

Harbourage at Braden River  
Community Development District

Financial Statements  
(Unaudited)

June 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbourage at Braden River Community Development District**

Balance Sheet  
As of 6/30/2016  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	197,578	0	0	197,578	0	0
Investments	210,585	34,625	130,691	375,901	0	0
Accounts Receivable	0	0	0	0	0	0
Assessments 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	130,691
Amount To Be Provided Debt Service	0	0	0	0	0	2,314,309
Fixed Assets	0	0	0	0	4,898,322	0
<b>Total Assets</b>	<u>410,332</u>	<u>34,625</u>	<u>130,691</u>	<u>575,648</u>	<u>4,898,322</u>	<u>2,445,000</u>
<b>Liabilities</b>						
Accounts Payable	16,243	0	0	16,243	0	0
Accrued Expenses Payable	2,916	0	0	2,916	0	0
Sales Tax Payable	15	0	0	15	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
<b>Total Liabilities</b>	<u>21,124</u>	<u>0</u>	<u>0</u>	<u>21,124</u>	<u>0</u>	<u>2,445,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	299,353	0	154,959	454,313	4,898,322	0
Net Change in Fund Balance	89,854	34,625	(24,268)	100,211	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>389,207</u>	<u>34,625</u>	<u>130,691</u>	<u>554,523</u>	<u>4,898,322</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>410,332</u>	<u>34,625</u>	<u>130,691</u>	<u>575,648</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 6/30/2016  
(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>
<b>Revenues</b>					
Interest Earnings					
Interest Investments	275	206	201	(5)	26.74%
Special Assessments					
Tax Roll	346,793	346,793	348,409	1,616	(0.46)%
Other Miscellaneous Revenues					
Marina Rental Income	5,000	3,750	10,039	6,289	(100.78)%
Miscellaneous Revenue	0	0	1,600	1,600	0.00%
<b>Total Revenues</b>	<u>352,068</u>	<u>350,749</u>	<u>360,250</u>	<u>9,500</u>	<u>(2.32)%</u>
<b>Expenditures</b>					
<b>Financial &amp; Administrative</b>					
Board of Supervisors	12,000	9,000	9,800	(800)	18.33%
Payroll Service	625	625	151	474	75.80%
Assessment Services	3,996	2,997	333	2,664	91.66%
District Engineer	0	0	5,533	(5,533)	0.00%
Trustees Fees	4,310	4,310	3,592	718	16.66%
Legal Services	12,000	9,000	20,202	(11,202)	(68.35)%
Dissemination Agent	1,000	750	100	650	90.00%
Postage & Freight	100	75	67	8	32.72%
Management Consulting Services	34,177	25,633	26,448	(816)	22.61%
Auditing Services	3,840	3,840	3,400	440	11.45%
Payroll Taxes	918	689	178	510	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	225	10	215	96.51%
Legal Advertising	400	300	312	(12)	21.90%
Misc-Bank Charges	400	300	197	103	50.65%
Annual District Filing Fee	175	175	175	0	0.00%
Office Supplies	400	300	0	300	100.00%
Website Hosting & Management	1,020	765	745	20	26.96%
<b>Gatehouse</b>					
Contracts-Access Control	30,720	23,040	23,040	0	25.00%
Communication-Telephone	800	600	577	23	27.87%
Electricity-Entrance	2,548	1,911	1,019	892	60.01%
Utility-Water	900	675	418	257	53.50%
Utility-Cameras	1,368	1,026	1,171	(145)	14.37%
R&M-Gate	11,460	8,595	6,296	2,299	45.05%
<b>Conservative &amp; Resource Management</b>					
R&M-Lake	5,508	4,131	3,584	547	34.93%
R&M-Wetland	10,460	7,845	5,230	2,615	50.00%
<b>Landscape</b>					
Contracts-Landscape	64,239	48,179	48,179	0	25.00%
Utility-Irrigation	11,580	8,685	6,568	2,117	43.28%
R&M-Renewal & Replacement	2,198	1,649	525	1,124	76.11%
R&M-Palm & Oak Tree Trimming	7,125	5,344	650	4,694	90.87%
R&M-Fertilizer	2,500	1,875	0	1,875	100.00%
R&M-Irrigation	4,000	3,000	8,117	(5,117)	(102.91)%
R&M-Mulch	8,000	6,000	1,760	4,240	78.00%
<b>Common Area</b>					
Insurance-Property	3,135	3,135	2,704	431	13.74%
Communication-Telephone	744	558	504	54	32.20%

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 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
County Inspections	210	158	375	(218)	(78.57)%
Contracts-Janitorial Services	7,200	5,400	6,319	(919)	12.24%
Contracts-Access Control Pool & Rec Center	4,678	3,508	4,025	(517)	13.95%
Electricity-Main Fountain	1,500	1,125	2,004	(879)	(33.58)%
Electricity-Streetlighting	660	495	328	167	50.33%
Utility-Water	2,280	1,710	1,288	422	43.50%
Utility-Gas	5,280	3,960	3,510	450	33.53%
Cable/Internet-Rec Center	2,100	1,575	1,547	28	26.32%
Electricity-Rec Center	10,320	7,740	6,116	1,624	40.73%
R&M-Fence	2,000	1,500	0	1,500	100.00%
R&M-Fountain	836	627	6,226	(5,599)	(644.77)%
R&M-Pools	12,040	9,030	6,854	2,176	43.07%
R&M-Recreation Center	8,000	6,000	2,636	3,364	67.04%
R&M-Signage	500	375	4,652	(4,277)	(830.42)%
R&M-Stormwater System	2,000	1,500	1,710	(210)	14.50%
R&M-Fitness Equipment	1,200	900	150	750	87.50%
Road & Street Facilities					
R&M-Power Washing	5,800	4,350	3,285	1,065	43.35%
R&M- Street Lighting	1,000	750	1,027	(277)	(2.65)%
R&M-Street Repairs	500	375	699	(324)	(39.80)%
R&M Sidewalks	5,000	3,750	0	3,750	100.00%
Marina/Pier					
R&M-Marina/Pier	1,000	750	156	594	84.40%
Boat Lift Repairs	2,000	1,500	427	1,074	78.67%
Utilities-Water Docks	228	171	171	(0)	24.93%
Electricity-Boat Dock	720	540	390	150	45.82%
Capital Improvements					
Improvements	26,943	20,207	29,523	(9,316)	(9.57)%
<b>Total Expenditures</b>	<u>352,068</u>	<u>268,354</u>	<u>270,395</u>	<u>(2,042)</u>	<u>23.20%</u>
Excess Revenues Over/(Under) Expenditures	0	82,395	89,854	7,459	0.00%
Fund Balance, Beginning of Period	0	0	299,353	299,353	0.00%
Fund Balance, End of Period	<u>0</u>	<u>82,395</u>	<u>389,207</u>	<u>306,812</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 6/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Investments	0	29	29	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>34,625</u>	<u>29</u>	<u>0.08%</u>
<b>Expenditures</b>				
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>34,625</u>	<u>34,625</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>34,625</u>	<u>34,625</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>34,625</u></u>	<u><u>34,625</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 6/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Investments	0	8	8	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>184,883</u>	<u>(77,449)</u>	<u>(29.52)%</u>
<b>Expenditures</b>				
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>(24,268)</u>	<u>(24,268)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(24,268)</u>	<u>(24,268)</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>130,691</u></u>	<u><u>130,691</u></u>	<u><u>0.00%</u></u>

**Harbourage at Braden River, CDD**  
**Investment Summary**  
**June 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 210,585
	<b>Total General Fund Investments</b>	<b>\$ 210,585</b>
The Bank of Tampa ICS Program:		
Mutual of Omaha Bank	Money Market	\$ 34,625
	<b>Total Reserve Fund Investments</b>	<b>\$ 34,625</b>
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 56,294
US Bank Series 2014 Reserve	First American Government Obligation Fund Class Y	74,397
	<b>Total Debt Service Fund Investments</b>	<b>\$ 130,691</b>

**Harbourage at Braden River Community Development District**

Summary A/P Ledger

001 - General Fund

From 6/1/2016 Through 6/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
AAA Striping Plus Sod & Signs, Inc.	6/8/2016	637	Street Painting	699.00
Aquatic Systems, Inc.	5/18/2016	0000340702	Quarterly Mitigation Services 05/16	1,710.00
Aquatic Systems, Inc.	6/1/2016	0000340808	Monthly Lake & Wetland Services 06/16	366.00
Bloomings Landscape & Turf Management, Inc.	6/1/2016	2016-00872	Monthly Grounds Maintenance 06/16	5,353.22
Comcast Communications	6/21/2016	15515 401892-01-6 07/16	Guard House Internet 07/16	115.87
Daystar Exterior Cleaning, Inc.	6/20/2016	002112	Pool Deck Cleaning	85.00
Frontier Florida LLC	6/19/2016	941-752-1273-02... 07/16	941-752-1273 Gatehouse 07/16	64.14
Frontier Florida LLC	6/22/2016	941-753-1478-09... 07/16	941-753-1478-Pool House 07/16	53.40
Goodson Electric Contractors, LLC	6/16/2016	992292	Street Light Installation - Proposal #160164	2,985.00
James W. Wilson	6/30/2016	5904	Janitorial Services 06/16	729.57
Manatee County Utilities Department	6/21/2016	MCUD Water Summary 06/16	MCUD Water Summary 06/16	208.63
Pools By Lowell, Inc.	6/1/2016	164047	Monthly Pool Service 06/16	420.00
Pools By Lowell, Inc.	6/9/2016	164451	Pool Repair	55.50
Southern Greens Pest Control	6/21/2016	187447	Pest Control 06/16	55.00
Straley Robin Vericker	6/21/2016	13433	General/Monthly Legal Services through 06/15/16	3,097.50
Suburban Propane, L.P.	6/20/2016	144864	1564-093972 Propane Delivery 06/18/16	244.86
			Total 001 - General Fund	16,242.69
Report Balance				16,242.69



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

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/16.
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.