

Harbour Isles  
Community Development District

Financial Statements  
(Unaudited)

July 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbour Isles Community Development District**

Balance Sheet  
As of 7/31/2016  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	5,293	0	0	5,293	0	0
Cash On Hand	0	0	0	0	0	0
Investments	323,138	0	218,658	541,796	0	0
Investments - Reserves	0	358,925	0	358,925	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	3,392	0	0	3,392	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	218,658
Amount To Be Provided Debt Service	0	0	0	0	0	4,186,342
Fixed Assets	0	0	0	0	10,110,991	0
<b>Total Assets</b>	<b>360,834</b>	<b>358,925</b>	<b>218,658</b>	<b>938,417</b>	<b>10,110,991</b>	<b>4,405,000</b>
<b>Liabilities</b>						
Accounts Payable	6,055	0	0	6,055	0	0
Sales Tax Payable	84	0	0	84	0	0
Accrued Expenses Payable	11,303	0	0	11,303	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
<b>Total Liabilities</b>	<b>17,592</b>	<b>0</b>	<b>0</b>	<b>17,592</b>	<b>0</b>	<b>4,405,000</b>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	169,660	342,236	218,959	730,854	10,110,991	0
Net Change in Fund Balance	173,582	16,689	(301)	189,970	0	0
<b>Total Fund Equity And Other Credits</b>	<b>343,242</b>	<b>358,925</b>	<b>218,658</b>	<b>920,825</b>	<b>10,110,991</b>	<b>0</b>
<b>Total Liabilities and Fund Equity</b>	<b>360,834</b>	<b>358,925</b>	<b>218,658</b>	<b>938,417</b>	<b>10,110,991</b>	<b>4,405,000</b>

See Notes to Unaudited Financial Statements

## Harbour Isles Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	1,000	833	501	(332)	49.89%
Special Assessments					
Tax Roll	641,767	641,767	671,621	29,854	(4.65)%
Other Miscellaneous Revenues					
Facilities Rentals	400	333	257	(76)	35.74%
Miscellaneous Revenue	500	417	640	223	(28.02)%
Rental Revenues	13,000	10,833	11,545	712	11.18%
<b>Total Revenues</b>	<u>656,667</u>	<u>654,184</u>	<u>684,564</u>	<u>30,381</u>	<u>(4.25)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	10,000	8,600	1,400	28.33%
Financial & Administrative					
Administrative Services	4,400	3,667	3,667	0	16.66%
District Management	30,758	25,632	25,632	0	16.66%
District Engineer	15,000	12,500	2,325	10,175	84.50%
Disclosure Report	500	417	0	417	100.00%
Trustees Fees	3,000	3,000	1,616	1,384	46.12%
Financial Consulting Services	8,600	8,000	8,000	0	6.97%
Accounting Services	16,242	13,535	13,535	0	16.66%
Auditing Services	3,400	3,400	3,300	100	2.94%
Arbitrage Rebate Calculation	650	542	0	542	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	833	360	474	64.04%
Bank Fees	1,000	833	535	299	46.52%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	417	0	417	100.00%
Website Fees & Maintenance	2,100	1,750	1,861	(111)	11.38%
Legal Counsel					
District Counsel	15,000	12,500	5,238	7,262	65.08%
Security Operations					
Security Monitoring Services	12,000	10,000	13,751	(3,751)	(14.58)%
Security Services & Patrols	45,000	37,500	24,352	13,148	45.88%
Security Camera Maintenance	2,000	1,667	334	1,333	83.30%
Guard & Gate Facility Maintenance	2,000	1,667	2,519	(852)	(25.94)%
Miscellaneous Expenses	500	417	371	46	25.80%
Electric Utility Services					
Utility Services	20,000	16,667	16,388	279	18.06%
Street Lights	99,500	82,917	79,234	3,683	20.36%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	500	648	(148)	(7.91)%
Water-Sewer Combination Services					
Utility Services	3,000	2,500	1,680	820	44.00%
Stormwater Control					
Aquatic Maintenance	22,400	18,667	18,700	(33)	16.51%

## Harbour Isles Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	1,250	338	912	77.46%
Lake/Pond Bank Maintenance	1,000	833	0	833	100.00%
Mitigation Area Monitoring & Maintenance	4,540	3,783	2,955	828	34.91%
Wetland Monitoring & Maintenance	2,990	2,492	1,495	997	50.00%
Stormwater System Maintenance	1,500	1,250	0	1,250	100.00%
Miscellaneous Expenses	1,500	1,250	0	1,250	100.00%
Aquatic Plant Replacement	1,500	1,250	0	1,250	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	27,013	6,967	20.50%
Entry & Walls Maintenance	5,000	4,167	0	4,167	100.00%
Landscape Maintenance	100,000	83,333	78,639	4,694	21.36%
Irrigation Repairs	2,000	1,667	5,585	(3,919)	(179.26)%
Landscape Miscellaneous	3,000	2,500	10,089	(7,589)	(236.31)%
Holiday Decorations	500	417	229	187	54.13%
Landscape Design & Renovation	5,000	4,167	0	4,167	100.00%
Annual Mulching	13,110	13,110	13,110	0	0.00%
Fire Ant Treatment	2,000	1,667	0	1,667	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	12,500	10,372	2,129	30.85%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	1,667	0	1,667	100.00%
Parks & Recreation					
Management Contract	75,000	62,500	64,383	(1,883)	14.15%
Maintenance & Repair	20,000	16,667	27,079	(10,412)	(35.39)%
Clubhouse Facility Janitorial Service	3,900	3,250	3,250	0	16.66%
Telephone, Fax, Internet	6,200	5,167	5,255	(89)	15.23%
Pest Control	1,200	1,000	1,430	(430)	(19.16)%
Fitness Equipment Maintenance & Repairs	2,500	2,083	0	2,083	100.00%
Pool Service Contract	6,400	5,225	6,125	(900)	4.29%
Pool Repairs	2,000	1,667	4,443	(2,776)	(122.13)%
Trail/Bike Path Maintenance	3,000	2,500	0	2,500	100.00%
Facility A/C & Heating Maintenance Repair	3,190	2,658	2,982	(324)	6.51%
Furniture Repair/Replacement	2,500	2,083	2,868	(785)	(14.72)%
Playground Equipment & Maintenance	500	417	0	417	100.00%
Dock Repairs & Maintenance	500	417	0	417	100.00%
Lighting Replacement	3,500	2,917	0	2,917	100.00%
Access Control Maintenance & Repair	2,000	1,667	0	1,667	100.00%
Dog Waste Station Supplies	1,200	1,000	650	350	45.83%
Athletic/Park Court/Field Repairs	1,000	833	0	833	100.00%
Miscellaneous Expenses	1,000	833	814	19	18.59%
Office Supplies	1,000	833	3,882	(3,049)	(288.22)%
Contingency					
Miscellaneous Expenses	0	0	558	(558)	0.00%

See Notes to Unaudited Financial Statements

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(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>833</u>	<u>1,870</u>	<u>(1,036)</u>	<u>(86.96)%</u>
Total Expenditures	<u>656,667</u>	<u>557,164</u>	<u>510,982</u>	<u>46,182</u>	<u>22.19%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>97,020</u>	<u>173,582</u>	<u>76,563</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>97,020</u>	<u>173,582</u>	<u>76,563</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>97,020</u></u>	<u><u>343,242</u></u>	<u><u>246,222</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 7/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	531	531	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
<b>Total Revenues</b>	<u>16,158</u>	<u>16,689</u>	<u>531</u>	<u>3.29%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	16,158	0	16,158	100.00%
<b>Total Expenditures</b>	<u>16,158</u>	<u>0</u>	<u>16,158</u>	<u>100.00%</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	0	16,689	16,689	0.00%
<b>Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses</b>	0	16,689	16,689	0.00%
<b>Fund Balance, Beginning of Period</b>	0	342,236	342,236	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>358,925</u>	<u>358,925</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	199	199	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
<b>Total Revenues</b>	<u>326,032</u>	<u>326,231</u>	<u>199</u>	<u>0.06%</u>
<b>Expenditures</b>				
Debt Service				
Interest	171,032	171,532	(500)	(0.29)%
Principal	155,000	155,000	0	0.00%
<b>Total Expenditures</b>	<u>326,032</u>	<u>326,532</u>	<u>(500)</u>	<u>(0.15)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(301)	(301)	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	(301)	(301)	0.00%
Fund Balance, Beginning of Period	0	218,959	218,959	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>218,658</u>	<u>218,658</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 118
SunTrust Bank	Money Market Account	13,615
The Bank of Tampa	Money Market Account	242,943
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	66,462
	<b>Total General Fund Investments</b>	<b><u>\$ 323,138</u></b>
The Bank of Tampa ICS Cap Improvement Reserve: Iberiabank	Money Market Account	\$ 9
Mutual of Omaha Bank	Money Market Account	180,336
Western Alliance Bank	Money Market Account	178,580
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 358,925</u></b>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 86,955
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
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 218,658</u></b>



**Harbour Isles Community Development District**

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	7/27/2016	9776548	Maintenance 07/16	291.00
Bryce Bowden	7/26/2016	BB072616	Board of Supervisors Meeting 07/26/16	200.00
Elizabeth Fantauzzi	7/26/2016	BF072616	Board of Supervisors Meeting 07/26/16	200.00
Excelsior Defense, Inc.	7/31/2016	9560	Security Services for 07/16	2,581.28
Frontier Florida LLC dba Frontier Communications of Florida	7/22/2016	080906-5 08/16	Acct # 813-645-6108-080906-5 08/16	350.59
Glenn Anthony Clavio	7/26/2016	GC072616	Board of Supervisors Meeting 07/26/16	200.00
Gregg M. Letizia	7/26/2016	GL072616	Board of Supervisors Meeting 07/26/16	200.00
Johnson, Mirmiran & Thompson, Inc.	7/12/2016	083475	Engineering Services 06/16	500.00
Nvirotect Pest Control Services, Inc.	7/28/2016	104639	Acct #6310 - Commercial Rodent Equipment 07/16	158.00
Poseidon Pool Services, LLC	7/1/2016	6349	Pool Repair	504.53
QFC Supply Company	7/28/2016	15-06419	Dog Waste Station Supplies	120.00
Republic Services of FL LP	7/17/2016	0696-000596391	121 Spindle Shell Way 08/16	66.97
Robert Nesbitt	7/26/2016	BN072616	Board of Supervisors Meeting 07/26/16	200.00
Securiteam Inc.	7/25/2016	8885	Custom Card Order	296.00
T Mobile	7/27/2016	900630793 07/16	Cell Phone Services 07/16	74.68
Times Publishing Company	7/25/2016	328266-072416	Legal Advertising 07/16	82.77
Vertex Water Features Inc.	7/18/2016	880014560	Aerator Repair-Replaced Receptacle	29.25
			Total 001 - General Fund	6,055.07
Report Balance				6,055.07

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

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/16.
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.