

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

November 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 11/30/2016
(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	289,567	0	0	289,567	0	0
Cash On Hand	0	0	0	0	0	0
Investments	41,518	0	135,428	176,946	0	0
Investments - Reserves	0	359,165	0	359,165	0	0
Accounts Receivable	497,458	16,158	249,103	762,719	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	76,926	76,926	0	0
Amount Available-Debt Service	0	0	0	0	0	461,458
Amount To Be Provided Debt Service	0	0	0	0	0	3,943,542
Fixed Assets	0	0	0	0	10,110,991	0
Total Assets	<u>857,444</u>	<u>375,323</u>	<u>461,458</u>	<u>1,694,225</u>	<u>10,110,991</u>	<u>4,405,000</u>
Liabilities						
Accounts Payable	11,320	0	0	11,320	0	0
Sales Tax Payable	45	0	0	45	0	0
Accrued Expenses Payable	12,427	0	0	12,427	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	76,926	0	0	76,926	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>100,718</u>	<u>0</u>	<u>0</u>	<u>100,718</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>545,211</u>	<u>16,278</u>	<u>242,763</u>	<u>804,252</u>	<u>0</u>	<u>0</u>
Total Fund Equity And Other Credits	<u>756,726</u>	<u>375,323</u>	<u>461,458</u>	<u>1,593,507</u>	<u>10,110,991</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>857,444</u>	<u>375,323</u>	<u>461,458</u>	<u>1,694,225</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 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	167	20	(147)	97.98%
Special Assessments					
Tax Roll	656,069	656,069	662,219	6,150	(0.93)%
Other Miscellaneous Revenues					
Facilities Rentals	400	67	0	(67)	100.00%
Miscellaneous Revenue	500	83	136	52	72.90%
Rental Revenues	13,000	2,167	2,323	156	82.13%
Total Revenues	<u>670,969</u>	<u>658,552</u>	<u>664,697</u>	<u>6,145</u>	<u>0.93%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	2,000	2,000	0	83.33%
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%
Trustees Fees	3,000	1,500	1,616	(116)	46.12%
Financial Consulting Services	3,600	600	600	0	83.33%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	16,242	2,707	2,707	0	83.33%
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	83	310	(227)	38.00%
Bank Fees	500	83	85	(1)	83.10%
Dues, Licenses & Fees	175	175	270	(95)	(54.28)%
Miscellaneous Fees	500	83	0	83	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	350	350	0	83.33%
Legal Counsel					
District Counsel	15,000	2,500	30	2,470	99.80%
Security Operations					
Security Monitoring Services	12,000	2,000	3,505	(1,505)	70.79%
Security Services & Patrols	40,000	6,667	4,778	1,889	88.05%
Security Camera Maintenance	2,000	333	0	333	100.00%
Guard & Gate Facility Maintenance	3,000	500	0	500	100.00%
Miscellaneous Expenses	500	83	0	83	100.00%
Electric Utility Services					
Utility Services	20,000	3,333	2,187	1,147	89.06%
Street Lights	96,000	16,000	15,579	421	83.77%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	750	125	69	56	90.83%
Water-Sewer Combination Services					
Utility Services	2,500	417	636	(219)	74.56%
Stormwater Control					
Aquatic Maintenance	22,440	3,740	3,740	0	83.33%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	250	90	160	94.00%
Lake/Pond Bank Maintenance	6,000	1,000	0	1,000	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	6,500	1,083	0	1,083	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	1,667	0	1,667	100.00%
Landscape Maintenance	100,000	16,667	15,587	1,080	84.41%
Irrigation Repairs	10,000	1,667	750	916	92.49%
Landscape Miscellaneous	2,000	333	0	333	100.00%
Holiday Decorations	1,000	1,000	0	1,000	100.00%
Landscape Design & Renovation	11,000	1,833	1,110	723	89.90%
Annual Mulching	13,110	2,185	0	2,185	100.00%
Fire Ant Treatment	2,000	333	0	333	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	3,333	2,300	1,033	88.50%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	333	0	333	100.00%
Parks & Recreation					
Management Contract	75,000	12,500	12,980	(480)	82.69%
Maintenance & Repair	20,000	3,333	6,939	(3,606)	65.30%
Clubhouse Facility Janitorial Service	3,900	650	650	0	83.33%
Telephone, Fax, Internet	0	0	1,045	(1,045)	0.00%
Pest Control	1,200	200	356	(156)	70.33%
Fitness Equipment Maintenance & Repairs	2,500	417	0	417	100.00%
Pool Service Contract	6,400	1,067	735	332	88.51%
Pool Repairs	1,500	250	61	189	95.91%
Trail/Bike Path Maintenance	5,000	833	0	833	100.00%
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	1,000	167	120	47	88.00%
Athletic/Park Court/Field Repairs	1,000	167	0	167	100.00%
Miscellaneous Expenses	1,000	167	798	(632)	20.16%
Office Supplies	5,000	833	364	469	92.71%
Contingency					
Miscellaneous Fees	1,581	264	0	264	100.00%
Total Expenditures	<u>670,969</u>	<u>141,710</u>	<u>119,486</u>	<u>22,224</u>	<u>82.19%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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>
Excess Of Revenues Over (Under) Expenditures	0	516,842	545,211	28,369	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	516,842	545,211	28,369	0.00%
Fund Balance, Beginning of Period	0	0	211,515	211,515	0.00%
Fund Balance, End of Period	<u>0</u>	<u>516,842</u>	<u>756,726</u>	<u>239,884</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 11/30/2016

(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	120	120	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,278</u>	<u>120</u>	<u>0.74%</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	<u>0</u>	<u>16,278</u>	<u>16,278</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>16,278</u>	<u>16,278</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	359,045	359,045	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>375,323</u></u>	<u><u>375,323</u></u>	<u><u>0.00%</u></u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2016 Through 11/30/2016

(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	36	36	0.00%
Special Assessments				
Tax Roll	326,030	326,030	0	0.00%
Total Revenues	<u>326,030</u>	<u>326,066</u>	<u>36</u>	<u>0.01%</u>
Expenditures				
Debt Service				
Interest	166,030	83,303	82,726	49.82%
Principal	160,000	0	160,000	100.00%
Total Expenditures	<u>326,030</u>	<u>83,303</u>	<u>242,726</u>	<u>74.45%</u>
Excess Of Revenues Over (Under) Expenditures	0	242,763	242,763	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	242,763	242,763	0.00%
Fund Balance, Beginning of Period	0	218,695	218,695	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>461,458</u></u>	<u><u>461,458</u></u>	<u><u>0.00%</u></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	11,932
The Bank of Tampa	Money Market Account	22,974
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	6,494
	Total General Fund Investments	<u>\$ 41,518</u>
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	\$ 120,619
Western Alliance Bank	Money Market Account	238,546
	Total Reserve Fund Investments	<u>\$ 359,165</u>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 3,725
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>\$ 135,428</u>

Harbour Isles Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<u>497,457.94</u>
		Total 001 - General Fund	497,457.94

Harbour Isles Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2016 Through 11/30/2016

<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 11/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<u>249,103.41</u>
		Total 200 - Debt Service Fund	<u>249,103.41</u>
Report Balance			<u><u>762,719.35</u></u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
ABM Building Services, LLC	11/30/2016	10275975	Service Call-HVAC	243.81
Electric Today Inc.	11/28/2016	I306665	Replaced all GFCI Receptacles	399.00
Elizabeth Fantauzzi	11/22/2016	BF112216	Board of Supervisors Meeting 11.22.16	200.00
Frontier Florida LLC dba Frontier Communications of Florida	11/22/2016	080906-5 12/16	Acct # 813-645-6108-080906-5 12/16	365.21
Girard Environmental Services, Inc.	11/30/2016	169756	Monthly Landscape Maintenance 11/16	7,442.34
Girard Environmental Services, Inc.	11/30/2016	172927	Irrigation Repairs	269.22
Glenn Anthony Clavio	11/22/2016	GC112216	Board of Supervisors Meeting 11.22.16	200.00
Gregg M. Letizia	11/22/2016	GL112216	Board of Supervisors Meeting 11.22.16	200.00
Nvirotect Pest Control Services, Inc.	11/21/2016	112585	Acct #6310 - Commercial General Pests	158.00
Petitt Worrell Rocha PLLC	9/30/2016	8733	General/Monthly Legal Services 09/16	612.50
Rizzetta Amenity Services, Inc.	11/30/2016	INV0000000000...	Out of Pocket Expenses 11/16	162.18
Robert Nesbitt	11/22/2016	BN112216	Board of Supervisors Meeting 11.22.16	200.00
T Mobile	11/27/2016	900630793 11/16	Cell Phone Services 11/16	74.56
TRW, LLC	10/19/2016	7496	Metal Roof Repair 08/22/16	793.00
			Total 001 - General Fund	11,319.82
Report Balance				11,319.82

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/16.
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.

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 \$29,720.32 was received in December 2016.
6. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$14,414.33 was received in December 2016.