

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

November 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 11/30/2015
(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	223,377	0	0	223,377	0	0
Cash On Hand	0	0	0	0	0	0
Investments	76,366	0	152,978	229,344	0	0
Investments - Reserves	0	342,326	0	342,326	0	0
Accounts Receivable	485,652	0	240,663	726,315	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	16,158	65,123	81,281	0	0
Amount Available-Debt Service	0	0	0	0	0	458,764
Amount To Be Provided Debt Service	0	0	0	0	0	4,101,236
Fixed Assets	0	0	0	0	9,978,878	0
Total Assets	814,441	358,484	458,764	1,631,688	9,978,878	4,560,000
Liabilities						
Accounts Payable	16,104	0	0	16,104	0	0
Sales Tax Payable	85	0	0	85	0	0
Accrued Expenses Payable	15,559	0	0	15,559	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	81,281	0	0	81,281	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	113,030	0	0	113,030	0	4,560,000
Fund Equity And Other Credits						
Beginning Fund Balance	170,228	342,236	218,959	731,423	9,978,878	0
Net Change in Fund Balance	531,183	16,248	239,805	787,236	0	0
Total Fund Equity And Other Credits	701,411	358,484	458,764	1,518,659	9,978,878	0
Total Liabilities and Fund Equity	814,441	358,484	458,764	1,631,688	9,978,878	4,560,000

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	167	24	(143)	97.63%
Special Assessments					
Tax Roll	641,767	641,767	647,498	5,731	(0.89)%
Other Miscellaneous Revenues					
Facilities Rentals	400	67	47	(20)	88.31%
Miscellaneous Revenue	500	83	70	(13)	85.98%
Rental Revenues	13,000	2,167	3,175	1,008	75.57%
Total Revenues	656,667	644,250	650,813	6,563	0.89%
Expenditures					
Legislative					
Supervisor Fees	12,000	2,000	1,000	1,000	91.66%
Financial & Administrative					
Administrative Services	4,400	733	733	0	83.33%
District Management	30,758	5,126	5,126	0	83.33%
District Engineer	15,000	2,500	500	2,000	96.66%
Disclosure Report	500	83	0	83	100.00%
Trustees Fees	3,000	1,500	0	1,500	100.00%
Financial Consulting Services	8,600	5,600	5,600	0	34.88%
Accounting Services	16,242	2,707	2,707	0	83.33%
Auditing Services	3,400	0	0	0	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	167	69	98	93.13%
Bank Fees	1,000	167	99	68	90.13%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	83	0	83	100.00%
Website Fees & Maintenance	2,100	350	350	0	83.33%
Legal Counsel					
District Counsel	15,000	2,500	83	2,417	99.44%
Security Operations					
Security Monitoring Services	12,000	2,000	2,615	(615)	78.20%
Security Services & Patrols	45,000	7,500	5,020	2,480	88.84%
Security Camera Maintenance	2,000	333	0	333	100.00%
Guard & Gate Facility Maintenance	2,000	333	250	83	87.50%
Miscellaneous Expenses	500	83	75	8	85.00%
Electric Utility Services					
Utility Services	20,000	3,333	3,687	(354)	81.56%
Street Lights	99,500	16,583	15,609	975	84.31%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	100	123	(23)	79.53%
Water-Sewer Combination Services					
Utility Services	3,000	500	318	182	89.38%
Stormwater Control					
Aquatic Maintenance	22,400	3,733	3,740	(7)	83.30%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	250	0	250	100.00%
Lake/Pond Bank Maintenance	1,000	167	0	167	100.00%
Mitigation Area Monitoring & Maintenance	4,540	757	0	757	100.00%
Wetland Monitoring & Maintenance	2,990	498	0	498	100.00%
Stormwater System Maintenance	1,500	250	0	250	100.00%
Miscellaneous Expenses	1,500	250	0	250	100.00%
Aquatic Plant Replacement	1,500	250	0	250	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	26,421	7,559	22.24%
Entry & Walls Maintenance	5,000	833	0	833	100.00%
Landscape Maintenance	100,000	16,667	15,587	1,080	84.41%
Irrigation Repairs	2,000	333	260	73	86.97%
Landscape Miscellaneous	3,000	500	0	500	100.00%
Holiday Decorations	500	83	0	83	100.00%
Landscape Design & Renovation	5,000	833	0	833	100.00%
Annual Mulching	13,110	0	0	0	100.00%
Fire Ant Treatment	2,000	333	0	333	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	2,500	0	2,500	100.00%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	333	0	333	100.00%
Parks & Recreation					
Management Contract	75,000	12,500	12,339	161	83.54%
Maintenance & Repair	20,000	3,333	7,569	(4,236)	62.15%
Clubhouse Facility Janitorial Service	3,900	650	650	0	83.33%
Telephone, Fax, Internet	6,200	1,033	1,005	28	83.78%
Pest Control	1,200	200	196	4	83.66%
Fitness Equipment Maintenance & Repairs	2,500	417	0	417	100.00%
Pool Service Contract	6,400	1,045	2,695	(1,650)	57.89%
Pool Repairs	2,000	333	1,098	(765)	45.08%
Trail/Bike Path Maintenance	3,000	500	0	500	100.00%
Facility A/C & Heating Maintenance Repair	3,190	532	582	(50)	81.75%
Furniture Repair/Replacement	2,500	417	0	417	100.00%
Playground Equipment & Maintenance	500	83	0	83	100.00%
Dock Repairs & Maintenance	500	83	0	83	100.00%
Lighting Replacement	3,500	583	0	583	100.00%
Access Control Maintenance & Repair	2,000	333	0	333	100.00%
Dog Waste Station Supplies	1,200	200	116	84	90.33%
Athletic/Park Court/Field Repairs	1,000	167	0	167	100.00%
Miscellaneous Expenses	1,000	167	150	17	85.00%
Office Supplies	1,000	167	333	(166)	66.69%
Contingency					
Miscellaneous Fees	1,000	167	0	167	100.00%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 11/30/2015

(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>141,660</u>	<u>119,630</u>	<u>22,030</u>	<u>81.78%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>502,590</u>	<u>531,183</u>	<u>28,593</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>502,590</u>	<u>531,183</u>	<u>28,593</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>170,228</u>	<u>170,228</u>	<u>0.00%</u>
Fund Balance, End of Period	<u>0</u>	<u>502,590</u>	<u>701,411</u>	<u>198,821</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 11/30/2015

(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	90	90	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,248</u>	<u>90</u>	<u>0.56%</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	0	16,248	16,248	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	16,248	16,248	0.00%
Fund Balance, Beginning of Period	0	342,236	342,236	0.00%
Fund Balance, End of Period	<u>0</u>	<u>358,484</u>	<u>358,484</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2015 Through 11/30/2015

(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	7	7	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
Total Revenues	<u>326,032</u>	<u>326,039</u>	<u>7</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	239,805	239,805	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	239,805	239,805	0.00%
Fund Balance, Beginning of Period	0	218,959	218,959	0.00%
Fund Balance, End of Period	<u>0</u>	<u>458,764</u>	<u>458,764</u>	<u>0.00%</u>

**Harbour Isles CDD
Investment Summary
November 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2015</u>
State Board of Administration	Local Government Investment Pool	\$ 117
SunTrust Bank	Money Market Account	17,317
The Bank of Tampa	Money Market Account	12,711
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	46,221
	Total General Fund Investments	<u>\$ 76,366</u>
SunTrust Bank Capital Reserve	Money Market Account	\$ 90,148
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	53,363
Western Alliance Bank	Money Market Account	198,815
	Total Reserve Fund Investments	<u>\$ 342,326</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	20,251
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	<u>\$ 152,978</u>

Harbour Isles Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>485,651.66</u>
		Total 001 - General Fund	485,651.66

Harbour Isles Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 11/1/2015 Through 11/30/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>240,662.88</u>
		Total 200 - Debt Service Fund	<u>240,662.88</u>
Report Balance			<u><u>726,314.54</u></u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2015 Through 11/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	11/20/2015	8803590	Maintenance 11/15	291.00
Aquatic Systems, Inc.	11/1/2015	0000321802	Monthly Lake & Waterway Services 11/15	1,870.00
Bryce Bowden	11/24/2015	BB112415	Board of Supervisors Meeting 11/24/15	200.00
Elizabeth Fantauzzi	11/24/2015	BF112415	Board of Supervisors Meeting 11/24/15	200.00
Girard Environmental Services, Inc.	11/1/2015	145956	Monthly Landscape Maintenance 11/15	7,442.34
Gregg M. Letizia	11/24/2015	GL112415	Board of Supervisors Meeting 11/24/15	200.00
Kelly Mayhall	11/7/2015	KM110715	Refund Rental Deposit	150.00
Lawrence Fazzari	11/24/2015	LF112415	Board of Supervisors Meeting 11/24/15	200.00
Nvirotect Pest Control Services, Inc.	11/12/2015	89922	Acct #6310 - Pest Control Services 11/15	98.00
Petitt Worrell Wolfe Rocha LLC	10/31/2015	7283	General/Monthly Legal Services 10/15	35.00
Petitt Worrell Wolfe Rocha LLC	11/18/2015	7225	General/Monthly Legal Services 07/15	2,747.75
Petitt Worrell Wolfe Rocha LLC	11/18/2015	7241	General/Monthly Legal Services 08/15	367.50
Petitt Worrell Wolfe Rocha LLC	11/18/2015	7257	General/Monthly Legal Services 09/15	1,032.50
Poseidon Pool Services, LLC	11/28/2015	4248	Monthly Pool Service 11/15	490.00
QFC Supply Company	11/17/2015	15-05545	Dog Waste Station Supplies	116.00
Republic Services of FL LP	11/17/2015	0696-000545888	121 Spindle Shell Way 12/15	64.97
Robert Nesbitt	11/24/2015	BN112415	Board of Supervisors Meeting 11/24/15	200.00
T Mobile	11/27/2015	900630793 11/15	Cell Phone Services 11/15	74.40
TKOT Enterprises, LLC	11/1/2015	116857	Janitorial Services 11/15	325.00
			Total 001 - General Fund	16,104.46
Report Balance				16,104.46

Harbour Isles Community Development District
Notes to Unaudited Financial Statements
November 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 11/30/15.
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 \$434,683.74 was received in December 2015.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$215,405.92 was received in December 2015.