

Harbourage at Braden River
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbourage at Braden River Community Development District

Balance Sheet
As of 9/30/2016
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	108,120	0	0	108,120	0	0
Investments	210,691	34,642	130,693	376,026	0	0
Accounts Receivable	0	0	0	0	0	0
Assessments Receivable	0	0	0	0	0	0
Prepaid Expenses	7,619	0	0	7,619	0	0
Deposits	1,450	0	0	1,450	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	130,693
Amount To Be Provided Debt Service	0	0	0	0	0	2,314,307
Fixed Assets	0	0	0	0	4,898,322	0
Total Assets	<u>327,881</u>	<u>34,642</u>	<u>130,693</u>	<u>493,216</u>	<u>4,898,322</u>	<u>2,445,000</u>
Liabilities						
Accounts Payable	7,562	0	0	7,562	0	0
Accrued Expenses Payable	5,259	0	0	5,259	0	0
Sales Tax Payable	101	0	0	101	0	0
Other Current Liabilities	0	0	0	0	0	0
Deposits	1,950	0	0	1,950	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,445,000
Total Liabilities	<u>14,872</u>	<u>0</u>	<u>0</u>	<u>14,872</u>	<u>0</u>	<u>2,445,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	299,353	0	154,959	454,313	4,898,322	0
Net Change in Fund Balance	13,656	34,642	(24,266)	24,032	0	0
Total Fund Equity & Other Credits	<u>313,009</u>	<u>34,642</u>	<u>130,693</u>	<u>478,344</u>	<u>4,898,322</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>327,881</u>	<u>34,642</u>	<u>130,693</u>	<u>493,216</u>	<u>4,898,322</u>	<u>2,445,000</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2015 Through 9/30/2016
(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Investments	275	275	308	33	(11.85)%
Special Assessments					
Tax Roll	346,793	346,793	348,409	1,616	(0.46)%
Other Miscellaneous Revenues					
Marina Rental Income	5,000	5,000	13,719	8,719	(174.38)%
Miscellaneous Revenue	0	0	1,887	1,887	0.00%
Total Revenues	<u>352,068</u>	<u>352,068</u>	<u>364,322</u>	<u>12,254</u>	<u>(3.48)%</u>
Expenditures					
Financial & Administrative					
Board of Supervisors	12,000	12,000	12,800	(800)	(6.66)%
Payroll Service	625	625	151	474	75.80%
Assessment Services	3,996	3,996	333	3,663	91.66%
District Engineer	0	0	8,585	(8,585)	0.00%
Trustees Fees	4,310	4,310	3,592	718	16.66%
Legal Services	12,000	12,000	24,190	(12,190)	(101.58)%
Dissemination Agent	1,000	1,000	100	900	90.00%
Postage & Freight	100	100	67	33	32.72%
Management Consulting Services	34,177	34,177	35,199	(1,022)	(2.99)%
Auditing Services	3,840	3,840	3,400	440	11.45%
Payroll Taxes	918	918	178	740	80.60%
Insurance-General Liability	4,602	4,602	4,219	383	8.32%
Property Taxes	525	525	1,172	(647)	(123.19)%
Miscellaneous Expense	300	300	10	290	96.51%
Legal Advertising	400	400	1,421	(1,021)	(255.22)%
Misc-Bank Charges	400	400	197	203	50.65%
Annual District Filing Fee	175	175	175	0	0.00%
Office Supplies	400	400	0	400	100.00%
Website Hosting & Management	1,020	1,020	985	35	3.43%
Gatehouse					
Contracts-Access Control	30,720	30,720	35,200	(4,480)	(14.58)%
Communication-Telephone	800	800	771	29	3.60%
Electricity-Entrance	2,548	2,548	1,321	1,227	48.16%
Utility-Water	900	900	516	384	42.67%
Utility-Cameras	1,368	1,368	1,519	(151)	(11.03)%
R&M-Gate	11,460	11,460	11,581	(121)	(1.05)%
Conservative & Resource Management					
R&M-Lake	5,508	5,508	4,316	1,192	21.64%
R&M-Wetland	10,460	10,460	7,306	3,154	30.15%
Landscape					
Contracts-Landscape	64,239	64,239	64,239	0	0.00%
Utility-Irrigation	11,580	11,580	9,585	1,995	17.23%
R&M-Renewal & Replacement	2,198	2,198	1,425	773	35.16%
R&M-Palm & Oak Tree Trimming	7,125	7,125	650	6,475	90.87%
R&M-Fertilizer	2,500	2,500	0	2,500	100.00%
R&M-Irrigation	4,000	4,000	8,117	(4,117)	(102.91)%
R&M-Mulch	8,000	8,000	1,760	6,240	78.00%
Common Area					
Insurance-Property	3,135	3,135	2,704	431	13.74%
Communication-Telephone	744	744	666	78	10.43%

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
County Inspections	210	210	375	(165)	(78.57)%
Contracts-Janitorial Services	7,200	7,200	8,778	(1,578)	(21.92)%
Contracts-Access Control Pool & Rec Center	4,678	4,678	4,805	(127)	(2.71)%
Electricity-Main Fountain	1,500	1,500	2,098	(598)	(39.87)%
Electricity-Streetlighting	660	660	441	219	33.23%
Utility-Water	2,280	2,280	1,688	592	25.94%
Utility-Gas	5,280	5,280	4,269	1,011	19.15%
Cable/Internet-Rec Center	2,100	2,100	2,158	(58)	(2.77)%
Electricity-Rec Center	10,320	10,320	7,794	2,526	24.47%
R&M-Fence	2,000	2,000	0	2,000	100.00%
R&M-Fountain	836	836	6,993	(6,157)	(736.47)%
R&M-Pools	12,040	12,040	8,468	3,572	29.67%
R&M-Recreation Center	8,000	8,000	4,017	3,983	49.79%
R&M-Signage	500	500	6,261	(5,761)	(1,152.22)%
R&M-Stormwater System	2,000	2,000	1,710	290	14.50%
R&M-Fitness Equipment	1,200	1,200	344	856	71.37%
Road & Street Facilities					
R&M-Power Washing	5,800	5,800	3,285	2,515	43.35%
R&M- Street Lighting	1,000	1,000	2,325	(1,325)	(132.45)%
R&M-Street Repairs	500	500	699	(199)	(39.80)%
R&M Sidewalks	5,000	5,000	0	5,000	100.00%
Marina/Pier					
R&M-Marina/Pier	1,000	1,000	156	844	84.40%
Boat Lift Repairs	2,000	2,000	5,292	(3,292)	(164.57)%
Utilities-Water Docks	228	228	227	1	0.44%
Electricity-Boat Dock	720	720	512	208	28.83%
Capital Improvements					
Improvements	26,943	26,943	29,523	(2,580)	(9.57)%
Total Expenditures	<u>352,068</u>	<u>352,068</u>	<u>350,667</u>	<u>1,401</u>	<u>0.40%</u>
Excess Revenues Over/(Under) Expenditures	0	0	13,656	13,656	0.00%
Fund Balance, Beginning of Period	0	0	299,353	299,353	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>313,009</u>	<u>313,009</u>	<u>0.00%</u>

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Investments	0	46	46	0.00%
Special Assessments				
Tax Roll	<u>34,596</u>	<u>34,596</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>34,596</u>	<u>34,642</u>	<u>46</u>	<u>0.13%</u>
Expenditures				
Reserve & Contingency				
Reserve	<u>34,596</u>	<u>0</u>	<u>34,596</u>	<u>100.00%</u>
Total Expenditures	<u>34,596</u>	<u>0</u>	<u>34,596</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>34,642</u>	<u>34,642</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>34,642</u>	<u>34,642</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>34,642</u></u>	<u><u>34,642</u></u>	<u><u>0.00%</u></u>

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Investments	0	10	10	0.00%
Special Assessments				
Tax Roll	186,885	184,875	(2,010)	(1.07)%
Carry Forward Fund Balance				
Prior Year	<u>75,447</u>	<u>0</u>	<u>(75,447)</u>	<u>(100.00)%</u>
Total Revenues	<u>262,332</u>	<u>184,885</u>	<u>(77,447)</u>	<u>(29.52)%</u>
Expenditures				
Debt Service				
Interest	167,332	89,151	78,181	46.72%
Principal	<u>95,000</u>	<u>120,000</u>	<u>(25,000)</u>	<u>(26.31)%</u>
Total Expenditures	<u>262,332</u>	<u>209,151</u>	<u>53,181</u>	<u>20.27%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(24,266)</u>	<u>(24,266)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(24,266)</u>	<u>(24,266)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	154,959	154,959	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>130,693</u></u>	<u><u>130,693</u></u>	<u><u>0.00%</u></u>

Harbourage at Braden River, CDD
Investment Summary
September 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 210,691
	Total General Fund Investments	\$ 210,691
The Bank of Tampa ICS Program:		
Mutual of Omaha Bank	Money Market	\$ 34,642
	Total Reserve Fund Investments	\$ 34,642
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 56,295
US Bank Series 2014 Reserve	First American Government Obligation Fund Class Y	74,398
	Total Debt Service Fund Investments	\$ 130,693

Harbourage at Braden River Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Comcast Communications	9/21/2016	15515 401892-01-6 10/16	Guard House Internet 10/16	115.87
Envera Systems LLC	9/21/2016	655190	Monthly Alarm & Gate Access Monitoring 11/16	1,920.00
Envera Systems LLC	9/28/2016	13560	Camera Replacement	495.42
Frontier Florida LLC	9/19/2016	941-752-1273-02... 10/16	941-752-1273 Gatehouse 10/16	64.72
Frontier Florida LLC	9/22/2016	941-753-1478-09... 10/16	941-753-1478-Pool House 10/16	53.98
Main Gate Enterprises, Inc.	9/23/2016	9992	Gate Service Call 08/31-09/13	2,785.51
Manatee County Utilities Department	9/21/2016	MCUD Water Summary 09/16	MCUD Water Summary 09/16	188.34
Straley Robin Vericker	9/20/2016	13701	General/Monthly Legal Services through 09/15/16	1,650.30
Suburban Propane, L.P.	9/19/2016	55860	1564-093972 Propane Delivery 09/17/16	254.97
Water Boy Inc.	9/19/2016	2445422	Water Delivery	30.35
Water Boy Inc.	9/30/2016	817633	Quarterly Cooler Rental	3.00
			Total 001 - General Fund	7,562.46
Report Balance				7,562.46

**Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
September 30, 2016**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.