



Rizzetta & Company

Harbourage at Braden River Community Development District

harbouragecdd.org

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

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

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll	\$ 382,779
Other Miscellaneous Revenues	
Miscellaneous Revenues	\$ -
Marina Rental Revenues	\$ 14,400
TOTAL REVENUES	\$ 397,179
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 397,179
EXPENDITURES - ADMINISTRATIVE	
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
Administrative Subtotal	\$ 93,845
EXPENDITURES - FIELD OPERATIONS	
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**

Chart of Accounts Classification	Budget for 2017/2018
Holiday Decorations	\$ 850
Irrigation Repairs	\$ 10,000
Landscape - Mulch	\$ 3,950
Landscape-Fertilizer	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 4,000
Miscellaneous Expense	\$ 235
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	\$ 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
Contingency	
Capital Outlay	\$ 17,659
Field Operations Subtotal	\$ 303,334
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 397,179
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

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

Chart of Accounts Classification	Budget for 2017/2018
REVENUES	
Special Assessments	
Tax Roll	\$ 34,596
TOTAL REVENUES	\$ 34,596
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 34,596
EXPENDITURES	
Contingency	
Capital Reserves	\$ 34,596
TOTAL EXPENDITURES	\$ 34,596
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

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
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 185,084.25	\$ 185,084.25
TOTAL REVENUES	\$ 185,084.25	\$ 185,084.25
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 185,084.25	\$ 185,084.25
Administrative Subtotal	\$ 185,084.25	\$ 185,084.25
TOTAL EXPENDITURES	\$ 185,084.25	\$ 185,084.25
EXCESS OF REVENUES OVER EXPENDITURES	0	0

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.

⁽¹⁾ 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:	\$31,415.32
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>\$0.00</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%
Total	\$2,797.32	\$2,797.32	\$0.00	0.00%
Debt Service - Condo	\$967.97	\$967.97	\$0.00	0.00%
Operations/Maintenance - Condo	\$1,926.14	\$1,926.14	\$0.00	0.00%
Total	\$2,894.11	\$2,894.11	\$0.00	0.00%
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%
Total	\$2,990.91	\$2,990.91	\$0.00	0.00%

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%	<u>\$31,415.32</u>
TOTAL O&M ASSESSMENT		<u><u>\$448,790.32</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			
	<u>SERIES 2014</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>
	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽¹⁾		<u>EAU's</u>	<u>EAU's</u>	<u>O&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&M</u>	<u>DEBT SERVICE</u> ⁽²⁾	<u>TOTAL</u> ⁽³⁾
\$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><u>\$417,375.00</u></u>

- ⁽¹⁾ 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.
- ⁽²⁾ 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.
- ⁽³⁾ 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.