintenance	\$ 6,840
Aquatic Plant Replacement	\$ 500
Stormwater System Maintenance	\$ 2,500
Other Physical Environment	
Property Insurance	\$ 6,500
Entry & Walls Maintenance	\$ 2,000
Landscape Maintenance	\$ 58,020
Tree Trimming Services	\$ 5,500

**Adopted Budget  
Harbourage at Braden River Community  
General Fund  
Fiscal Year 2017/2018**

<b>Chart of Accounts Classification</b>	<b>Budget for 2017/2018</b>
Holiday Decorations	\$ 850
Irrigation Repairs	\$ 10,000
Landscape - Mulch	\$ 3,950
Landscape-Fertilizer	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 4,000
Miscellaneous Expense	\$ 235
<b>Road &amp; Street Facilities</b>	
Street Light Decorative Light Maintenance	\$ 2,500
Sidewalk Repair & Maintenance	\$ 5,000
Street Sign Repair & Replacement	\$ 500
Roadway Repair & Maintenance	\$ 500
<b>Parks &amp; Recreation</b>	
Management Contract	\$ 32,000
Power Washing	\$ 5,800
Maintenance & Repair	\$ 8,000
Vehicle Maintenance	\$ 500
Computer Support, Maintenance & Repair	\$ 250
Fitness Equipment Maintenance & Repairs	\$ 950
Clubhouse - Facility Janitorial Service	\$ -
Pool Service Contract	\$ 12,000
Security System Monitoring & Maintenance	\$ 7,680
Telephone Fax, Internet	\$ 1,800
Office Supplies	\$ 1,000
Dock Repairs and Maintenance	\$ 500
Boardwalk and Bridge Maintenance	\$ 500
Cable Television & Internet	\$ 2,500
Boat Lift Sling Repairs & Maintenance	\$ 5,000
Trail/Bike Path Maintenance	\$ 1,000
<b>Contingency</b>	
Capital Outlay	\$ 17,659
<b>Field Operations Subtotal</b>	<b>\$ 303,334</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 397,179</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Adopted Budget  
Harbourage at Braden River Community  
Reserve Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<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
<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 2017/2018**

Chart of Accounts Classification	Series 2014	Budget for 2017/2018
<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 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$417,375.00
Manatee Co. 7% Collection Cost:	<u>\$31,415.32</u>
2017/2018 Total:	<u>\$448,790.32</u>

2016/2017 O&M Budget	\$417,375.00
2017/2018 O&M Budget	\$417,375.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Townhome	\$871.18	\$871.18	\$0.00	0.00%
Operations/Maintenance - Townhome	\$1,926.14	\$1,926.14	\$0.00	0.00%
<b>Total</b>	<b>\$2,797.32</b>	<b>\$2,797.32</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - Condo	\$967.97	\$967.97	\$0.00	0.00%
Operations/Maintenance - Condo	\$1,926.14	\$1,926.14	\$0.00	0.00%
<b>Total</b>	<b>\$2,894.11</b>	<b>\$2,894.11</b>	<b>\$0.00</b>	<b>0.00%</b>
Debt Service - SF Detached	\$1,064.77	\$1,064.77	\$0.00	0.00%
Operations/Maintenance - SF Detached	\$1,926.14	\$1,926.14	\$0.00	0.00%
<b>Total</b>	<b>\$2,990.91</b>	<b>\$2,990.91</b>	<b>\$0.00</b>	<b>0.00%</b>

# HARBOURAGE AT BRADEN RIVER

## FISCAL YEAR 2017/2018 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>

### UNITS ASSESSED

<u>LOT SIZE</u>	<u>SERIES 2014</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			
	<u>O&amp;M</u>	<u>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 2017 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.