

9/1/2026

Manatee County Board of County
Commissioners

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, FL – 813-533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

www.harbouragecdd.org

August 10, 2026

Clerk of the Board of the County Commissioners
Manatee County
P.O. Box 1000
Bradenton, FL 34206-1000

Re: Harbourage at Braden River Community Development District
Final Adopted Fiscal Year 2026-2027 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2026-2027 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Harbourage at Braden River Community Development District (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Enclosure

Adopted Budget
Harbourage at Braden River Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
1		
2	ASSESSMENT REVENUES	
3		
4	<i>Special Assessments</i>	
5	Tax Roll	\$ 509,876
6		
7	Assessment Revenue Subtotal	\$ 509,876
8		
9	OTHER REVENUES	
10		
11	<i>Interest Earnings</i>	
12	Interest Earnings	\$ -
13	<i>Other Miscellaneous Revenues</i>	
14	Balance Forward from Prior Year	\$ -
15	Marina Rental Revenues	\$ 18,000
16	Misc Revenue	
17	Other Revenue Subtotal	\$ 18,000

Adopted Budget
Harbourage at Braden River Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
18		
19	TOTAL REVENUES	\$ 527,876
20		
21	EXPENDITURES - ADMINISTRATIVE	
22		
23	<i>Legislative</i>	
24	Supervisor Fees	\$ 12,000
25	<i>Financial & Administrative</i>	
26	Accounting Services	\$ 19,383
27	Administrative Services	\$ 4,526
28	Assessment Roll	\$ 5,569
29	Auditing Services	\$ 4,000
30	Bank Fees	\$ 150
31	District Engineer	\$ 10,000
32	District Management	\$ 21,274
33	Dues, Licenses & Fees	\$ 175
34	Financial & Revenue Collections	\$ 5,390

Adopted Budget
Harbourage at Braden River Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
35	Legal Advertising	\$ 750
36	Property Taxes	\$ 1,250
37	Public Officials Liability Insurance	\$ 3,530
38	Trustees Fees	\$ 5,500
39	Website Hosting, Maintenance, Backup	\$ 2,738
40	Legal Counsel	
41	District Counsel	\$ 13,000
42		
43	Administrative Subtotal	\$ 109,235
44		
45	EXPENDITURES - FIELD OPERATIONS	
46		
47	Security Operations	
48	Guard & Gate Facility Maintenance	\$ 5,600
49	Security Monitoring Services	\$ 22,000
50	Utility - Electricity - Entrance	\$ 1,000
51	Utility - Water & Sewer	\$ 500

Adopted Budget
Harbourage at Braden River Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
52	<i>Electric Utility Services</i>	
53	Utility - Boat Dock	\$ 550
54	Utility - Fountains	\$ 3,500
55	Utility - Irrigation	\$ 12,300
56	Utility - Recreation Facilities	\$ 14,000
57	Utility - Street Lights	\$ 750
58	<i>Gas Utility Services</i>	
59	Utility Services	\$ 12,000
60	<i>Water-Sewer Combination Services</i>	
61	Utility - Boat Dock	\$ 400
62	Utility Services	\$ 4,000
63	<i>Stormwater Control</i>	
64	Aquatic Maintenance	\$ 6,500
65	Fountain Service Repairs & Maintenance	\$ 1,000
66	Lake/Pond Bank Maintenance	\$ 1,000
67	Stormwater System Maintenance	\$ 4,000
68	Wetland Monitoring & Maintenance	\$ 7,500

Adopted Budget
Harbourage at Braden River Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
69	Other Physical Environment	
70	Entry & Walls Maintenance	\$ 500
71	General Liability Insurance	\$ 3,530
72	Holiday Decorations	\$ 600
73	Irrigation Maintenance & Repair	\$ 5,000
74	Landscape - Mulch	\$ 1,500
75	Landscape Maintenance	\$ 71,940
76	Landscape Replacement Plants, Shrubs, Trees	\$ 500
77	Miscellaneous Expense	\$ 15,000
78	Property Insurance	\$ 19,007
79	Tree Trimming Services	\$ 4,000
80	Road & Street Facilities	
81	Roadway Repair & Maintenance	\$ 1,500
82	Sidewalk Repair & Maintenance	\$ 5,000
83	Street Light Decorative Light Maintenance	\$ 1,000
84	Street Sign Repair & Replacement	\$ 500
85	Parks & Recreation	

Adopted Budget
Harbourage at Braden River Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
86	Boat Lift Sling Repairs & Maintenance	\$ 5,000
87	Cable & Internet	\$ 6,250
88	Computer Support, Maintenance & Repair	\$ 250
89	Dock Repairs and Maintenance	\$ 2,000
90	Fitness Equipment Maintenance & Repairs	\$ 1,500
91	Maintenance & Repairs	\$ 10,000
92	Management Contract	\$ 60,419
93	Office Supplies	\$ 1,500
94	Pool Service Contract	\$ 10,000
95	Pressure Washing	\$ 9,000
96	Telephone	\$ 3,500
97	Trail/Bike Path Maintenance	\$ 500
98	Vehicle Maintenance	\$ 500
99	Contingency	
100	Miscellaneous Contingency	\$ 30,000
101	Loan - Roadway Project	\$ 52,045
102	Field Operations Subtotal	\$ 418,641

Adopted Budget
Harbourage at Braden River Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026-2027
103		
104	TOTAL EXPENDITURES	\$ 527,876
105		
106	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
107		

Adopted Budget
Harbourage at Braden River Community Development District
 Reserve Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026/2027
1		
2	ASSESSMENT REVENUES	
3		
4	<i>Special Assessments</i>	
5	Tax Roll	\$ 44,596
6		
7	Assessment Revenue Subtotal	\$ 44,596
8		
9	OTHER REVENUES	
10		
11	Balance Forward from Prior Year	\$ -
12	Interest Earnings	\$ 20,000
13		
14	Other Revenue Subtotal	\$ 20,000
15		
16	TOTAL REVENUES	\$ 64,596
17		
18	EXPENDITURES	

Adopted Budget
Harbourage at Braden River Community Development District
 Reserve Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Budget for 2026/2027
19		
20	<i>Contingency</i>	
21	Capital Reserves	\$ 64,596
22		
23	TOTAL EXPENDITURES	\$ 64,596
24		
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
26		

Harbourage at Braden River Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2014	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$179,772.98	\$179,772.98
TOTAL REVENUES	\$179,772.98	\$179,772.98
EXPENDITURES		
Administrative		
Debt Service Obligation	\$179,772.98	\$179,772.98
Administrative Subtotal	\$179,772.98	\$179,772.98
TOTAL EXPENDITURES	\$179,772.98	\$179,772.98
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$193,304.28

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll.

⁽¹⁾ Maximum Annual Debt Service less prepaid assessments received.

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$554,472.00
Collection Costs:	3%	\$17,886.19
Early Payment Discounts:	4%	\$23,848.26
2026/2027 Total:		<u>\$596,206.45</u>

2025/2026 O&M Budget:	\$497,970.00
2026/2027 O&M Budget:	\$554,472.00
Total Difference:	<u>\$56,502.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Townhome	Series 2014 Debt Service	\$871.18	\$871.18	\$0.00	0.00%
	Operations/Maintenance	\$2,298.08	\$2,558.83	\$260.75	11.35%
	Total	\$3,169.26	\$3,430.01	\$260.75	8.23%
Condo	Series 2014 Debt Service	\$967.97	\$967.97	\$0.00	0.00%
	Operations/Maintenance	\$2,298.08	\$2,558.83	\$260.75	11.35%
	Total	\$3,266.05	\$3,526.80	\$260.75	7.98%
SF Detached	Series 2014 Debt Service	\$1,084.77	\$1,084.77	\$0.00	0.00%
	Operations/Maintenance	\$2,298.08	\$2,558.83	\$260.75	11.35%
	Total	\$3,382.85	\$3,623.60	\$260.75	7.75%

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$554,472.00
COLLECTION COSTS @	3%	\$17,886.19
EARLY PAYMENT DISCOUNT @	4%	\$23,848.26
TOTAL O&M ASSESSMENT		<u>\$596,206.45</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2014 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Townhomes	87	77	1.00	87.00	37.34%	\$222,817.86	\$2,558.83	\$871.18	\$3,430.01
Condo	96	82	1.00	96.00	41.20%	\$245,647.29	\$2,558.83	\$967.97	\$3,526.80
SF Detached	50	44	1.00	50.00	21.48%	\$127,941.30	\$2,558.83	\$1,064.77	\$3,623.60
	<u>233</u>	<u>203</u>		<u>233.00</u>	<u>100.00%</u>	<u>\$596,206.45</u>			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%)

(\$41,734.45)

Net Revenue to be Collected:

\$554,472.00

⁽¹⁾ Reflects the number of total lots with Series 2014 debt outstanding. The Series 2003A bonds were refunded and defeased with the Series 2014 bonds.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).