

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

April 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 4/30/2016
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	46,284	0	0	46,284	0	0
Cash On Hand	0	0	0	0	0	0
Investments	424,104	0	458,881	882,985	0	0
Investments - Reserves	0	358,744	0	358,744	0	0
Accounts Receivable	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	1,616	0	0	1,616	0	0
Deposits	29,011	0	0	29,011	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	458,881
Amount To Be Provided Debt Service	0	0	0	0	0	4,101,119
Fixed Assets	0	0	0	0	10,110,991	0
Total Assets	<u>501,015</u>	<u>358,744</u>	<u>458,881</u>	<u>1,318,640</u>	<u>10,110,991</u>	<u>4,560,000</u>
Liabilities						
Accounts Payable	13,242	0	0	13,242	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	11,194	0	0	11,194	0	0
Retainage Payable	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0
Deposits	150	0	0	150	0	0
Due To Other Funds	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	4,560,000
Total Liabilities	<u>24,586</u>	<u>0</u>	<u>0</u>	<u>24,586</u>	<u>0</u>	<u>4,560,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	169,660	342,236	218,959	730,854	10,110,991	0
Net Change in Fund Balance	<u>306,769</u>	<u>16,509</u>	<u>239,922</u>	<u>563,199</u>	<u>0</u>	<u>0</u>
Total Fund Equity And Other Credits	<u>476,429</u>	<u>358,744</u>	<u>458,881</u>	<u>1,294,054</u>	<u>10,110,991</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>501,015</u>	<u>358,744</u>	<u>458,881</u>	<u>1,318,640</u>	<u>10,110,991</u>	<u>4,560,000</u>

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	583	333	(250)	66.70%
Special Assessments					
Tax Roll	641,767	641,767	652,792	11,025	(1.71)%
Other Miscellaneous Revenues					
Facilities Rentals	400	233	117	(116)	70.79%
Miscellaneous Revenue	500	292	196	(95)	60.75%
Rental Revenues	13,000	7,583	8,406	823	35.33%
Total Revenues	<u>656,667</u>	<u>650,459</u>	<u>661,844</u>	<u>11,385</u>	<u>(0.79)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	7,000	4,600	2,400	61.66%
Financial & Administrative					
Administrative Services	4,400	2,567	2,567	0	41.66%
District Management	30,758	17,942	17,942	0	41.66%
District Engineer	15,000	8,750	1,825	6,925	87.83%
Disclosure Report	500	292	0	292	100.00%
Trustees Fees	3,000	3,000	1,616	1,384	46.12%
Financial Consulting Services	8,600	7,100	7,100	0	17.44%
Accounting Services	16,242	9,475	9,475	0	41.66%
Auditing Services	3,400	3,400	3,300	100	2.94%
Arbitrage Rebate Calculation	650	379	0	379	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	583	239	344	76.09%
Bank Fees	1,000	583	372	211	62.76%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	292	0	292	100.00%
Website Fees & Maintenance	2,100	1,225	1,240	(15)	40.95%
Legal Counsel					
District Counsel	15,000	8,750	2,680	6,070	82.13%
Security Operations					
Security Monitoring Services	12,000	7,000	11,489	(4,489)	4.25%
Security Services & Patrols	45,000	26,250	16,993	9,257	62.23%
Security Camera Maintenance	2,000	1,167	0	1,167	100.00%
Guard & Gate Facility Maintenance	2,000	1,167	2,519	(1,352)	(25.94)%
Miscellaneous Expenses	500	292	75	217	85.00%
Electric Utility Services					
Utility Services	20,000	11,667	11,216	450	43.91%
Street Lights	99,500	58,042	55,372	2,670	44.35%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	350	449	(99)	25.23%
Water-Sewer Combination Services					
Utility Services	3,000	1,750	1,067	683	64.42%
Stormwater Control					
Aquatic Maintenance	22,400	13,067	13,090	(23)	41.56%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	875	165	710	89.00%
Lake/Pond Bank Maintenance	1,000	583	0	583	100.00%
Mitigation Area Monitoring & Maintenance	4,540	2,648	1,820	828	59.91%
Wetland Monitoring & Maintenance	2,990	1,744	1,495	249	50.00%
Stormwater System Maintenance	1,500	875	0	875	100.00%
Miscellaneous Expenses	1,500	875	0	875	100.00%
Aquatic Plant Replacement	1,500	875	0	875	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	26,421	7,559	22.24%
Entry & Walls Maintenance	5,000	2,917	0	2,917	100.00%
Landscape Maintenance	100,000	58,333	55,976	2,357	44.02%
Irrigation Repairs	2,000	1,167	3,085	(1,919)	(54.26)%
Landscape Miscellaneous	3,000	1,750	416	1,334	86.11%
Holiday Decorations	500	292	229	62	54.13%
Landscape Design & Renovation	5,000	2,917	0	2,917	100.00%
Annual Mulching	13,110	13,110	0	13,110	100.00%
Fire Ant Treatment	2,000	1,167	0	1,167	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	8,750	4,084	4,667	72.77%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	1,167	0	1,167	100.00%
Parks & Recreation					
Management Contract	75,000	43,750	41,935	1,815	44.08%
Maintenance & Repair	20,000	11,667	26,088	(14,422)	(30.44)%
Clubhouse Facility Janitorial Service	3,900	2,275	2,275	0	41.66%
Telephone, Fax, Internet	6,200	3,617	3,801	(184)	38.69%
Pest Control	1,200	700	956	(256)	20.33%
Fitness Equipment Maintenance & Repairs	2,500	1,458	0	1,458	100.00%
Pool Service Contract	6,400	3,440	3,675	(235)	42.57%
Pool Repairs	2,000	1,167	3,921	(2,754)	(96.05)%
Trail/Bike Path Maintenance	3,000	1,750	0	1,750	100.00%
Facility A/C & Heating Maintenance Repair	3,190	1,861	2,037	(176)	36.14%
Furniture Repair/Replacement	2,500	1,458	2,868	(1,410)	(14.72)%
Playground Equipment & Maintenance	500	292	0	292	100.00%
Dock Repairs & Maintenance	500	292	0	292	100.00%
Lighting Replacement	3,500	2,042	0	2,042	100.00%
Access Control Maintenance & Repair	2,000	1,167	0	1,167	100.00%
Dog Waste Station Supplies	1,200	700	410	290	65.83%
Athletic/Park Court/Field Repairs	1,000	583	0	583	100.00%
Miscellaneous Expenses	1,000	583	293	290	70.70%
Office Supplies	1,000	583	3,103	(2,520)	(210.29)%
Contingency					
Miscellaneous Fees	1,000	583	1,870	(1,286)	(86.96)%

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(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>
Total Expenditures	<u>656,667</u>	<u>407,886</u>	<u>355,074</u>	<u>52,812</u>	<u>45.93%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>242,572</u>	<u>306,769</u>	<u>64,197</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>242,572</u>	<u>306,769</u>	<u>64,197</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>169,660</u>	<u>169,660</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0</u>	<u>242,572</u>	<u>476,429</u>	<u>233,857</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	351	351	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,509</u>	<u>351</u>	<u>2.17%</u>
Expenditures				
Contingency				
Capital Reserve	16,158	0	16,158	100.00%
Total Expenditures	<u>16,158</u>	<u>0</u>	<u>16,158</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>16,509</u>	<u>16,509</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>16,509</u>	<u>16,509</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	342,236	342,236	0.00%
Fund Balance, End of Period	<u>0</u>	<u>358,744</u>	<u>358,744</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	124	124	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
Total Revenues	<u>326,032</u>	<u>326,156</u>	<u>124</u>	<u>0.04%</u>
Expenditures				
Debt Service				
Interest	171,032	86,235	84,797	49.57%
Principal	155,000	0	155,000	100.00%
Total Expenditures	<u>326,032</u>	<u>86,235</u>	<u>239,797</u>	<u>73.55%</u>
Excess Of Revenues Over (Under) Expenditures	0	239,922	239,922	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	239,922	239,922	0.00%
Fund Balance, Beginning of Period	0	218,959	218,959	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>458,881</u></u>	<u><u>458,881</u></u>	<u><u>0.00%</u></u>

**Harbour Isles CDD
Investment Summary
April 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 118
SunTrust Bank	Money Market Account	14,748
The Bank of Tampa	Money Market Account	212,872
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	196,366
	Total General Fund Investments	<u>\$ 424,104</u>
The Bank of Tampa ICS Cap Improvement Reserve:		
Bank of China, New York, NY	Money Market Account	\$ 65,040
Mutual of Omaha	Money Market Account	245,030
Western Alliance Bank	Money Market Account	48,674
	Total Reserve Fund Investments	<u>\$ 358,744</u>
US Bank Series 2015 Interest	US Bank Money Market Account 5 - Ct	\$ 1,025
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	326,153
US Bank Series 2015 Reserve	US Bank Money Market Account 5 - Ct	130,413
US Bank Series 2015 Cost of Issuance	US Bank Money Market Account 5 - Ct	1,290
	Total Debt Service Fund Investments	<u>\$ 458,881</u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 4/1/2016 Through 4/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	4/21/2016	9390306	Maintenance 04/16	291.00
Bayside Engineering, Inc.	4/20/2016	080206	Engineering Services 03/16	575.00
Electric Today Inc.	4/21/2016	1303093	Replaced Ground Landscape Lights by Pool	3,724.00
Excelsior Defense, Inc.	5/1/2016	9376	Security Services for 04/16	4,096.48
Florida Department of Revenue	4/30/2016	Sales Tax 04/16	Sales & Use Tax 04/16	100.08
Frontier Florida LLC dba Frontier Communications of Florida	4/22/2016	080906-5 05/16	Acct # 813-645-6108-080906-5 05/16	359.30
Girard Environmental Services, Inc.	4/29/2016	158436	Controller-Hunter Node Controller Two Station	254.00
Nvirotect Pest Control Services, Inc.	4/27/2016	99045	Acct #6310 - Commercial Rodent Equipment	158.00
Republic Services of FL LP	4/17/2016	0696-000577057	121 Spindle Shell Way 05/16	64.97
Securiteam Inc.	4/25/2016	8713	Install of V-Grove Wheels on Slide Gate	312.00
T Mobile	4/27/2016	900630793 04/16	Cell Phone Services 04/16	74.64
U.S. Bank	4/25/2016	4280080	Trustee Fees 04/01/16-03/31/17	3,232.50
			Total 001 - General Fund	13,241.97
Report Balance				13,241.97

Harbour Isles Community Development District
Notes to Unaudited Financial Statements
April 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 04/30/16.
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.