



Rizzetta & Company

Harbourage at Braden River Community Development District

Financial Statements (Unaudited)

June 30, 2017

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Harbourage at Braden River Community Development District

Balance Sheet

As of 6/30/2017

(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	100,921	0	0	100,921	0	0
Investments	176,354	0	132,321	308,675	0	0
Investments--Reserves	0	219,505	0	219,505	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	718	0	0	718	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	132,321
Amount To Be Provided Debt Service	0	0	0	0	0	2,212,679
Fixed Assets	0	0	0	0	4,926,293	0
Total Assets	<u>279,444</u>	<u>219,505</u>	<u>132,321</u>	<u>631,270</u>	<u>4,926,293</u>	<u>2,345,000</u>
Liabilities						
Accounts Payable	5,255	0	0	5,255	0	0
Accrued Expenses Payable	350	0	0	350	0	0
Other Current Liabilities	2,929	0	0	2,929	0	0
Deposits Held	4,300	0	0	4,300	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,345,000
Total Liabilities	<u>12,834</u>	<u>0</u>	<u>0</u>	<u>12,834</u>	<u>0</u>	<u>2,345,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	309,209	34,642	130,693	474,544	4,926,293	0
Net Change in Fund Balance	(42,599)	184,863	1,628	143,892	0	0
Total Fund Equity & Other Credits	<u>266,610</u>	<u>219,505</u>	<u>132,321</u>	<u>618,436</u>	<u>4,926,293</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>279,444</u>	<u>219,505</u>	<u>132,321</u>	<u>631,270</u>	<u>4,926,293</u>	<u>2,345,000</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 6/30/2017

(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 Earnings	0	0	259	259	0.00%
Special Assessments					
Tax Roll	382,779	382,779	391,288	8,509	(2.22)%
Other Miscellaneous Revenues					
Marina Rental Revenues	9,600	7,200	11,965	4,765	(24.63)%
Miscellaneous Revenue	<u>0</u>	<u>0</u>	<u>1,304</u>	<u>1,304</u>	<u>0.00%</u>
Total Revenues	<u>392,379</u>	<u>389,979</u>	<u>404,816</u>	<u>14,837</u>	<u>(3.17)%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	9,750	9,600	150	26.15%
Financial & Administrative					
Administrative Services	3,670	2,752	2,752	0	25.00%
District Management	14,700	11,025	11,025	0	25.00%
District Engineer	10,000	7,500	3,890	3,610	61.10%
Trustees Fees	4,310	4,310	4,310	0	0.00%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	3,780	2,835	2,835	0	25.00%
Accounting Services	14,600	10,950	10,950	0	24.99%
Auditing Services	3,600	3,600	3,623	(23)	(0.63)%
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	300	452	(152)	(12.96)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	300	225	219	6	26.84%
Website Hosting, Maintenance, Backup (and Email)	1,020	765	740	25	27.45%
Legal Counsel					
District Counsel	15,000	11,250	12,258	(1,008)	18.27%
Security Operations					
Security Monitoring Services	30,720	23,040	28,952	(5,912)	5.75%
Gate Phone	800	600	583	17	27.12%
Electricity-Entrance	2,000	1,500	629	871	68.54%
Utility-Water	800	600	246	354	69.25%
Utility-Cameras	1,400	1,050	1,145	(95)	18.23%
Guard & Gate Facility Maintenance	11,000	8,250	10,391	(2,141)	5.53%
Electric Utility Services					
Utility - Recreation Facilities	10,000	7,500	6,488	1,012	35.12%
Street Lights	600	450	390	60	35.06%
Utility-Boat Dock	700	525	352	173	49.66%
Utility-Irrigation	10,000	7,500	7,496	4	25.04%
Utility-Fountains	2,700	2,025	2,157	(132)	20.11%
Gas Utility Services					
Utility Services	5,300	3,975	4,505	(530)	14.99%
Water-Sewer Combination Services					
Utility Services	1,800	1,350	1,941	(591)	(7.84)%
Utility-Water Docks	225	169	251	(82)	(11.52)%

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater Control					
Lake/Pond Bank Maintenance	1,000	750	310	440	69.00%
Aquatic Maintenance	4,400	3,300	3,294	6	25.13%
Wetland Monitoring & Maintenance	6,840	5,130	5,130	0	25.00%
Fountain Service Repairs & Maintenance	1,000	750	1,018	(268)	(1.82)%
Stormwater System Maintenance	2,000	1,500	3,415	(1,915)	(70.75)%
Aquatic Plant Replacement	500	375	0	375	100.00%
Other Physical Environment					
Property Insurance	3,135	3,135	6,082	(2,947)	(94.00)%
Entry & Walls Maintenance	2,000	1,500	0	1,500	100.00%
Landscape Maintenance	64,239	48,179	45,069	3,110	29.84%
Landscape Replacement Plants, Shrubs, Trees	4,000	3,000	900	2,100	77.50%
Tree Trimming Services	7,125	5,344	2,621	2,723	63.21%
Landscape-Fertilizer	2,500	1,875	0	1,875	100.00%
Irrigation Repairs	8,000	6,000	9,801	(3,801)	(22.51)%
Landscape-Mulch	6,000	4,500	0	4,500	100.00%
Miscellaneous Expense	210	158	235	(77)	(11.76)%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	2,500	1,875	3,196	(1,321)	(27.84)%
Roadway Repair & Maintenance	500	375	0	375	100.00%
Sidewalk Repair & Maintenance	5,000	3,750	5,855	(2,105)	(17.10)%
Street Sign Repair & Replacement	500	375	0	375	100.00%
Parks & Recreation					
Management Contract	22,000	16,500	20,991	(4,491)	4.58%
Power Washing	5,800	4,350	390	3,960	93.27%
Boat Lift Sling Repairs & Maintenance	5,000	3,750	6,479	(2,729)	(29.58)%
Dock Repairs and Maintenance	1,000	750	665	85	33.50%
Pool Service Contract	12,000	9,000	10,535	(1,535)	12.20%
Cable Television & Internet	2,000	1,500	1,867	(367)	6.65%
Fitness Equipment Maintenance & Repairs	1,200	900	357	543	70.24%
Computer Support, Maintenance & Repair	500	375	0	375	100.00%
Maintenance & Repair	8,000	6,000	4,460	1,540	44.25%
Telephone Fax, Internet	600	450	1,306	(856)	(117.71)%
Office Supplies	100	75	999	(924)	(899.25)%
Clubhouse-Facility Janitorial Service	7,800	5,850	4,966	884	36.33%
Security System Monitoring & Maintenance	4,678	3,508	5,345	(1,836)	(14.25)%
Trail/Bike Path Maintenance	1,000	750	928	(178)	7.19%
Boardwalk and Bridge Maintenance	1,000	750	0	750	100.00%
Contingency					
Capital Outlay	25,000	18,750	14,841	3,909	40.63%
Total Expenditures	392,379	299,752	297,415	2,337	24.20%

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 6/30/2017

(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>
Other Financing Sources					
Interfund Transfer	0	0	(150,000)	(150,000)	0.00%
Excess Revenues Over/(Under) Expenditures	0	90,227	(42,599)	(132,826)	0.00%
Fund Balance, Beginning of Period	0	0	309,209	309,209	0.00%
Fund Balance, End of Period	<u>0</u>	<u>90,227</u>	<u>266,610</u>	<u>176,383</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 6/30/2017

(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 Earnings	0	267	267	0.00%
Special Assessments				
Tax Roll	34,596	34,596	0	0.00%
Total Revenues	<u>34,596</u>	<u>34,863</u>	<u>267</u>	<u>0.77%</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 Revenue Over (Under) Expenditures	<u>0</u>	<u>34,863</u>	<u>34,863</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	150,000	150,000	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>184,863</u>	<u>184,863</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	34,642	34,642	0.00%
Fund Balance, End of Period	<u>0</u>	<u>219,505</u>	<u>219,505</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 6/30/2017

(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 Earnings	0	261	261	0.00%
Special Assessments				
Tax Roll	<u>185,084</u>	<u>186,445</u>	<u>1,361</u>	<u>0.73%</u>
Total Revenues	<u>185,084</u>	<u>186,706</u>	<u>1,622</u>	<u>0.88%</u>
Expenditures				
Debt Service				
Interest	85,084	85,078	6	0.00%
Principal	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>0.00%</u>
Total Expenditures	<u>185,084</u>	<u>185,078</u>	<u>6</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	1,628	1,628	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,628	1,628	0.00%
Fund Balance, Beginning of Period	0	130,693	130,693	0.00%
Fund Balance, End of Period	<u>0</u>	<u>132,321</u>	<u>132,321</u>	<u>0.00%</u>

Harbourage at Braden River, CDD
Investment Summary
June 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2017</u>
The Bank of Tampa	Money Market Account	\$ 176,354
	Total General Fund Investments	\$ 176,354
The Bank of Tampa ICS Program:		
BOKF, National Association	Money Market Account	\$ 219,505
	Total Reserve Fund Investments	\$ 219,505
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 57,879
US Bank Series 2014 Prepayment	First American Government Obligation Fund Class Y	291
US Bank Series 2014 Reserve	First American Government Obligation Fund Class Y	74,151
	Total Debt Service Fund Investments	\$ 132,321

Harbourage at Braden River Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2017

001 - General Fund

From 6/1/2017 Through 6/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Frontier Florida LLC	6/19/2017	941-752-1273 7/17	941-752-1273 Gatehouse 7/17	64.86
Frontier Florida LLC	6/22/2017	941-753-1478-093... 7/17	941-753-1478-Pool House 7/17	138.10
Pools By Lowell, Inc.	6/23/2017	176029	Replace broken air release valve	112.90
Pools By Lowell, Inc.	6/23/2017	176030	Replumbed pool pumps	521.20
Daystar Exterior Cleaning, Inc.	6/27/2017	004370	Roof cleaning	125.00
Grau & Associates P.A.	6/27/2017	15797	Audit Services FYE 09/30/2016	1,600.00
Main Gate Enterprises, Inc.	6/30/2017	11160	Gate Service Call 3/24/17	170.00
Main Gate Enterprises, Inc.	6/30/2017	11161	Gate Service Call 3/27/17	170.00
Main Gate Enterprises, Inc.	6/30/2017	11162	Gate Service Call 3/28/17	263.20
Main Gate Enterprises, Inc.	6/30/2017	11164	Gate Service Call 4/18/17	199.40
Main Gate Enterprises, Inc.	6/30/2017	11165	Gate Service Call 5/25/17	199.40
Main Gate Enterprises, Inc.	6/30/2017	11166	Gate Service Call 6/24/17	95.00
Rizzetta Amenity Services, Inc	6/30/2017	INV000000000039...	Auto 06/17	65.95
Southern Greens Pest Control	6/30/2017	199095	Pest Control 4/17	55.00
Southern Greens Pest Control	6/30/2017	200971	Pest Control 6/17	55.00
Water Boy Inc.	6/30/2017	2451529	Water Delivery	18.20
Water Boy Inc.	6/30/2017	838868	Qtrly Cooler Rental	3.00
FPL	7/6/2017	Electric Summary 6/17	FPL Electric Summary 6/17	1,399.13
			Total 001 - General Fund	5,255.34
Report Total				5,255.34

**Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
June 30, 2017**

Balance Sheet

1. Trust statement activity has been recorded through 06/30/17.
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.