

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

January 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 1/31/2016
(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	166,321	0	0	166,321	0	0
Cash On Hand	0	0	0	0	0	0
Investments	424,587	0	449,917	874,504	0	0
Investments - Reserves	0	358,577	0	358,577	0	0
Accounts Receivable	17,869	0	8,855	26,723	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	29,046	0	0	29,046	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	458,771
Amount To Be Provided Debt Service	0	0	0	0	0	4,101,229
Fixed Assets	0	0	0	0	9,978,878	0
Total Assets	<u>637,822</u>	<u>358,577</u>	<u>458,771</u>	<u>1,455,170</u>	<u>9,978,878</u>	<u>4,560,000</u>
Liabilities						
Accounts Payable	4,991	0	0	4,991	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	10,447	0	0	10,447	0	0
Retainage Payable	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0
Deposits	0	0	0	0	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>15,438</u>	<u>0</u>	<u>0</u>	<u>15,438</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	9,978,878	0
Net Change in Fund Balance	<u>452,725</u>	<u>16,341</u>	<u>239,812</u>	<u>708,878</u>	<u>0</u>	<u>0</u>
Total Fund Equity And Other Credits	<u>622,384</u>	<u>358,577</u>	<u>458,771</u>	<u>1,439,732</u>	<u>9,978,878</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>637,822</u>	<u>358,577</u>	<u>458,771</u>	<u>1,455,170</u>	<u>9,978,878</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 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	333	132	(201)	86.80%
Special Assessments					
Tax Roll	641,767	641,767	647,544	5,777	(0.90)%
Other Miscellaneous Revenues					
Facilities Rentals	400	133	47	(87)	88.31%
Miscellaneous Revenue	500	167	131	(36)	73.83%
Rental Revenues	13,000	4,333	4,812	479	62.98%
Total Revenues	<u>656,667</u>	<u>646,734</u>	<u>652,665</u>	<u>5,931</u>	<u>0.61%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	4,000	2,800	1,200	76.66%
Financial & Administrative					
Administrative Services	4,400	1,467	1,467	0	66.66%
District Management	30,758	10,253	10,253	0	66.66%
District Engineer	15,000	5,000	563	4,438	96.25%
Disclosure Report	500	167	0	167	100.00%
Trustees Fees	3,000	1,500	0	1,500	100.00%
Financial Consulting Services	8,600	6,200	6,200	0	27.90%
Accounting Services	16,242	5,414	5,414	0	66.66%
Auditing Services	3,400	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	333	129	204	87.05%
Bank Fees	1,000	333	146	188	85.44%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	167	0	167	100.00%
Website Fees & Maintenance	2,100	700	700	0	66.66%
Legal Counsel					
District Counsel	15,000	5,000	1,395	3,605	90.69%
Security Operations					
Security Monitoring Services	12,000	4,000	2,615	1,385	78.20%
Security Services & Patrols	45,000	15,000	9,963	5,037	77.86%
Security Camera Maintenance	2,000	667	0	667	100.00%
Guard & Gate Facility Maintenance	2,000	667	2,519	(1,852)	(25.94)%
Miscellaneous Expenses	500	167	75	92	85.00%
Electric Utility Services					
Utility Services	20,000	6,667	6,929	(262)	65.35%
Street Lights	99,500	33,167	31,515	1,652	68.32%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	200	254	(54)	57.71%
Water-Sewer Combination Services					
Utility Services	3,000	1,000	619	381	79.36%
Stormwater Control					
Aquatic Maintenance	22,400	7,467	7,480	(13)	66.60%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	500	165	335	89.00%
Lake/Pond Bank Maintenance	1,000	333	0	333	100.00%
Mitigation Area Monitoring & Maintenance	4,540	1,513	1,135	378	75.00%
Wetland Monitoring & Maintenance	2,990	997	0	997	100.00%
Stormwater System Maintenance	1,500	500	0	500	100.00%
Miscellaneous Expenses	1,500	500	0	500	100.00%
Aquatic Plant Replacement	1,500	500	0	500	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	26,421	7,559	22.24%
Entry & Walls Maintenance	5,000	1,667	0	1,667	100.00%
Landscape Maintenance	100,000	33,333	31,559	1,774	68.44%
Irrigation Repairs	2,000	667	726	(59)	63.72%
Landscape Miscellaneous	3,000	1,000	270	730	91.00%
Holiday Decorations	500	167	229	(63)	54.13%
Landscape Design & Renovation	5,000	1,667	0	1,667	100.00%
Annual Mulching	13,110	13,110	0	13,110	100.00%
Fire Ant Treatment	2,000	667	0	667	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	5,000	0	5,000	100.00%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	667	0	667	100.00%
Parks & Recreation					
Management Contract	75,000	25,000	25,792	(792)	65.61%
Maintenance & Repair	20,000	6,667	10,489	(3,822)	47.55%
Clubhouse Facility Janitorial Service	3,900	1,300	1,300	0	66.66%
Telephone, Fax, Internet	6,200	2,067	2,018	49	67.45%
Pest Control	1,200	400	392	8	67.33%
Fitness Equipment Maintenance & Repairs	2,500	833	0	833	100.00%
Pool Service Contract	6,400	1,945	2,205	(260)	65.54%
Pool Repairs	2,000	667	197	470	90.15%
Trail/Bike Path Maintenance	3,000	1,000	0	1,000	100.00%
Facility A/C & Heating Maintenance Repair	3,190	1,063	1,164	(101)	63.51%
Furniture Repair/Replacement	2,500	833	0	833	100.00%
Playground Equipment & Maintenance	500	167	0	167	100.00%
Dock Repairs & Maintenance	500	167	0	167	100.00%
Lighting Replacement	3,500	1,167	0	1,167	100.00%
Access Control Maintenance & Repair	2,000	667	0	667	100.00%
Dog Waste Station Supplies	1,200	400	174	226	85.50%
Athletic/Park Court/Field Repairs	1,000	333	0	333	100.00%
Miscellaneous Expenses	1,000	333	243	90	75.70%
Office Supplies	1,000	333	568	(235)	43.19%
Contingency					
Miscellaneous Fees	1,000	333	935	(601)	6.52%

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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>
Total Expenditures	<u>656,667</u>	<u>253,999</u>	<u>199,941</u>	<u>54,058</u>	<u>69.55%</u>
Excess Of Revenues Over (Under) Expenditures	0	392,735	452,725	59,990	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	392,735	452,725	59,990	0.00%
Fund Balance, Beginning of Period	0	0	169,660	169,660	0.00%
Fund Balance, End of Period	<u>0</u>	<u>392,735</u>	<u>622,384</u>	<u>229,650</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

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

(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	183	183	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,341</u>	<u>183</u>	<u>1.13%</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>16,341</u>	<u>16,341</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>16,341</u>	<u>16,341</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>358,577</u></u>	<u><u>358,577</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 1/31/2016

(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	15	15	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
Total Revenues	<u>326,032</u>	<u>326,047</u>	<u>15</u>	<u>0.00%</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	239,812	239,812	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	239,812	239,812	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>458,771</u></u>	<u><u>458,771</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 117
SunTrust Bank	Money Market Account	15,430
The Bank of Tampa	Money Market Account	212,770
The Bank of Tampa ICS Program:		
Bank of China, New York, NY	Money Market Account	113,177
Western Alliance Bank	Money Market Account	83,093
	Total General Fund Investments	\$ 424,587
SunTrust Bank Capital Reserve	Money Market Account	\$ 106,313
The Bank of Tampa ICS Cap Improvement Reserve:		
Bank of China, New York, NY	Money Market Account	90,319
BB&T	Money Market Account	4
Western Alliance Bank	Money Market Account	161,941
	Total Reserve Fund Investments	\$ 358,577
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	317,190
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	1,289
	Total Debt Service Fund Investments	\$ 449,917

Harbour Isles Community Development District

Summary A/R Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>17,868.56</u>
		Total 001 - General Fund	17,868.56

Harbour Isles Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>8,854.70</u>
		Total 200 - Debt Service Fund	<u>8,854.70</u>
Report Balance			<u><u>26,723.26</u></u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	1/25/2016	9050785	Maintenance 01/16	291.00
Electric Today Inc.	1/23/2016	1302007	Level 2 Diagnostic & Repair	197.00
Elizabeth Fantauzzi	1/26/2016	BF012616	Board of Supervisors Meeting 012616	200.00
Excelsior Defense, Inc.	2/1/2016	9183	Security Services for 01/16	2,581.52
Florida Department of Revenue	1/31/2016	Sales Tax 01/16	Sales & Use Tax 01/16	71.60
Glenn Anthony Clavio	1/26/2016	GC012616	Board of Supervisors Meeting 012616	200.00
Greenworks Inc.	1/6/2016	2779	Palm Injection 12/15	270.00
Gregg M. Letizia	1/26/2016	GL012616	Board of Supervisors Meeting 01/26/16	200.00
Petitt Worrell Wolfe Rocha LLC	12/31/2015	7468	General/Monthly Legal Services 12/15	647.50
QFC Supply Company	1/22/2016	15-05770	Dog Waste Station Supplies	58.00
Robert Nesbitt	1/26/2016	BN012616	Board of Supervisors Meeting 012616	200.00
T Mobile	1/27/2016	900630793 01/16	Cell Phone Services 01/16	74.60
			Total 001 - General Fund	4,991.22
Report Balance				4,991.22

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/16.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice FY15-16 in the amount of \$4,760.51 was received in February 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$2,359.05 was received in February 2016.