

Harbour Isles  
Community Development District

Financial Statements  
(Unaudited)

October 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbour Isles Community Development District**

Balance Sheet  
As of 10/31/2015  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	17,248	0	0	17,248	0	0
Cash On Hand	190	0	0	190	0	0
Investments	76,409	0	218,963	295,372	0	0
Investments - Reserves	0	342,282	0	342,282	0	0
Accounts Receivable	641,767	16,158	326,032	983,957	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	544,995
Amount To Be Provided Debt Service	0	0	0	0	0	4,015,005
Fixed Assets	0	0	0	0	9,978,878	0
<b>Total Assets</b>	<u>764,660</u>	<u>358,440</u>	<u>544,995</u>	<u>1,668,094</u>	<u>9,978,878</u>	<u>4,560,000</u>
<b>Liabilities</b>						
Accounts Payable	7,256	0	0	7,256	0	0
Sales Tax Payable	100	0	0	100	0	0
Accrued Expenses Payable	19,266	0	0	19,266	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	4,560,000
<b>Total Liabilities</b>	<u>26,772</u>	<u>0</u>	<u>0</u>	<u>26,772</u>	<u>0</u>	<u>4,560,000</u>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	170,228	342,236	218,959	731,423	9,978,878	0
Net Change in Fund Balance	<u>567,660</u>	<u>16,204</u>	<u>326,036</u>	<u>909,899</u>	<u>0</u>	<u>0</u>
<b>Total Fund Equity And Other Credits</b>	<u>737,888</u>	<u>358,440</u>	<u>544,995</u>	<u>1,641,322</u>	<u>9,978,878</u>	<u>0</u>
<b>Total Liabilities and Fund Equity</b>	<u>764,660</u>	<u>358,440</u>	<u>544,995</u>	<u>1,668,094</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 10/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	1,000	83	15	(69)	98.52%
Special Assessments					
Tax Roll	641,767	641,767	647,498	5,731	(0.89)%
Other Miscellaneous Revenues					
Facilities Rentals	400	33	47	13	88.31%
Miscellaneous Revenue	500	42	47	5	90.65%
Rental Revenues	13,000	1,083	1,969	885	84.85%
<b>Total Revenues</b>	<b>656,667</b>	<b>643,009</b>	<b>649,575</b>	<b>6,566</b>	<b>1.08%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	1,000	0	1,000	100.00%
Financial & Administrative					
Administrative Services	4,400	367	367	0	91.66%
District Management	30,758	2,563	2,563	0	91.66%
District Engineer	15,000	1,250	0	1,250	100.00%
Disclosure Report	500	42	0	42	100.00%
Trustees Fees	3,000	1,500	0	1,500	100.00%
Financial Consulting Services	8,600	5,300	5,300	0	38.37%
Accounting Services	16,242	1,354	1,354	0	91.66%
Auditing Services	3,400	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	83	69	15	93.13%
Bank Fees	1,000	83	48	35	95.16%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	42	0	42	100.00%
Website Fees & Maintenance	2,100	175	175	0	91.66%
Legal Counsel					
District Counsel	15,000	1,250	0	1,250	100.00%
Security Operations					
Security Monitoring Services	12,000	1,000	1,046	(46)	91.28%
Security Services & Patrols	45,000	3,750	2,537	1,213	94.36%
Security Camera Maintenance	2,000	167	0	167	100.00%
Guard & Gate Facility Maintenance	2,000	167	250	(83)	87.50%
Miscellaneous Expenses	500	42	75	(33)	85.00%
Electric Utility Services					
Utility Services	20,000	1,667	1,500	167	92.50%
Street Lights	99,500	8,292	7,978	313	91.98%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	50	58	(8)	90.36%
Water-Sewer Combination Services					
Utility Services	3,000	250	153	97	94.89%
Stormwater Control					
Aquatic Maintenance	22,400	1,867	1,870	(3)	91.65%

## Harbour Isles Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	125	0	125	100.00%
Lake/Pond Bank Maintenance	1,000	83	0	83	100.00%
Mitigation Area Monitoring & Maintenance	4,540	378	0	378	100.00%
Wetland Monitoring & Maintenance	2,990	249	0	249	100.00%
Stormwater System Maintenance	1,500	125	0	125	100.00%
Miscellaneous Expenses	1,500	125	0	125	100.00%
Aquatic Plant Replacement	1,500	125	0	125	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	26,421	7,559	22.24%
Entry & Walls Maintenance	5,000	417	0	417	100.00%
Landscape Maintenance	100,000	8,333	8,144	189	91.85%
Irrigation Repairs	2,000	167	260	(94)	86.97%
Landscape Miscellaneous	3,000	250	0	250	100.00%
Holiday Decorations	500	42	0	42	100.00%
Landscape Design & Renovation	5,000	417	0	417	100.00%
Annual Mulching	13,110	0	0	0	100.00%
Fire Ant Treatment	2,000	167	0	167	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	1,250	0	1,250	100.00%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	167	0	167	100.00%
Parks & Recreation					
Management Contract	75,000	6,250	6,199	51	91.73%
Maintenance & Repair	20,000	1,667	7,327	(5,661)	63.36%
Clubhouse Facility Janitorial Service	3,900	325	325	0	91.66%
Telephone, Fax, Internet	6,200	517	848	(331)	86.32%
Pest Control	1,200	100	98	2	91.83%
Fitness Equipment Maintenance & Repairs	2,500	208	0	208	100.00%
Pool Service Contract	6,400	595	2,205	(1,610)	65.54%
Pool Repairs	2,000	167	1,098	(932)	45.08%
Trail/Bike Path Maintenance	3,000	250	0	250	100.00%
Facility A/C & Heating Maintenance Repair	3,190	266	291	(25)	90.87%
Furniture Repair/Replacement	2,500	208	0	208	100.00%
Playground Equipment & Maintenance	500	42	0	42	100.00%
Dock Repairs & Maintenance	500	42	0	42	100.00%
Lighting Replacement	3,500	292	0	292	100.00%
Access Control Maintenance & Repair	2,000	167	0	167	100.00%
Dog Waste Station Supplies	1,200	100	0	100	100.00%
Athletic/Park Court/Field Repairs	1,000	83	0	83	100.00%
Miscellaneous Expenses	1,000	83	150	(67)	85.00%
Office Supplies	1,000	83	280	(197)	72.00%
Contingency					
Miscellaneous Fees	1,000	83	0	83	100.00%

See Notes to Unaudited Financial Statements

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(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>92,046</u>	<u>81,915</u>	<u>10,131</u>	<u>87.53%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>550,962</u>	<u>567,660</u>	<u>16,697</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>550,962</u>	<u>567,660</u>	<u>16,697</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>550,962</u>	<u>737,888</u>	<u>186,926</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

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

(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	46	46	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,204</u>	<u>46</u>	<u>0.28%</u>
<b>Expenditures</b>				
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	16,204	16,204	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	16,204	16,204	0.00%
Fund Balance, Beginning of Period	0	342,236	342,236	0.00%
Fund Balance, End of Period	<u>0</u>	<u>358,440</u>	<u>358,440</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - 200

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

(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	4	4	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
<b>Total Revenues</b>	<u>326,032</u>	<u>326,036</u>	<u>4</u>	<u>0.00%</u>
<b>Expenditures</b>				
Debt Service				
Interest	171,032	0	171,032	100.00%
Principal	155,000	0	155,000	100.00%
<b>Total Expenditures</b>	<u>326,032</u>	<u>0</u>	<u>326,032</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	0	326,036	326,036	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	326,036	326,036	0.00%
Fund Balance, Beginning of Period	0	218,959	218,959	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>544,995</u></u>	<u><u>544,995</u></u>	<u><u>0.00%</u></u>

**Harbour Isles CDD  
Investment Summary  
October 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2015</u>
State Board of Administration	Local Government Investment Pool	\$ 117
SunTrust Bank	Money Market Account	17,368
The Bank of Tampa	Money Market Account	12,711
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	46,213
	<b>Total General Fund Investments</b>	<b><u>\$ 76,409</u></b>
SunTrust Bank Capital Reserve	Money Market Account	\$ 90,145
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	53,322
Western Alliance Bank	Money Market Account	198,815
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 342,282</u></b>
US Bank Series 2015 Interest	US Bank Money Market Account 5 - Ct	\$ 73,493
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	13,768
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
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 218,963</u></b>



**Harbour Isles Community Development District**

Summary A/R Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>641,766.54</u>
		Total 001 - General Fund	641,766.54

**Harbour Isles Community Development District**

Summary A/R Ledger

005 - Reserve Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>16,158.00</u>
		Total 005 - Reserve Fund	16,158.00

**Harbour Isles Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Tax Collector	FY15-16	<u>326,032.07</u>
		Total 200 - Debt Service Fund	<u>326,032.07</u>
Report Balance			<u><u>983,956.61</u></u>

**Harbour Isles Community Development District**

Summary A/P Ledger

001 - General Fund

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

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A-Team Portable Welding, LLC	10/27/2015	13136-2	Remaining Balance on Tower Repairs	2,000.00
DCSI, Inc.	10/30/2015	18423	Access/Gate Services	249.98
Girard Environmental Services, Inc.	10/28/2015	146406	Irrigation Repairs	260.48
Hurricane Clean Inc.	10/28/2015	1128	Pressure Washing	1,700.00
Poseidon Pool Services, LLC	8/17/2015	3542	Pool Repairs	1,098.24
Poseidon Pool Services, LLC	9/28/2015	3953	Monthly Pool Service 08/15	735.00
Poseidon Pool Services, LLC	9/29/2015	3974	Monthly Pool Service 09/15	735.00
Republic Services of FL LP	10/17/2015	0696-000539519	121 Spindle Shell Way 11/15	57.81
T Mobile	10/27/2015	900630793 10/15	Cell Phone Services 10/15	74.40
Verizon Florida LLC	10/22/2015	645 6108 11/15	Acct #15 1315 0682108554 08 11/15	345.34
			Total 001 - General Fund	7,256.25
Report Balance				7,256.25

**Harbour Isles Community Development District**  
**Notes to Unaudited Financial Statements**  
**October 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/15.
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 – General Fund**

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.
5. Payment for Invoice #FY15-16 for \$7,570.30 was received in November 2015.

**Summary A/R Ledger – Reserve Fund**

6. 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 – Debt Service Fund**

7. 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.
8. Payment for Invoice #FY15-16 for \$3,751.44 was received in November 2015.