

Harbourage at Braden River
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbourage at Braden River Community Development District

Balance Sheet
As of 10/31/2016
(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	73,047	0	0	73,047	0	0
Investments	210,727	34,648	130,694	376,069	0	0
Accounts Receivable	0	0	0	0	0	0
Assessments Receivable	382,779	34,596	185,152	602,527	0	0
Prepaid Expenses	0	0	0	0	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	315,846
Amount To Be Provided Debt Service	0	0	0	0	0	2,129,154
Fixed Assets	0	0	0	0	4,898,322	0
Total Assets	<u>668,003</u>	<u>69,244</u>	<u>315,846</u>	<u>1,053,092</u>	<u>4,898,322</u>	<u>2,445,000</u>
Liabilities						
Accounts Payable	6,062	0	0	6,062	0	0
Accrued Expenses Payable	2,794	0	0	2,794	0	0
Sales Tax Payable	86	0	0	86	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>10,892</u>	<u>0</u>	<u>0</u>	<u>10,892</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	344,102	34,602	185,152	563,856	0	0
Total Fund Equity & Other Credits	<u>657,111</u>	<u>69,244</u>	<u>315,846</u>	<u>1,042,201</u>	<u>4,898,322</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>668,003</u>	<u>69,244</u>	<u>315,846</u>	<u>1,053,092</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 10/31/2016
(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	36	36	0.00%
Special Assessments					
Tax Roll	382,779	382,779	384,624	1,845	(0.48)%
Other Miscellaneous Revenues					
Marina Rental Revenues	9,600	800	1,227	427	87.22%
Miscellaneous Revenue	0	0	94	94	0.00%
Total Revenues	<u>392,379</u>	<u>383,579</u>	<u>385,980</u>	<u>2,401</u>	<u>1.63%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	1,083	1,000	83	92.30%
Financial & Administrative					
Administrative Services	3,670	306	306	0	91.66%
District Management	14,700	1,225	1,225	0	91.66%
District Engineer	10,000	833	720	113	92.80%
Trustees Fees	4,310	4,310	718	3,592	83.33%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial Consulting Services	3,780	315	315	0	91.66%
Accounting Services	14,600	1,217	1,217	0	91.66%
Auditing Services	3,600	0	0	0	100.00%
Property Taxes	550	0	0	0	100.00%
Public Officials Liability Insurance	4,852	4,852	2,250	2,602	53.62%
Legal Advertising	400	33	0	33	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	300	25	0	25	100.00%
Website Hosting, Maintenance, Backup (and Email)	1,020	85	80	5	92.15%
Legal Counsel					
District Counsel	15,000	1,250	897	353	94.02%
Security Operations					
Security Monitoring Services	30,720	2,560	3,200	(640)	89.58%
Gate Phone	800	67	119	(52)	85.17%
Electricity-Entrance	2,000	167	83	84	95.84%
Utility-Water	800	67	0	67	100.00%
Utility-Cameras	1,400	117	217	(100)	84.52%
Guard & Gate Facility Maintenance	11,000	917	304	613	97.23%
Electric Utility Services					
Utility - Recreation Facilities	10,000	833	566	267	94.34%
Street Lights	600	50	37	13	93.88%
Utility-Boat Dock	700	58	354	(295)	49.50%
Utility-Irrigation	10,000	833	952	(119)	90.47%
Utility-Fountains	2,700	225	0	225	100.00%
Gas Utility Services					
Utility Services	5,300	442	311	130	94.12%
Water-Sewer Combination Services					
Utility Services	1,800	150	49	101	97.28%
Utility-Water Docks	225	19	153	(134)	31.97%
Stormwater Control					
Lake/Pond Bank Maintenance	1,000	83	0	83	100.00%
Aquatic Maintenance	4,400	367	0	367	100.00%

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 10/31/2016
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Wetland Monitoring & Maintenance	6,840	570	366	204	94.64%
Fountain Service Repairs & Maintenance	1,000	83	329	(246)	67.10%
Stormwater System Maintenance	2,000	167	0	167	100.00%
Aquatic Plant Replacement	500	42	0	42	100.00%
Other Physical Environment					
Property Insurance	3,135	3,135	4,651	(1,516)	(48.35)%
Entry & Walls Maintenance	2,000	167	0	167	100.00%
Landscape Maintenance	64,239	5,353	5,353	0	91.66%
Landscape Replacement Plants, Shrubs, Trees	4,000	333	0	333	100.00%
Tree Trimming Services	7,125	594	0	594	100.00%
Landscape-Fertilizer	2,500	208	0	208	100.00%
Irrigation Repairs	8,000	667	857	(191)	89.28%
Landscape-Mulch	6,000	500	0	500	100.00%
Miscellaneous Expense	210	18	0	18	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	2,500	208	0	208	100.00%
Roadway Repair & Maintenance	500	42	0	42	100.00%
Sidewalk Repair & Maintenance	5,000	417	2,750	(2,334)	44.99%
Street Sign Repair & Replacement	500	42	0	42	100.00%
Parks & Recreation					
Management Contract	22,000	1,833	4,082	(2,249)	81.44%
Power Washing	5,800	483	0	483	100.00%
Boat Lift Sling Repairs & Maintenance	5,000	417	0	417	100.00%
Dock Repairs and Maintenance	1,000	83	0	83	100.00%
Pool Service Contract	12,000	1,000	1,265	(265)	89.45%
Cable Television & Internet	2,000	167	204	(37)	89.81%
Fitness Equipment Maintenance & Repairs	1,200	100	0	100	100.00%
Computer Support, Maintenance & Repair	500	42	0	42	100.00%
Maintenance & Repair	8,000	667	55	612	99.31%
Telephone Fax, Internet	600	50	0	50	100.00%
Office Supplies	100	8	0	8	100.00%
Clubhouse-Facility Janitorial Service	7,800	650	686	(36)	91.20%
Security System Monitoring & Maintenance	4,678	390	290	100	93.80%
Trail/Bike Path Maintenance	1,000	83	0	83	100.00%
Boardwalk and Bridge Maintenance	1,000	83	0	83	100.00%
Contingency					
Capital Outlay	25,000	2,083	492	1,591	98.03%
Total Expenditures	<u>392,379</u>	<u>48,598</u>	<u>41,878</u>	<u>6,719</u>	<u>89.33%</u>
Excess Revenues Over/(Under) Expenditures	0	334,981	344,102	9,121	0.00%
Fund Balance, Beginning of Period	0	0	313,009	313,009	0.00%
Fund Balance, End of Period	<u>0</u>	<u>334,981</u>	<u>657,111</u>	<u>322,129</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 10/31/2016

(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	6	6	0.00%
Special Assessments				
Tax Roll	34,596	34,596	0	0.00%
Total Revenues	<u>34,596</u>	<u>34,602</u>	<u>6</u>	<u>0.02%</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	0	34,602	34,602	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	34,602	34,602	0.00%
Fund Balance, Beginning of Period	0	34,642	34,642	0.00%
Fund Balance, End of Period	<u>0</u>	<u>69,244</u>	<u>69,244</u>	<u>0.00%</u>

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 10/31/2016

(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>185,152</u>	<u>68</u>	<u>0.04%</u>
Expenditures				
Debt Service				
Interest	85,084	0	85,084	100.00%
Principal	100,000	0	100,000	100.00%
Total Expenditures	<u>185,084</u>	<u>0</u>	<u>185,084</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	185,152	185,152	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	185,152	185,152	0.00%
Fund Balance, Beginning of Period	0	130,693	130,693	0.00%
Fund Balance, End of Period	<u>0</u>	<u>315,846</u>	<u>315,846</u>	<u>0.00%</u>

Harbourage at Braden River, CDD
Investment Summary
October 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 210,727
	Total General Fund Investments	\$ 210,727
The Bank of Tampa ICS Program:		
Mutual of Omaha Bank	Money Market	\$ 34,648
	Total Reserve Fund Investments	\$ 34,648
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 56,296
US Bank Series 2014 Reserve	First American Government Obligation Fund Class Y	74,398
	Total Debt Service Fund Investments	\$ 130,694

Harbourage at Braden River Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2016 Through 10/31/2016

<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>382,779.28</u>
		Total 001 - General Fund	382,779.28

Harbourage at Braden River Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2016 Through 10/31/2016

<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 10/1/2016 Through 10/31/2016

<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>185,151.69</u>
		Total 200 - Debt Service Fund	<u>185,151.69</u>
Report Balance			<u><u>602,526.97</u></u>

Harbourage at Braden River Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2016 Through 10/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Comcast Communications	10/21/2016	15515 401892-01-6 11/16	Guard House Internet 11/16	216.66
Department of Economic Opportunity	10/3/2016	39028	Special District Fee 16/17	175.00
Envera Systems LLC	10/20/2016	13783	Emergency Service 10/17/16	304.15
Frontier Florida LLC	10/19/2016	941-752-1273-02... 11/16	941-752-1273 Gatehouse 11/16	64.68
Frontier Florida LLC	10/22/2016	941-753-1478-09... 11/16	941-753-1478-Pool House 11/16	53.94
Hoover Pumping Systems Corporation	10/26/2016	129029	Pump Station Maintenance	468.44
James W. Wilson	10/31/2016	9034	Janitorial Services 10/16	686.35
Manatee County Utilities Department	10/20/2016	MCUD Water Summary 10/16	MCUD Water Summary 10/16	201.87
Pools By Lowell, Inc.	10/21/2016	168290	Large 2 x 6 Skimmer Grate	16.90
Pools By Lowell, Inc.	10/24/2016	168315	Repaired Stenner Feeder	55.50
Pools By Lowell, Inc.	10/24/2016	168324	Replaced Battery to Spa Jet Timer	52.45
Rizzetta Amenity Services, Inc	10/14/2016	INV0000000000...	Deposit	2,202.21
Rizzetta Amenity Services, Inc	10/27/2016	INV0000000000...	EE Recruiting	65.75
Sheriff of Manatee County	10/26/2016	267295	False Alarm 06/11/16	25.00
Sheriff of Manatee County	10/26/2016	268193	Annual Alarm Permit Fee	15.00
Sheriff of Manatee County	10/26/2016	273985	False Alarm 08/26/16	25.00
Sheriff of Manatee County	10/26/2016	277349	False Alarm 10/05/16	225.00
Straley Robin Vericker	10/24/2016	13832	General/Monthly Legal Services through 10/15/16	896.92
Suburban Propane, L.P.	10/17/2016	71579	1564-093972 Propane Delivery 10/15/16	311.32
			Total 001 - General Fund	6,062.14
Report Balance				6,062.14

Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
October 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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 \$39,937.70 was received November 2016.
6. Debt Service Fund 200 – Payment for Invoice FY16-17 in the amount of \$15,127.09 was received in November 2016.