

Harbourage at Braden River
Community Development District

Financial Statements
(Unaudited)

November 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbourage at Braden River Community Development District

Balance Sheet

As of 11/30/2016

(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	179,010	0	0	179,010	0	0
Investments	210,761	34,654	103,001	348,416	0	0
Accounts Receivable	0	0	0	0	0	0
Assessments Receivable	282,846	34,596	140,746	458,188	0	0
Prepaid Expenses	838	0	0	838	0	0
Deposits	1,450	0	0	1,450	0	0
Due From Other Funds	0	0	29,211	29,211	0	0
Amount Available in Debt Service	0	0	0	0	0	272,958
Amount To Be Provided Debt Service	0	0	0	0	0	2,172,042
Fixed Assets	0	0	0	0	4,898,322	0
Total Assets	<u>674,905</u>	<u>69,250</u>	<u>272,958</u>	<u>1,017,112</u>	<u>4,898,322</u>	<u>2,445,000</u>
Liabilities						
Accounts Payable	26,617	0	0	26,617	0	0
Accrued Expenses Payable	3,200	0	0	3,200	0	0
Sales Tax Payable	101	0	0	101	0	0
Other Current Liabilities	0	0	0	0	0	0
Deposits	2,450	0	0	2,450	0	0
Due To Other Funds	29,211	0	0	29,211	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,445,000
Total Liabilities	<u>61,579</u>	<u>0</u>	<u>0</u>	<u>61,579</u>	<u>0</u>	<u>2,445,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	313,009	34,642	130,693	478,344	4,898,322	0
Net Change in Fund Balance	300,317	34,608	142,264	477,189	0	0
Total Fund Equity & Other Credits	<u>613,326</u>	<u>69,250</u>	<u>272,958</u>	<u>955,533</u>	<u>4,898,322</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>674,905</u>	<u>69,250</u>	<u>272,958</u>	<u>1,017,112</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 10/1/2016 Through 11/30/2016

(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	0	0	70	70	0.00%
Special Assessments					
Tax Roll	382,779	382,779	388,371	5,592	(1.46)%
Other Miscellaneous Revenues					
Marina Rental Revenues	9,600	1,600	2,656	1,056	72.32%
Miscellaneous Revenue	0	0	221	221	0.00%
Total Revenues	<u>392,379</u>	<u>384,379</u>	<u>391,319</u>	<u>6,940</u>	<u>0.27%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	2,167	2,000	167	84.61%
Financial & Administrative					
Administrative Services	3,670	612	612	0	83.33%
District Management	14,700	2,450	2,450	0	83.33%
District Engineer	10,000	1,667	1,115	552	88.85%
Trustees Fees	4,310	4,310	4,310	0	0.00%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial Consulting Services	3,780	630	630	0	83.33%
Accounting Services	14,600	2,433	2,433	0	83.33%
Auditing Services	3,600	0	0	0	100.00%
Property Taxes	550	550	505	45	8.17%
Public Officials Liability Insurance	4,852	4,852	2,250	2,602	53.62%
Legal Advertising	400	67	0	67	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	300	50	25	25	91.66%
Website Hosting, Maintenance, Backup (and Email)	1,020	170	160	10	84.31%
Legal Counsel					
District Counsel	15,000	2,500	1,878	622	87.48%
Security Operations					
Security Monitoring Services	30,720	5,120	6,400	(1,280)	79.16%
Gate Phone	800	133	129	4	83.83%
Electricity-Entrance	2,000	333	152	181	92.38%
Utility-Water	800	133	0	133	100.00%
Utility-Cameras	1,400	233	333	(99)	76.24%
Guard & Gate Facility Maintenance	11,000	1,833	189	1,645	98.28%
Electric Utility Services					
Utility - Recreation Facilities	10,000	1,667	1,329	337	86.70%
Street Lights	600	100	73	27	87.86%
Utility-Boat Dock	700	117	97	20	86.14%
Utility-Irrigation	10,000	1,667	1,847	(181)	81.52%
Utility-Fountains	2,700	450	685	(235)	74.62%
Gas Utility Services					
Utility Services	5,300	883	698	185	86.82%
Water-Sewer Combination Services					
Utility Services	1,800	300	99	201	94.49%
Utility-Water Docks	225	38	347	(310)	(54.36)%
Stormwater Control					

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Lake/Pond Bank Maintenance	1,000	167	0	167	100.00%
Aquatic Maintenance	4,400	733	732	1	83.36%
Wetland Monitoring & Maintenance	6,840	1,140	1,710	(570)	75.00%
Fountain Service Repairs & Maintenance	1,000	167	329	(162)	67.10%
Stormwater System Maintenance	2,000	333	3,415	(3,082)	(70.75)%
Aquatic Plant Replacement	500	83	0	83	100.00%
Other Physical Environment					
Property Insurance	3,135	3,135	5,963	(2,828)	(90.19)%
Entry & Walls Maintenance	2,000	333	0	333	100.00%
Landscape Maintenance	64,239	10,707	10,706	0	83.33%
Landscape Replacement Plants, Shrubs, Trees	4,000	667	0	667	100.00%
Tree Trimming Services	7,125	1,188	0	1,188	100.00%
Landscape-Fertilizer	2,500	417	0	417	100.00%
Irrigation Repairs	8,000	1,333	3,653	(2,319)	54.33%
Landscape-Mulch	6,000	1,000	0	1,000	100.00%
Miscellaneous Expense	210	35	0	35	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	2,500	417	0	417	100.00%
Roadway Repair & Maintenance	500	83	0	83	100.00%
Sidewalk Repair & Maintenance	5,000	833	5,855	(5,022)	(17.10)%
Street Sign Repair & Replacement	500	83	0	83	100.00%
Parks & Recreation					
Management Contract	22,000	3,667	5,712	(2,045)	74.03%
Power Washing	5,800	967	0	967	100.00%
Boat Lift Sling Repairs & Maintenance	5,000	833	1,860	(1,027)	62.80%
Dock Repairs and Maintenance	1,000	167	0	167	100.00%
Pool Service Contract	12,000	2,000	1,899	101	84.17%
Cable Television & Internet	2,000	333	407	(74)	79.63%
Fitness Equipment Maintenance & Repairs	1,200	200	0	200	100.00%
Computer Support, Maintenance & Repair	500	83	0	83	100.00%
Maintenance & Repair	8,000	1,333	630	704	92.13%
Telephone Fax, Internet	600	100	318	(218)	47.01%
Office Supplies	100	17	0	17	100.00%
Clubhouse-Facility Janitorial Service	7,800	1,300	1,454	(154)	81.36%
Security System Monitoring & Maintenance	4,678	780	332	448	92.90%
Trail/Bike Path Maintenance	1,000	167	0	167	100.00%
Boardwalk and Bridge Maintenance	1,000	167	0	167	100.00%
Contingency					
Capital Outlay	25,000	4,167	9,855	(5,689)	60.57%
Total Expenditures	<u>392,379</u>	<u>80,023</u>	<u>91,002</u>	<u>(10,978)</u>	<u>76.81%</u>
Excess Revenues Over/(Under) Expenditures	0	304,356	300,317	(4,039)	0.00%

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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>
Fund Balance, Beginning of Period	0	0	313,009	313,009	0.00%
Fund Balance, End of Period	<u>0</u>	<u>304,356</u>	<u>613,326</u>	<u>308,970</u>	<u>0.00%</u>

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 11/30/2016

(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	12	12	0.00%
Special Assessments				
Tax Roll	34,596	34,596	0	0.00%
Total Revenues	<u>34,596</u>	<u>34,608</u>	<u>12</u>	<u>0.03%</u>
Expenditures				
Contingency				
Capital Reserves	34,596	0	34,596	100.00%
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>34,608</u>	<u>34,608</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>34,608</u>	<u>34,608</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	34,642	34,642	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>69,250</u></u>	<u><u>69,250</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 10/1/2016 Through 11/30/2016

(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	1	1	0.00%
Special Assessments				
Tax Roll	185,084	185,152	67	0.03%
Total Revenues	<u>185,084</u>	<u>185,153</u>	<u>69</u>	<u>0.04%</u>
Expenditures				
Debt Service				
Interest	85,084	42,889	42,196	49.59%
Principal	100,000	0	100,000	100.00%
Total Expenditures	<u>185,084</u>	<u>42,889</u>	<u>142,196</u>	<u>76.83%</u>
Excess of Revenues Over/(Under) Expenditures	0	142,264	142,264	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	142,264	142,264	0.00%
Fund Balance, Beginning of Period	0	130,693	130,693	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>272,958</u></u>	<u><u>272,958</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 210,761
	Total General Fund Investments	\$ 210,761
The Bank of Tampa ICS Program:		
Stonegate Bank	Money Market	\$ 34,654
	Total Reserve Fund Investments	\$ 34,654
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 28,602
US Bank Series 2014 Prepayment	First American Government Obligation Fund Class Y	\$ 263
US Bank Series 2014 Reserve	First American Government Obligation Fund Class Y	\$ 74,135
	Total Debt Service Fund Investments	\$ 103,000

Harbourage at Braden River Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Manatee County Tax Collector	FY16-17	<u>282,845.58</u>
		Total 001 - General Fund	282,845.58

Harbourage at Braden River Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Manatee County Tax Collector	FY16-17	<u>34,596.00</u>
		Total 005 - Reserve Fund	34,596.00

Harbourage at Braden River Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Manatee County Tax Collector	FY16-17	<u>140,746.10</u>
		Total 200 - Debt Service Fund	<u>140,746.10</u>
Report Balance			<u><u>458,187.68</u></u>

Harbourage at Braden River Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A N J Excavation LLC	10/25/2016	1	Sidewalk Repair 10/19/16	3,105.00
A N J Excavation LLC	11/29/2016	2	Valve Exercise Labor 11/18/16	150.00
Comcast Communications	11/21/2016	15515 401892-01-6 12/16	Guard House Internet 12/16	115.87
Crosscreek Environmental Inc.	11/23/2016	4259	Landscape - Weir Repair	1,145.00
Crosscreek Environmental Inc.	11/23/2016	4260	Landscape Work - Sod	2,270.00
Egis Insurance & Risk Advisors	12/20/2016	5217	CI Policy 100116679 10/01/16 to 10/01/17 - Add'l add bridge	1,431.00
FPL	12/5/2016	Electric Summary 11/16	FPL Electric Summary 11/16	2,192.53
Frontier Florida LLC	11/19/2016	941-752-1273-02... 12/16	941-752-1273 Gatehouse 12/16	64.68
Frontier Florida LLC	11/22/2016	941-753-1478-09... 12/16	941-753-1478-Pool House 12/16	263.98
Hawkins Service Co	10/24/2016	179139	Replace/Install Pool Heat Pump	4,278.00
James W. Wilson	10/21/2016	9038	Painted Street Lights & Wall Mounted Lights	4,485.00
James W. Wilson	12/6/2016	9044	Janitorial Services 11/16	767.26
Main Gate Enterprises, Inc.	11/23/2016	10210	Gate Service Call 10/7/16	170.00
Pools By Lowell, Inc.	11/23/2016	169240	Repaired Stenner Feeder 11/23/16	75.82
Schappacher Engineering, LLC	12/6/2016	253	Engineering Services 11/16	395.00
Sign A Rama, Inc.	11/7/2016	15401	No Wet Bathing Suits Sign	30.00
Straley Robin Vericker	11/21/2016	13927	General/Monthly Legal Services through 11/15/16	980.75
Suburban Propane, L.P.	11/30/2016	147337	1564-093972 Propane Delivery 11/12/16	386.96
US Bank	11/25/2016	4474616	Trustee Fees 11/01/16-10/31/17	4,310.00
			Total 001 - General Fund	26,616.85
Report Balance				26,616.85

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/16.
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.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice FY16-17 in the amount of \$161,237.86 were received in December 2016.
6. Debt Service Fund 200 – Payment for Invoice FY16-17 in the amount of \$86,828.10 were received in December 2016.