

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 8/31/2016
(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	155,170	0	0	155,170	0	0
Cash On Hand	0	0	0	0	0	0
Investments	122,906	0	218,676	341,582	0	0
Investments - Reserves	0	358,986	0	358,986	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	4,794	0	0	4,794	0	0
Deposits	28,901	0	0	28,901	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	218,676
Amount To Be Provided Debt Service	0	0	0	0	0	4,186,324
Fixed Assets	0	0	0	0	10,110,991	0
Total Assets	<u>311,771</u>	<u>358,986</u>	<u>218,676</u>	<u>889,434</u>	<u>10,110,991</u>	<u>4,405,000</u>
Liabilities						
Accounts Payable	24,651	0	0	24,651	0	0
Sales Tax Payable	105	0	0	105	0	0
Accrued Expenses Payable	14,420	0	0	14,420	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	4,405,000
Total Liabilities	<u>39,326</u>	<u>0</u>	<u>0</u>	<u>39,326</u>	<u>0</u>	<u>4,405,000</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>102,785</u>	<u>16,750</u>	<u>(283)</u>	<u>119,253</u>	<u>0</u>	<u>0</u>
Total Fund Equity And Other Credits	<u>272,445</u>	<u>358,986</u>	<u>218,676</u>	<u>850,107</u>	<u>10,110,991</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>311,771</u>	<u>358,986</u>	<u>218,676</u>	<u>889,434</u>	<u>10,110,991</u>	<u>4,405,000</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 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	917	529	(388)	47.09%
Special Assessments					
Tax Roll	641,767	641,767	671,621	29,854	(4.65)%
Other Miscellaneous Revenues					
Facilities Rentals	400	367	257	(110)	35.74%
Miscellaneous Revenue	500	458	659	200	(31.76)%
Rental Revenues	13,000	11,917	13,141	1,225	(1.08)%
Total Revenues	656,667	655,425	686,207	30,782	(4.50)%
Expenditures					
Legislative					
Supervisor Fees	12,000	11,000	9,600	1,400	20.00%
Financial & Administrative					
Administrative Services	4,400	4,033	4,033	0	8.33%
District Management	30,758	28,195	28,195	0	8.33%
District Engineer	15,000	13,750	2,325	11,425	84.50%
Disclosure Report	500	458	0	458	100.00%
Trustees Fees	3,000	3,000	1,616	1,384	46.12%
Financial Consulting Services	8,600	8,300	8,300	0	3.48%
Accounting Services	16,242	14,889	14,889	0	8.33%
Auditing Services	3,400	3,400	3,300	100	2.94%
Arbitrage Rebate Calculation	650	596	0	596	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	917	360	557	64.04%
Bank Fees	1,000	917	581	335	41.88%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	458	0	458	100.00%
Website Fees & Maintenance	2,100	1,925	2,036	(111)	3.05%
Legal Counsel					
District Counsel	15,000	13,750	6,825	6,925	54.49%
Security Operations					
Security Monitoring Services	12,000	11,000	14,452	(3,452)	(20.42)%
Security Services & Patrols	45,000	41,250	26,659	14,591	40.75%
Security Camera Maintenance	2,000	1,833	334	1,499	83.30%
Guard & Gate Facility Maintenance	2,000	1,833	3,745	(1,912)	(87.24)%
Miscellaneous Expenses	500	458	371	87	25.80%
Electric Utility Services					
Utility Services	20,000	18,333	18,357	(24)	8.21%
Street Lights	99,500	91,208	87,187	4,021	12.37%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	550	714	(164)	(19.08)%
Water-Sewer Combination Services					
Utility Services	3,000	2,750	1,845	905	38.50%
Stormwater Control					
Aquatic Maintenance	22,400	20,533	20,570	(37)	8.16%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	1,375	338	1,037	77.46%
Lake/Pond Bank Maintenance	1,000	917	0	917	100.00%
Mitigation Area Monitoring & Maintenance	4,540	4,162	4,765	(603)	(4.95)%
Wetland Monitoring & Maintenance	2,990	2,741	1,495	1,246	50.00%
Stormwater System Maintenance	1,500	1,375	0	1,375	100.00%
Midge Fly Treatment	0	0	10,830	(10,830)	0.00%
Miscellaneous Expenses	1,500	1,375	0	1,375	100.00%
Aquatic Plant Replacement	1,500	1,375	0	1,375	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	27,013	6,967	20.50%
Entry & Walls Maintenance	5,000	4,583	0	4,583	100.00%
Landscape Maintenance	100,000	91,667	84,002	7,665	15.99%
Irrigation Repairs	2,000	1,833	5,585	(3,752)	(179.26)%
Landscape Miscellaneous	3,000	2,750	10,089	(7,339)	(236.31)%
Holiday Decorations	500	458	229	229	54.13%
Landscape Design & Renovation	5,000	4,583	0	4,583	100.00%
Annual Mulching	13,110	13,110	13,110	0	0.00%
Fire Ant Treatment	2,000	1,833	0	1,833	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	13,750	27,760	(14,010)	(85.06)%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	1,833	0	1,833	100.00%
Parks & Recreation					
Management Contract	75,000	68,750	70,999	(2,249)	5.33%
Maintenance & Repair	20,000	18,333	27,657	(9,323)	(38.28)%
Clubhouse Facility Janitorial Service	3,900	3,575	3,575	0	8.33%
Telephone, Fax, Internet	6,200	5,683	5,863	(180)	5.43%
Pest Control	1,200	1,100	1,588	(488)	(32.33)%
Fitness Equipment Maintenance & Repairs	2,500	2,292	0	2,292	100.00%
Pool Service Contract	6,400	5,820	6,860	(1,040)	(7.18)%
Pool Repairs	2,000	1,833	4,443	(2,609)	(122.13)%
Trail/Bike Path Maintenance	3,000	2,750	0	2,750	100.00%
Facility A/C & Heating Maintenance Repair	3,190	2,924	3,273	(349)	(2.61)%
Furniture Repair/Replacement	2,500	2,292	2,868	(576)	(14.72)%
Playground Equipment & Maintenance	500	458	0	458	100.00%
Dock Repairs & Maintenance	500	458	0	458	100.00%
Lighting Replacement	3,500	3,208	0	3,208	100.00%
Access Control Maintenance & Repair	2,000	1,833	0	1,833	100.00%
Dog Waste Station Supplies	1,200	1,100	650	450	45.83%
Athletic/Park Court/Field Repairs	1,000	917	0	917	100.00%
Miscellaneous Expenses	1,000	917	4,756	(3,839)	(375.57)%
Office Supplies	1,000	917	4,029	(3,112)	(302.85)%
Contingency					

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(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>
Miscellaneous Fees	<u>1,000</u>	<u>917</u>	<u>2,428</u>	<u>(1,511)</u>	<u>(142.76)%</u>
Total Expenditures	<u>656,667</u>	<u>606,923</u>	<u>583,422</u>	<u>23,502</u>	<u>11.15%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>48,502</u>	<u>102,785</u>	<u>54,283</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>48,502</u>	<u>102,785</u>	<u>54,283</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><u>0</u></u>	<u><u>48,502</u></u>	<u><u>272,445</u></u>	<u><u>223,943</u></u>	<u><u>0.00%</u></u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 8/31/2016

(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	592	592	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,750</u>	<u>592</u>	<u>3.67%</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>16,750</u>	<u>16,750</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>16,750</u>	<u>16,750</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	342,236	342,236	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>358,986</u></u>	<u><u>358,986</u></u>	<u><u>0.00%</u></u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2015 Through 8/31/2016

(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	217	217	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
Total Revenues	<u>326,032</u>	<u>326,249</u>	<u>217</u>	<u>0.07%</u>
Expenditures				
Debt Service				
Interest	171,032	171,532	(500)	(0.29)%
Principal	155,000	155,000	0	0.00%
Total Expenditures	<u>326,032</u>	<u>326,532</u>	<u>(500)</u>	<u>(0.15)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(283)	(283)	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	(283)	(283)	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>218,676</u></u>	<u><u>218,676</u></u>	<u><u>0.00%</u></u>

**Harbour Isles CDD
Investment Summary
August 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 118
SunTrust Bank	Money Market Account	13,355
The Bank of Tampa	Money Market Account	42,960
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	66,473
	Total General Fund Investments	<u>\$ 122,906</u>
The Bank of Tampa ICS Cap Improvement Reserve: Pinnacle Bank	Money Market Account	\$ 180,418
Western Alliance Bank	Money Market Account	178,568
	Total Reserve Fund Investments	<u>\$ 358,986</u>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 86,973
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>\$ 218,676</u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2016 Through 8/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	8/25/2016	9908771	Maintenance 08/16	291.00
Aquatic Systems, Inc.	8/1/2016	0000347000	Monthly Lake & Waterway Services 08/16	1,870.00
Aquatic Systems, Inc.	8/18/2016	0000349309	Aquascaping	1,810.00
Aquatic Systems, Inc.	8/18/2016	0000349310	Midge Fly Treatments	10,830.00
Bright House Networks	6/12/2016	041457301061216	121 Spindle Shell Way - Fitness Center 06/16	85.80
Bright House Networks	7/12/2016	041457301071216	121 Spindle Shell Way - Fitness Center 07/16	85.80
Bryce Bowden	8/23/2016	BB082316	Board of Supervisors Meeting 08/23/16	200.00
Electric Today Inc.	8/4/2016	1304870	Fountain Repair	399.00
Elizabeth Fantauzzi	8/23/2016	BF082316	Board of Supervisors Meeting 08/23/16	200.00
Frontier Florida LLC dba Frontier Communications of Florida	8/22/2016	080906-5 09/16	Acct # 813-645-6108-080906-5 09/16	350.59
Girard Environmental Services, Inc.	8/1/2016	163395	Monthly Landscape Maintenance 08/16	5,362.34
Glenn Anthony Clavio	8/23/2016	GC082316	Board of Supervisors Meeting 08/23/16	200.00
Gregg M. Letizia	8/23/2016	GL082316	Board of Supervisors Meeting 08/23/16	200.00
Nvirotect Pest Control Services, Inc.	8/18/2016	106750	Acct #6310 - Commercial Rodent Equipment	158.00
Petitt Worrell Rocha PLLC	8/30/2016	8316	General/Monthly Legal Services 06/16	787.50
Poseidon Pool Services, LLC	8/28/2016	6425	Monthy Pool Service 07/16	735.00
Republic Services of FL LP	8/17/2016	0696-000602648	121 Spindle Shell Way 09/16	66.97
Robert Nesbitt	8/23/2016	BN082316	Board of Supervisors Meeting 08/23/16	200.00
Tanner's Inc	8/17/2016	35085	Alligator and Snake Warning Signs	315.00
TKOT Enterprises, LLC	8/1/2016	124170	Janitorial Services 08/16	325.00
Vertex Water Features Inc.	8/23/2016	880015575	Aerator Repair	179.25
			Total 001 - General Fund	24,651.25
Report Balance				24,651.25

Harbour Isles Community Development District
Notes to Unaudited Financial Statements
August 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 08/31/16.
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.