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June 12, 2013

Manatee County Administrator
Mr. Ed Hunzeker
1112 Manatee Avenue West
Suite 920
Bradenton, FL 34205

RECEIVED
JUN 18 2013
BOARD RECORDS

Bradenton City Clerk
101 Old Main Street West
Bradenton, Florida 34205

RE: Harbourage at Braden River Community Development District Proposed Operating Budget for Fiscal Year 2013-2014

To Whom It May Concern:

In accordance with Chapter 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the District, for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year at least sixty (60) days prior to the public hearing.

Please post the budget on your website as directed by Chapter 189.418 (4) as the District does not have a website.

The District's public hearing is scheduled as follows:

Date: August 13, 2013
Time: 1:00 p.m.
Place: Neal Communities, Inc.
8141 Lakewood Main Street Suite 210.
Bradenton, Fl. 34202

I am pleased to enclose the District's Proposed Operating Budget for Fiscal Year 2013-2014 as required by statute. If you any questions or comments please feel free to contact me directly at 813-374-9105.

Sincerely,
John Daugirda

~~ADMITTED IN OPEN SESSION~~ 7-30-13
~~BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY~~

RESOLUTION 2013-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2013/2014; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Harbourage at Braden River Community Development District ("District") prior to June 15, 2013, a proposed operating and maintenance budget and debt service budget for Fiscal Year 2013/2014; and

WHEREAS, the Board of the District considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT:

1. The operating and maintenance, and debt service budgets proposed by the District Manager for Fiscal Year 2013/2014 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: August 13, 2013
HOUR: 1:00 p.m.
LOCATION: Neal Communities
8141 Lakewood Main Street, Suite 210
Bradenton, Florida

3. The District Manager is hereby directed to submit a copy of the proposed budgets to the City of Bradenton and Manatee County at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post the approved proposed budgets on the District's website at least two days before the budget hearing date as set forth in section 2. If the District does not have its own

website, the District's Secretary is directed to transmit this approved budgets to the managers or administrators of the governmental agency(s) listed above for posting on their website.

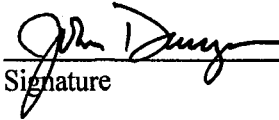
5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF JUNE, 2013.

ATTEST:

BOARD OF SUPERVISORS OF THE
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT
DISTRICT

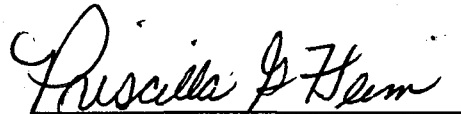


Signature

John Daugirda

Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

Printed Name

Title:
 Chairman
 Vice Chairman

Exhibit A: Proposed FY 2013-2014 Budgets

*Harbourage at Braden River
Community Development District*

*Operating and Debt Service Budget
Fiscal Year 2014
PROPOSED*

**The Harborage at Braden River Community Development District
Operating Budget
For the Fiscal Year Ended September 30, 2014**

	ADOPTED BUDGET FY 2013	ACTUAL THRU 3/31/2013	PROJECTED APRIL - 9/30/2013	TOTAL PROJECTED 9/30/2013	PROPOSED BUDGET FY 2014
REVENUE					
Interest - Investments	\$ -	\$ 152	\$ 152	\$ 304	300
Rents or Royalties	-	-	-	-	-
Fund Balance Forward	102,208	-	-	-	58,119
Special Assmnts - On Roll	345,230	286,134	59,096	345,230	345,230
Special Assmnts - Developer	-	33,842	-	33,842	-
Special Assmnts - Discounts	(13,809)	(10,216)	(3,593)	(13,809)	(13,809)
Marina Rental Income	-	2,747	2,400	5,147	6,000
Recreation Center Use Fee	-	400	300	700	-
TOTAL REVENUE	\$ 433,629	\$ 313,060	\$ 58,355	\$ 371,415	\$ 395,840
EXPENDITURES					
ADMINISTRATIVE					
Board of Supervisors - Payroll	3,200	600	2,400	3,000	4,000
FICA Taxes	122	46	92	138	153
Legal Services	2,000	594	1,000	1,594	2,000
Mgmt Consulting Serv	31,173	15,812	15,587	31,398	38,173
Assessment Submission	3,000	3,000	-	3,000	-
Auditing Services	6,875	6,500	-	6,500	6,500
Postage and Freight	150	59	50	109	150
Rentals - General	140	78	76	154	167
Insurance - General Liability	4,566	1,467	2,079	3,545	4,157
Legal Advertising	300	36	150	186	400
Miscellaneous Services	300	-	-	-	250
Misc-Bank Charges	375	166	180	346	360
Misc-Assessmnt Collection Fee	10,357	8,217	2,139	10,357	10,357
Transfer out - Debt Service	14,184	-	-	-	-
Dissemination Agent	-	-	-	-	5,000
Trustee Fees	-	-	-	-	3,644
Annual District Filing Fee	175	175	-	175	175
TOTAL ADMINISTRATIVE	76,917	36,749	23,752	60,502	75,486
OPERATIONS AND MAINTENANCE					
CONSERVATIVE AND RESOURCE MGMT					
R&M-Lake	6,764	2,435	2,474	4,909	5,250
R&M-Wetland	13,480	7,845	2,615	10,460	12,460
TOTAL	20,244	10,280	5,089	15,369	17,710
LANDSCAPE					
Contracts-Landscape	48,900	20,583	20,004	40,587	40,008
Utility - Irrigation	12,360	5,745	5,745	11,490	11,575
R&M-Renewal and Replacement	11,000	4,032	6,968	11,000	10,000
R&M-Palm and Oak Tree Trimming	6,200	5,465	4,535	10,000	10,000
R&M-Fertilizer	11,040	7,803	5,040	12,843	13,080
R&M-Irrigation	8,950	17,832	5,840	23,672	14,746
R&M-Mulch	16,000	6,840	9,160	16,000	16,000
TOTAL	114,450	68,299	57,292	125,591	115,409
GATEHOUSE					
Contracts- Access Control	30,720	15,839	15,839	31,678	30,720
Communication - Telephone	685	286	400	686	707
Electricity - Entrance	2,816	1,133	1,350	2,483	2,333
Utility - Water	786	420	418	837	864
Utility - Cameras	1,104	552	552	1,104	1,137
R&M- Gate	11,268	4,875	6,393	11,268	11,336
TOTAL	47,379	23,104	24,953	48,057	47,098
ROAD AND STREET FACILITIES					
R&M-Street Sweeping	2,000	1,000	1,000	2,000	-
R&M-Street Lighting	1,500	329	500	829	1,000
R&M-Street Repairs	-	240	-	240	1,000
TOTAL	3,500	1,569	1,500	3,069	2,000
COMMON AREA					

The Harborage at Braden River Community Development District
Operating Budget
For the Fiscal Year Ended September 30, 2014

	ADOPTED BUDGET FY 2013	ACTUAL THRU 3/31/2013	PROJECTED APRIL - 9/30/2013	TOTAL PROJECTED 9/30/2013	PROPOSED BUDGET FY 2014
County Inspections	300	-	300	300	300
Contracts-Janitorial Services	5,240	2,217	2,360	4,577	5,700
Contracts- Access Control Pool & Rec Ctr	3,719	1,945	1,860	3,804	4,678
Communication - Telephone	606	292	296	588	610
Electricity - Main Fountain	2,883	1,313	1,800	3,113	2,617
Electricity - Streetlighting	632	315	360	675	648
Utility - Water	3,826	1,459	1,500	2,959	3,005
Utility - Gas	7,839	2,244	4,000	6,244	8,845
Cable TV Expenses Rec Center	683	1,000	898	1,898	1,850
Electricity - Rec Center	11,716	4,799	4,800	9,599	9,887
Insurance - Property	2,368	1,182	1,182	2,364	2,364
R&M-Fence		936	-	936	2,500
R&M-Fountain	600	107	250	357	620
R&M-Pools	10,040	6,672	3,520	10,192	10,040
R&M-Recreation Center	15,198	5,285	8,690	13,975	13,928
R&M-Signage	1,150	115	500	615	615
R&M-Stormwater System	2,500	-	-	-	2,500
R&M-Tot Lot	2,500	380	1,000	1,380	2,500
R&M-Fitness Equipment	9,700	3,773	5,927	9,700	5,600
TOTAL	91,139	34,034	39,242	73,276	78,607
MARINA /PIER					
R&M-Boat Docks	7,798	1,128	1,128	2,255	500
Boat Lift Repairs		-	-	-	13,000
Utilities - Water - Docks	240	110	108	218	227
Electricity - Boat Dock	600	313	300	613	603
TOTAL	8,638	1,551	1,536	3,086	14,330
Reserve	60,000	-	-	-	40,000
Contingency	20,000	667	-	667	5,000
TOTAL EXPENDITURES	439,629	176,253	153,364	329,617	395,840
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 0	\$ 136,807	\$ (95,009)	\$ 41,798	\$ 0
NET CHANGE IN FUND BALANCES	(102,208)	136,807	(95,009)	41,798	(58,119)
FUND BALANCE, OCTOBER 1	220,614	206,318	-	206,318	\$ 248,116
FUND BALANCE, ENDING	\$ 118,407	\$ 343,126	\$ (95,009)	\$ 248,116	\$ 189,998

**The Harborage at Braden River Community Development District
Series 2003A Debt Service Fund Budget
For the Fiscal Year Ended September 30, 2014**

	ADOPTED BUDGET FY 2013	ACTUAL THRU MAR 2013	PROJECTED MAR THRU SEPT 2013	TOTAL PROJECTED 9/30/2013	PROPOSED BUDGET FY 2014
REVENUE					
Interest - Investments	\$ -	\$ 23	\$ 20	\$ 43	\$ 50
Transfer In - O&M	14,184	-	-	-	-
Special Assmnts - On Roll	251,520	206,726	44,794	251,520	250,320
Special Assmnts - Prepayment	-	13,098	-	13,098	-
Special Assmnts - Direct Bill	-	13,512	-	13,512	-
Special Assmnts - Developer	-	13,842	-	13,842	-
Special Assmnts - Discounts	(10,061)	(7,377)	(2,684)	(10,061)	(10,013)
TOTAL REVENUE	255,643	239,824	42,130	281,954	240,357
EXPENDITURES					
ADMINISTRATIVE					
Dissemination Agent	5,000	1,000	-	1,000	-
Trustee	3,700	3,644	-	3,644	-
Misc-Assessmnt Collection Fee	7,614	5,937	1,677	7,614	7,510
TOTAL ADMINISTRATIVE	16,314	10,581	1,677	12,258	7,510
DEBT SERVICE					
Principal Debt Retirement	65,000	-	-	-	70,000
Prepayment Debt Retirement	-	-	-	-	-
Interest Expense	175,481	87,281	-	87,281	170,581
TOTAL DEBT SERVICE	240,481	87,281	-	87,281	240,581
TOTAL EXPENDITURES	256,795	97,863	1,677	99,539	248,091
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,152)	141,962	40,453	182,415	(7,734)
NET CHANGE IN FUND BALANCES	(1,152)	141,962	40,453	182,415	(7,734)
FUND BALANCE, OCTOBER 1	295,563	256,706	-	256,706	439,121
FUND BALANCE, ENDING	\$ 294,411	\$ 398,668	\$ 40,453	\$ 439,121	\$ 431,387

HARBOURAGE AT BRADEN RIVER CDD
VARIANCE REPORT by Product
UN - AUDITED

PRODUCT	ERUs	Total	# Units	FY 2013 O&M	FY 2014 O&M	VARIANCE		
	Per Unit	ERU's	Buildout	Per Budget	Per Budget	ANNUAL	Per Mo	%
Single Family	1	50.0	50	1,839.26	1,839.26	0.00	0.00	0%
Town Homes	0.7	60.9	87	1,287.49	1,287.49	0.00	0.00	0%
Condos	0.8	76.8	96	1,471.41	1,471.41	0.00	0.00	0%
Totals		187.7	233					

PRODUCT	ERUs	Total	# Units	FY 2012 O&M	FY 2013 O&M	VARIANCE		
	Per Unit	ERU's	Buildout	Per Budget	Per Budget	ANNUAL	Per Mo	%
Single Family	1	50.0	50	1,839.26	1,839.26	0.00	0.00	0%
Town Homes	0.7	60.9	87	1,287.49	1,287.49	0.01	0.00	0%
Condos	0.8	76.8	96	1,471.41	1,471.41	0.00	0.00	0%
Totals		187.7	233					

PRODUCT	ERUs	Total	# Units	FY 2011 O&M	FY 2012 O&M	VARIANCE		
	Per Unit	ERU's	Buildout	Per Budget	Per Budget	ANNUAL	Per Mo	%
Single Family	1	50.0	50	1,839.26	1,839.26	0.00	0.00	0.0%
Town Homes	0.7	60.9	87	1,287.48	1,287.48	0.00	0.00	0.0%
Condos	0.8	76.8	96	1,471.41	1,471.41	0.00	0.00	0.0%
Totals		187.7	233					

PRODUCT	ERUs	Total	# Units	FY 2010 O&M	FY 2011 O&M	VARIANCE		
	Per Unit	ERU's	Buildout	Per Budget	Per Budget	ANNUAL	Per Mo	%
Single Family	1	50.0	50	1,915.20	1,839.26	(106.03)	(8.84)	-5.5%
Town Homes	0.7	60.9	87	1,387.10	1,287.48	(74.22)	(6.19)	-5.5%
Condos	0.8	76.8	96	1,556.23	1,471.41	(84.82)	(7.07)	-5.5%
Totals		187.7	233					

PRODUCT	ERUs	Total	# Units	FY 2009 O&M	FY 2010 O&M	VARIANCE		
	Per Unit	ERU's	Buildout	Per Budget	Per Budget	ANNUAL	Per Mo	%
Single Family	1	50.0	50	2,518.85	1,945.29	(573.56)	(47.80)	-22.8%
Town Homes	0.7	60.9	87	1,763.19	1,361.70	(401.49)	(33.46)	-22.8%
Condos	0.8	76.8	96	2,015.08	1,556.23	(458.85)	(38.24)	-22.8%
Totals		187.7	233					

PRODUCT	ERUs	Total	# Units	FY 2008 O&M	FY 2009 O&M	VARIANCE		
	Per Unit	ERU's	Buildout	Per Budget	Per Budget	ANNUAL	Per Mo	%
Single Family	1	50.0	50	2,560.71	2,518.85	(41.86)	(3.49)	-1.6%
Town Homes	0.7	60.9	87	1,792.50	1,763.19	(29.31)	(2.44)	-1.6%
Condos	0.8	76.8	96	2,048.57	2,015.08	(33.49)	(2.79)	-1.6%
Totals		187.7	233					