

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 9/30/2016
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	70,901	0	0	70,901	0	0
Cash On Hand	0	0	0	0	0	0
Investments	122,542	0	218,695	341,237	0	0
Investments - Reserves	0	359,045	0	359,045	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	28,797	0	0	28,797	0	0
Deposits	28,901	0	0	28,901	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	218,695
Amount To Be Provided Debt Service	0	0	0	0	0	4,186,305
Fixed Assets	0	0	0	0	10,110,991	0
Total Assets	<u>251,141</u>	<u>359,045</u>	<u>218,695</u>	<u>828,881</u>	<u>10,110,991</u>	<u>4,405,000</u>
Liabilities						
Accounts Payable	27,087	0	0	27,087	0	0
Sales Tax Payable	92	0	0	92	0	0
Accrued Expenses Payable	12,296	0	0	12,296	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
Total Liabilities	<u>39,625</u>	<u>0</u>	<u>0</u>	<u>39,625</u>	<u>0</u>	<u>4,405,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	169,660	342,236	218,959	730,854	10,110,991	0
Net Change in Fund Balance	41,855	16,809	(264)	58,401	0	0
Total Fund Equity And Other Credits	<u>211,515</u>	<u>359,045</u>	<u>218,695</u>	<u>789,255</u>	<u>10,110,991</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>251,141</u>	<u>359,045</u>	<u>218,695</u>	<u>828,881</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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	1,000	546	(454)	45.41%
Special Assessments					
Tax Roll	641,767	641,767	671,621	29,854	(4.65)%
Other Miscellaneous Revenues					
Facilities Rentals	400	400	304	(96)	24.06%
Miscellaneous Revenue	500	500	720	220	(43.91)%
Rental Revenues	13,000	13,000	14,382	1,382	(10.62)%
Total Revenues	656,667	656,667	687,571	30,904	(4.71)%
Expenditures					
Legislative					
Supervisor Fees	12,000	12,000	10,400	1,600	13.33%
Financial & Administrative					
Administrative Services	4,400	4,400	4,400	(0)	0.00%
District Management	30,758	30,758	30,758	0	0.00%
District Engineer	15,000	15,000	2,325	12,675	84.50%
Disclosure Report	500	500	0	500	100.00%
Trustees Fees	3,000	3,000	1,616	1,384	46.12%
Financial Consulting Services	8,600	8,600	8,600	0	0.00%
Accounting Services	16,242	16,242	16,242	0	0.00%
Auditing Services	3,400	3,400	3,300	100	2.94%
Arbitrage Rebate Calculation	650	650	500	150	23.07%
Public Officials Liability Insurance	1,633	1,633	2,750	(1,117)	(68.40)%
Legal Advertising	1,000	1,000	360	640	64.04%
Bank Fees	1,000	1,000	619	381	38.09%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	500	0	500	100.00%
Website Fees & Maintenance	2,100	2,100	2,211	(111)	(5.27)%
Legal Counsel					
District Counsel	15,000	15,000	7,613	7,387	49.24%
Security Operations					
Security Monitoring Services	12,000	12,000	14,452	(2,452)	(20.42)%
Security Services & Patrols	45,000	45,000	29,130	15,870	35.26%
Security Camera Maintenance	2,000	2,000	334	1,666	83.30%
Guard & Gate Facility Maintenance	2,000	2,000	3,745	(1,745)	(87.24)%
Miscellaneous Expenses	500	500	371	129	25.80%
Electric Utility Services					
Utility Services	20,000	20,000	19,914	86	0.42%
Street Lights	99,500	99,500	92,926	6,574	6.60%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	600	600	783	(183)	(30.53)%
Water-Sewer Combination Services					
Utility Services	3,000	3,000	1,986	1,014	33.80%
Stormwater Control					
Aquatic Maintenance	22,400	22,400	22,440	(40)	(0.17)%

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	1,500	338	1,162	77.46%
Lake/Pond Bank Maintenance	1,000	1,000	0	1,000	100.00%
Mitigation Area Monitoring & Maintenance	4,540	4,540	6,945	(2,405)	(52.97)%
Wetland Monitoring & Maintenance	2,990	2,990	1,495	1,495	50.00%
Stormwater System Maintenance	1,500	1,500	0	1,500	100.00%
Midge Fly Treatment	0	0	10,830	(10,830)	0.00%
Miscellaneous Expenses	1,500	1,500	0	1,500	100.00%
Aquatic Plant Replacement	1,500	1,500	0	1,500	100.00%
Other Physical Environment					
Property & General Liability Insurance	33,979	33,979	27,013	6,967	20.50%
Entry & Walls Maintenance	5,000	5,000	0	5,000	100.00%
Landscape Maintenance	100,000	100,000	90,436	9,564	9.56%
Irrigation Repairs	2,000	2,000	31,229	(29,229)	(1,461.46)%
Landscape Miscellaneous	3,000	3,000	10,377	(7,377)	(245.91)%
Holiday Decorations	500	500	229	271	54.13%
Landscape Design & Renovation	5,000	5,000	0	5,000	100.00%
Annual Mulching	13,110	13,110	13,110	0	0.00%
Fire Ant Treatment	2,000	2,000	0	2,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	15,000	27,760	(12,760)	(85.06)%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	2,000	0	2,000	100.00%
Parks & Recreation					
Management Contract	75,000	75,000	77,583	(2,583)	(3.44)%
Maintenance & Repair	20,000	20,000	27,705	(7,705)	(38.52)%
Clubhouse Facility Janitorial Service	3,900	3,900	3,900	0	0.00%
Telephone, Fax, Internet	6,200	6,200	6,454	(254)	(4.09)%
Pest Control	1,200	1,200	1,746	(546)	(45.50)%
Fitness Equipment Maintenance & Repairs	2,500	2,500	0	2,500	100.00%
Pool Service Contract	6,400	6,400	7,595	(1,195)	(18.67)%
Pool Repairs	2,000	2,000	4,443	(2,443)	(122.13)%
Trail/Bike Path Maintenance	3,000	3,000	0	3,000	100.00%
Facility A/C & Heating Maintenance Repair	3,190	3,190	3,564	(374)	(11.73)%
Furniture Repair/Replacement	2,500	2,500	2,868	(368)	(14.72)%
Playground Equipment & Maintenance	500	500	0	500	100.00%
Dock Repairs & Maintenance	500	500	0	500	100.00%
Lighting Replacement	3,500	3,500	0	3,500	100.00%
Access Control Maintenance & Repair	2,000	2,000	0	2,000	100.00%
Dog Waste Station Supplies	1,200	1,200	650	550	45.83%
Athletic/Park Court/Field Repairs	1,000	1,000	0	1,000	100.00%
Miscellaneous Expenses	1,000	1,000	4,912	(3,912)	(391.18)%
Office Supplies	1,000	1,000	4,157	(3,157)	(315.72)%
Contingency					

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(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>
Miscellaneous Fees	<u>1,000</u>	<u>1,000</u>	<u>2,428</u>	<u>(1,428)</u>	<u>(142.76)%</u>
Total Expenditures	<u>656,667</u>	<u>656,667</u>	<u>645,716</u>	<u>10,951</u>	<u>1.67%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>41,855</u>	<u>41,855</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>41,855</u>	<u>41,855</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>0</u></u>	<u><u>211,515</u></u>	<u><u>211,515</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 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	651	651	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,809</u>	<u>651</u>	<u>4.03%</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	16,809	16,809	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	16,809	16,809	0.00%
Fund Balance, Beginning of Period	0	342,236	342,236	0.00%
Fund Balance, End of Period	<u>0</u>	<u>359,045</u>	<u>359,045</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	236	236	0.00%
Special Assessments				
Tax Roll	326,032	326,032	0	0.00%
Total Revenues	<u>326,032</u>	<u>326,268</u>	<u>236</u>	<u>0.07%</u>
Expenditures				
Debt Service				
Interest	171,032	171,532	(500)	(0.29)%
Principal	155,000	155,000	0	0.00%
Total Expenditures	<u>326,032</u>	<u>326,532</u>	<u>(500)</u>	<u>(0.15)%</u>
Excess Of Revenues Over (Under) Expenditures	0	(264)	(264)	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	(264)	(264)	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>218,695</u></u>	<u><u>218,695</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2016</u>
SunTrust Bank	Money Market Account	\$ 13,093
The Bank of Tampa	Money Market Account	42,965
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	66,484
	Total General Fund Investments	<u>\$ 122,542</u>
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	\$ 245,035
Western Alliance Bank	Money Market Account	114,010
	Total Reserve Fund Investments	<u>\$ 359,045</u>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 86,992
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
	Total Debt Service Fund Investments	<u>\$ 218,695</u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	9/25/2016	10024512	Maintenance 09/16	291.00
Frontier Florida LLC dba Frontier Communications of Florida	9/22/2016	080906-5 10/16	Acct # 813-645-6108-080906-5 10/16	350.59
Girard Environmental Services, Inc.	9/29/2016	168900	Irrigation Repairs - Replace Controller	25,644.00
LLS Tax Solutions Inc.	8/31/2016	001026	Rebate Calculation Series 2015 PE 03/25/16	500.00
Nvirotect Pest Control Services, Inc.	9/26/2016	108789	Acct #6310 - Commercial Rodent Equipment	158.00
Republic Services of FL LP	9/17/2016	0696-000608656	121 Spindle Shell Way 10/16	68.75
T Mobile	9/27/2016	900630793 09/16	Cell Phone Services 09/16	74.68
			Total 001 - General Fund	27,087.02
Report Balance				27,087.02

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
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.