

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 10/31/2016
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	91,978	0	0	91,978	0	0
Cash On Hand	0	0	0	0	0	0
Investments	42,315	0	218,713	261,028	0	0
Investments - Reserves	0	359,106	0	359,106	0	0
Accounts Receivable	656,069	16,158	326,030	998,257	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	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	544,743
Amount To Be Provided Debt Service	0	0	0	0	0	3,860,257
Fixed Assets	0	0	0	0	10,110,991	0
Total Assets	<u>819,263</u>	<u>375,264</u>	<u>544,743</u>	<u>1,739,270</u>	<u>10,110,991</u>	<u>4,405,000</u>
Liabilities						
Accounts Payable	11,436	0	0	11,436	0	0
Sales Tax Payable	122	0	0	122	0	0
Accrued Expenses Payable	12,327	0	0	12,327	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	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>23,884</u>	<u>0</u>	<u>0</u>	<u>23,884</u>	<u>0</u>	<u>4,405,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	211,515	359,045	218,695	789,255	10,110,991	0
Net Change in Fund Balance	<u>583,864</u>	<u>16,219</u>	<u>326,048</u>	<u>926,131</u>	<u>0</u>	<u>0</u>
Total Fund Equity And Other Credits	<u>795,379</u>	<u>375,264</u>	<u>544,743</u>	<u>1,715,386</u>	<u>10,110,991</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>819,263</u>	<u>375,264</u>	<u>544,743</u>	<u>1,739,270</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 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	83	18	(66)	98.23%
Special Assessments					
Tax Roll	656,069	656,069	662,219	6,150	(0.93)%
Other Miscellaneous Revenues					
Facilities Rentals	400	33	0	(33)	100.00%
Miscellaneous Revenue	500	42	112	70	77.57%
Rental Revenues	13,000	1,083	1,696	613	86.95%
Total Revenues	670,969	657,311	664,045	6,734	1.03%
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	1,200	(200)	90.00%
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	500	750	96.66%
Trustees Fees	3,000	1,500	1,616	(116)	46.12%
Financial Consulting Services	3,600	300	300	0	91.66%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	16,242	1,354	1,354	0	91.66%
Auditing Services	4,000	0	0	0	100.00%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	500	42	310	(268)	38.00%
Bank Fees	500	42	38	4	92.39%
Dues, Licenses & Fees	175	175	270	(95)	(54.28)%
Miscellaneous Fees	500	42	0	42	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	175	175	0	91.66%
Legal Counsel					
District Counsel	15,000	1,250	(800)	2,050	105.33%
Security Operations					
Security Monitoring Services	12,000	1,000	1,402	(402)	88.31%
Security Services & Patrols	40,000	3,333	2,526	807	93.68%
Security Camera Maintenance	2,000	167	0	167	100.00%
Guard & Gate Facility Maintenance	3,000	250	0	250	100.00%
Miscellaneous Expenses	500	42	0	42	100.00%
Electric Utility Services					
Utility Services	20,000	1,667	954	713	95.23%
Street Lights	96,000	8,000	8,039	(39)	91.62%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	750	63	69	(6)	90.83%
Water-Sewer Combination Services					
Utility Services	2,500	208	233	(25)	90.66%
Stormwater Control					
Aquatic Maintenance	22,440	1,870	1,870	0	91.66%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	125	90	35	94.00%
Lake/Pond Bank Maintenance	6,000	500	0	500	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	6,500	542	0	542	100.00%
Other Physical Environment					
General Liability Insurance	3,575	3,575	3,250	325	9.09%
Property Insurance	22,683	22,683	19,779	2,904	12.80%
Entry & Walls Maintenance	10,000	833	0	833	100.00%
Landscape Maintenance	100,000	8,333	8,144	189	91.85%
Irrigation Repairs	10,000	833	481	352	95.18%
Landscape Miscellaneous	2,000	167	0	167	100.00%
Holiday Decorations	1,000	500	0	500	100.00%
Landscape Design & Renovation	11,000	917	1,110	(193)	89.90%
Annual Mulching	13,110	1,093	0	1,093	100.00%
Fire Ant Treatment	2,000	167	0	167	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	1,667	2,300	(633)	88.50%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	167	0	167	100.00%
Parks & Recreation					
Management Contract	75,000	6,250	6,388	(138)	91.48%
Maintenance & Repair	20,000	1,667	6,296	(4,630)	68.51%
Clubhouse Facility Janitorial Service	3,900	325	325	0	91.66%
Telephone, Fax, Internet	0	0	519	(519)	0.00%
Pest Control	1,200	100	198	(98)	83.50%
Fitness Equipment Maintenance & Repairs	2,500	208	0	208	100.00%
Pool Service Contract	6,400	533	0	533	100.00%
Pool Repairs	1,500	125	61	64	95.91%
Trail/Bike Path Maintenance	5,000	417	0	417	100.00%
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	1,000	83	120	(37)	88.00%
Athletic/Park Court/Field Repairs	1,000	83	0	83	100.00%
Miscellaneous Expenses	1,000	83	115	(32)	88.50%
Office Supplies	5,000	417	267	150	94.65%
Contingency					
Miscellaneous Fees	1,581	132	0	132	100.00%
Total Expenditures	<u>670,969</u>	<u>88,834</u>	<u>80,181</u>	<u>8,653</u>	<u>88.05%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 10/31/2016

(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>
Excess Of Revenues Over (Under) Expenditures	0	568,477	583,864	15,387	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	568,477	583,864	15,387	0.00%
Fund Balance, Beginning of Period	0	0	211,515	211,515	0.00%
Fund Balance, End of Period	<u>0</u>	<u>568,477</u>	<u>795,379</u>	<u>226,903</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	61	61	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,219</u>	<u>61</u>	<u>0.38%</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	16,219	16,219	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	16,219	16,219	0.00%
Fund Balance, Beginning of Period	0	359,045	359,045	0.00%
Fund Balance, End of Period	<u>0</u>	<u>375,264</u>	<u>375,264</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Tax Roll	326,030	326,030	0	0.00%
Total Revenues	<u>326,030</u>	<u>326,048</u>	<u>18</u>	<u>0.01%</u>
Expenditures				
Debt Service				
Interest	166,030	0	166,030	100.00%
Principal	160,000	0	160,000	100.00%
Total Expenditures	<u>326,030</u>	<u>0</u>	<u>326,030</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	0	326,048	326,048	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	326,048	326,048	0.00%
Fund Balance, Beginning of Period	0	218,695	218,695	0.00%
Fund Balance, End of Period	<u>0</u>	<u>544,743</u>	<u>544,743</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 118
SunTrust Bank	Money Market Account	12,731
The Bank of Tampa	Money Market Account	22,973
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	6,493
	Total General Fund Investments	<u>\$ 42,315</u>
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	\$ 120,559
Western Alliance Bank	Money Market Account	238,547
	Total Reserve Fund Investments	<u>\$ 359,106</u>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 87,010
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>\$ 218,713</u>

Harbour Isles Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<u>656,069.25</u>
		Total 001 - General Fund	656,069.25

Harbour Isles Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<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 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<u>326,029.78</u>
		Total 200 - Debt Service Fund	<u>326,029.78</u>
Report Balance			<u><u>998,257.03</u></u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2016 Through 10/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	10/19/2016	10112182	Maintenance 10/16	291.00
Bryce Bowden	10/25/2016	BB102516	Board of Supervisors Meeting 102516	200.00
David H. Forrester	10/27/2016	12181 10/25/16	Backflow Test	35.00
Elizabeth Fantauzzi	10/25/2016	BF102516	Board of Supervisors Meeting 102516	200.00
Frontier Florida LLC dba Frontier Communications of Florida	10/22/2016	080906-5 11/16	Acct # 813-645-6108-080906-5 11/16	358.91
Girard Environmental Services, Inc.	10/21/2016	169701	Cut Back Brazilian Pepper Trees	2,300.00
Girard Environmental Services, Inc.	10/27/2016	170833	Resoding Area by the Playground	1,110.00
Girard Environmental Services, Inc.	10/31/2016	171081	Irrigation Repairs	481.07
Glenn Anthony Clavio	10/25/2016	GC102516	Board of Supervisors Meeting 102516	200.00
Glenn Anthony Clavio	10/27/2016	GC092716	Board of Supervisors Meeting 092716	200.00
Gregg M. Letizia	10/25/2016	GL102516	Board of Supervisors Meeting 102516	200.00
Hawkins Service Company	10/24/2016	179139	Install an Aquacal Tropical Heat Pump	4,278.00
Nvirotect Pest Control Services, Inc.	10/25/2016	110435	Acct #6310 - Commercial Rodent Equipment	40.00
Nvirotect Pest Control Services, Inc.	10/25/2016	110635	Acct #6310 - Commercial Rodent Equipment	158.00
Poseidon Pool Services, LLC	10/31/2016	7071	Pool Repairs	61.21
Republic Services of FL LP	10/17/2016	0696-000614234	121 Spindle Shell Way 11/16	68.75
Rizzetta Amenity Services, Inc.	9/30/2016	INV0000000000...	Out of Pocket Expenses 09/16	186.26
Robert Nesbitt	10/25/2016	BN102516	Board of Supervisors Meeting 102516	200.00
T Mobile	10/27/2016	900630793 10/16	Cell Phone Services 10/16	74.56
TRW, LLC	10/19/2016	7496	Metal Roof Repair 08/22/16	793.00
			Total 001 - General Fund	11,435.76
Report Balance				11,435.76

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY16-17 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 FY16-17 in the amount of \$158,611.31 was received in November 2016.
6. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$76,926.37 was received in November 2016.