

Harbour Isles  
Community Development District

Financial Statements  
(Unaudited)

June 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbour Isles Community Development District**

Balance Sheet  
As of 6/30/2016  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	79,242	0	0	79,242	0	0
Cash On Hand	0	0	0	0	0	0
Investments	323,311	0	218,640	541,950	0	0
Investments - Reserves	0	358,864	0	358,864	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	218,640
Amount To Be Provided Debt Service	0	0	0	0	0	4,186,360
Fixed Assets	0	0	0	0	10,110,991	0
<b>Total Assets</b>	<u>434,955</u>	<u>358,864</u>	<u>218,640</u>	<u>1,012,459</u>	<u>10,110,991</u>	<u>4,405,000</u>
<b>Liabilities</b>						
Accounts Payable	27,839	0	0	27,839	0	0
Sales Tax Payable	110	0	0	110	0	0
Accrued Expenses Payable	13,581	0	0	13,581	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>	<u>41,680</u>	<u>0</u>	<u>0</u>	<u>41,680</u>	<u>0</u>	<u>4,405,000</u>
<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	<u>223,616</u>	<u>16,628</u>	<u>(319)</u>	<u>239,925</u>	<u>0</u>	<u>0</u>
<b>Total Fund Equity And Other Credits</b>	<u>393,275</u>	<u>358,864</u>	<u>218,640</u>	<u>970,779</u>	<u>10,110,991</u>	<u>0</u>
<b>Total Liabilities and Fund Equity</b>	<u>434,955</u>	<u>358,864</u>	<u>218,640</u>	<u>1,012,459</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 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	1,000	750	451	(299)	54.93%
Special Assessments					
Tax Roll	641,767	641,767	671,621	29,854	(4.65)%
Other Miscellaneous Revenues					
Facilities Rentals	400	300	210	(90)	47.43%
Miscellaneous Revenue	500	375	491	116	1.87%
Rental Revenues	13,000	9,750	10,541	791	18.91%
<b>Total Revenues</b>	<u>656,667</u>	<u>652,942</u>	<u>683,313</u>	<u>30,371</u>	<u>(4.06)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	9,000	7,600	1,400	36.66%
Financial & Administrative					
Administrative Services	4,400	3,300	3,300	0	24.99%
District Management	30,758	23,069	23,068	0	25.00%
District Engineer	15,000	11,250	1,825	9,425	87.83%
Disclosure Report	500	375	0	375	100.00%
Trustees Fees	3,000	3,000	1,616	1,384	46.12%
Financial Consulting Services	8,600	7,700	7,700	0	10.46%
Accounting Services	16,242	12,182	12,182	0	25.00%
Auditing Services	3,400	3,400	3,300	100	2.94%
Arbitrage Rebate Calculation	650	488	0	488	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	750	277	473	72.32%
Bank Fees	1,000	750	470	280	53.02%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	375	0	375	100.00%
Website Fees & Maintenance	2,100	1,575	1,686	(111)	19.72%
Legal Counsel					
District Counsel	15,000	11,250	5,238	6,012	65.08%
Security Operations					
Security Monitoring Services	12,000	9,000	13,751	(4,751)	(14.58)%
Security Services & Patrols	45,000	33,750	21,771	11,979	51.62%
Security Camera Maintenance	2,000	1,500	334	1,166	83.30%
Guard & Gate Facility Maintenance	2,000	1,500	2,519	(1,019)	(25.94)%
Miscellaneous Expenses	500	375	75	300	85.00%
Electric Utility Services					
Utility Services	20,000	15,000	14,627	373	26.86%
Street Lights	99,500	74,625	71,281	3,344	28.36%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	450	581	(131)	3.24%
Water-Sewer Combination Services					
Utility Services	3,000	2,250	1,483	767	50.57%
Stormwater Control					
Aquatic Maintenance	22,400	16,800	16,830	(30)	24.86%

## Harbour Isles Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	1,125	165	960	89.00%
Lake/Pond Bank Maintenance	1,000	750	0	750	100.00%
Mitigation Area Monitoring & Maintenance	4,540	3,405	2,505	900	44.82%
Wetland Monitoring & Maintenance	2,990	2,243	1,495	748	50.00%
Stormwater System Maintenance	1,500	1,125	0	1,125	100.00%
Miscellaneous Expenses	1,500	1,125	0	1,125	100.00%
Aquatic Plant Replacement	1,500	1,125	0	1,125	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	27,013	6,967	20.50%
Entry & Walls Maintenance	5,000	3,750	0	3,750	100.00%
Landscape Maintenance	100,000	75,000	71,275	3,725	28.72%
Irrigation Repairs	2,000	1,500	5,585	(4,085)	(179.26)%
Landscape Miscellaneous	3,000	2,250	416	1,834	86.11%
Holiday Decorations	500	375	229	146	54.13%
Landscape Design & Renovation	5,000	3,750	0	3,750	100.00%
Annual Mulching	13,110	13,110	13,110	0	0.00%
Fire Ant Treatment	2,000	1,500	0	1,500	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	11,250	10,372	879	30.85%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	1,500	0	1,500	100.00%
Parks & Recreation					
Management Contract	75,000	56,250	55,326	924	26.23%
Maintenance & Repair	20,000	15,000	27,049	(12,049)	(35.24)%
Clubhouse Facility Janitorial Service	3,900	2,925	2,925	0	25.00%
Telephone, Fax, Internet	6,200	4,650	4,916	(266)	20.71%
Pest Control	1,200	900	1,272	(372)	(6.00)%
Fitness Equipment Maintenance & Repairs	2,500	1,875	0	1,875	100.00%
Pool Service Contract	6,400	4,630	5,390	(760)	15.78%
Pool Repairs	2,000	1,500	3,938	(2,438)	(96.90)%
Trail/Bike Path Maintenance	3,000	2,250	0	2,250	100.00%
Facility A/C & Heating Maintenance Repair	3,190	2,392	2,691	(299)	15.63%
Furniture Repair/Replacement	2,500	1,875	2,868	(993)	(14.72)%
Playground Equipment & Maintenance	500	375	0	375	100.00%
Dock Repairs & Maintenance	500	375	0	375	100.00%
Lighting Replacement	3,500	2,625	0	2,625	100.00%
Access Control Maintenance & Repair	2,000	1,500	0	1,500	100.00%
Dog Waste Station Supplies	1,200	900	530	370	55.83%
Athletic/Park Court/Field Repairs	1,000	750	0	750	100.00%
Miscellaneous Expenses	1,000	750	718	32	28.20%
Office Supplies	1,000	750	3,602	(2,852)	(260.24)%
Contingency					
Miscellaneous Fees	1,000	750	1,870	(1,120)	(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 6/30/2016

(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>507,405</u>	<u>459,697</u>	<u>47,707</u>	<u>30.00%</u>
Excess Of Revenues Over (Under) Expenditures	0	145,537	223,616	78,078	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	145,537	223,616	78,078	0.00%
Fund Balance, Beginning of Period	0	0	169,660	169,660	0.00%
Fund Balance, End of Period	<u>0</u>	<u>145,537</u>	<u>393,275</u>	<u>247,738</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	470	470	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
<b>Total Revenues</b>	<u>16,158</u>	<u>16,628</u>	<u>470</u>	<u>2.91%</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	16,628	16,628	0.00%
<b>Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses</b>	0	16,628	16,628	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>358,864</u>	<u>358,864</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	181	181	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
<b>Total Revenues</b>	<u>326,032</u>	<u>326,213</u>	<u>181</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	(319)	(319)	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	(319)	(319)	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>218,640</u>	<u>218,640</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 118
SunTrust Bank	Money Market Account	13,838
The Bank of Tampa	Money Market Account	112,923
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	196,432
	<b>Total General Fund Investments</b>	<b>\$ 323,311</b>
The Bank of Tampa ICS Cap Improvement Reserve:		
Bank of China, New York, NY	Money Market Account	\$ 10
Bofi Federal Bank	Money Market Account	65,206
EagleBank	Money Market Account	245,040
Western Alliance Bank	Money Market Account	48,608
	<b>Total Reserve Fund Investments</b>	<b>\$ 358,864</b>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 86,937
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>\$ 218,640</b>



**Harbour Isles Community Development District**

Summary A/P Ledger

001 - General Fund

From 6/1/2016 Through 6/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
ABM Building Services, LLC	6/20/2016	9623775	Maintenance 06/16	291.00
Aquatic Systems, Inc.	6/1/2016	0000341227	Monthly Lake & Waterway Services 06/16	1,870.00
Aquatic Systems, Inc.	6/1/2016	0000341292	Quarterly Lake and Wetland Services 06/16	685.00
Brown's Trophies, Inc	6/28/2016	F23105	BOS Name Plates	74.75
Bryce Bowden	6/28/2016	BB062816	Board of Supervisors Meeting 06/28/16	200.00
Electric Today Inc.	6/9/2016	I303770	Replaced Power Receptable by Fountain	138.00
Elizabeth Fantauzzi	6/28/2016	BF062816	Board of Supervisors Meeting 06/28/16	200.00
Frontier Florida LLC dba Frontier Communications of Florida	6/22/2016	080906-5 07/16	Acct # 813-645-6108-080906-5 07/16	353.94
Girard Environmental Services, Inc.	6/1/2016	160016	Monthly Landscape Maintenance 06/16	6,776.34
Girard Environmental Services, Inc.	6/30/2016	162498	Install Annual Mulch	13,110.00
Glenn Anthony Clavio	6/28/2016	GC062816	Board of Supervisors Meeting 06/28/16	200.00
Gregg M. Letizia	6/28/2016	GL062816	Board of Supervisors Meeting 06/28/16	200.00
Nvirotect Pest Control Services, Inc.	6/22/2016	102873	Acct #6310 - Commercial Rodent Equipment	158.00
Petitt Worrell Wolfe Rocha LLC	6/22/2016	8096	General/Monthly Legal Services 04/16	875.00
Petitt Worrell Wolfe Rocha LLC	6/24/2016	8102	General/Monthly Legal Services 05/16	945.00
Poseidon Pool Services, LLC	6/28/2016	5928	Monthy Pool Service 05/16	735.00
Republic Services of FL LP	6/17/2016	0696-000589901	121 Spindle Shell Way 07/16	66.97
Rizzetta Amenity Services, Inc.	6/27/2016	INV0000000000...	Employee(s) Insurance Reimbursement 11/15-05/16	202.11
Robert Nesbitt	6/28/2016	BN062816	Board of Supervisors Meeting 06/28/16	200.00
Securiteam Inc.	6/29/2016	1944062916	Ribbon Cartridge and Cleaning Kit	158.55
T Mobile	6/27/2016	900630793 06/16	Cell Phone Services 06/16	74.64
TKOT Enterprises, LLC	6/1/2016	122775	Janitorial Services 06/16	325.00
			Total 001 - General Fund	27,839.30
Report Balance				27,839.30

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

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/16.
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.