

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

December 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 12/31/2016
(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	480,783	0	0	480,783	0	0
Cash On Hand	0	0	0	0	0	0
Investments	174,905	0	436,658	611,562	0	0
Investments - Reserves	0	375,384	0	375,384	0	0
Accounts Receivable	51,157	0	24,811	75,968	0	0
Accounts Receivable - Other	4,278	0	0	4,278	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	461,469
Amount To Be Provided Debt Service	0	0	0	0	0	3,943,531
Fixed Assets	0	0	0	0	10,110,991	0
Total Assets	<u>740,024</u>	<u>375,384</u>	<u>461,469</u>	<u>1,576,877</u>	<u>10,110,991</u>	<u>4,405,000</u>
Liabilities						
Accounts Payable	21,082	0	0	21,082	0	0
Sales Tax Payable	99	0	0	99	0	0
Accrued Expenses Payable	15,030	0	0	15,030	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>36,361</u>	<u>0</u>	<u>0</u>	<u>36,361</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>492,148</u>	<u>16,339</u>	<u>242,774</u>	<u>751,262</u>	<u>0</u>	<u>0</u>
Total Fund Equity And Other Credits	<u>703,664</u>	<u>375,384</u>	<u>461,469</u>	<u>1,540,517</u>	<u>10,110,991</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>740,024</u>	<u>375,384</u>	<u>461,469</u>	<u>1,576,877</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 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	250	24	(226)	97.57%
Special Assessments					
Tax Roll	656,069	656,069	662,219	6,150	(0.93)%
Other Miscellaneous Revenues					
Facilities Rentals	400	100	93	(7)	76.63%
Miscellaneous Revenue	500	125	182	57	63.55%
Rental Revenues	13,000	3,250	3,624	374	72.12%
Total Revenues	670,969	659,794	666,143	6,349	0.72%
Expenditures					
Legislative					
Supervisor Fees	12,000	3,000	3,000	0	75.00%
Financial & Administrative					
Administrative Services	4,400	1,100	1,100	0	74.99%
District Management	30,758	7,690	7,689	0	75.00%
District Engineer	15,000	3,750	1,000	2,750	93.33%
Trustees Fees	3,000	1,500	1,616	(116)	46.12%
Financial Consulting Services	3,600	900	900	0	75.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	16,242	4,061	4,061	0	75.00%
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	125	310	(185)	38.00%
Bank Fees	500	125	119	6	76.16%
Dues, Licenses & Fees	175	175	270	(95)	(54.28)%
Miscellaneous Fees	500	125	0	125	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	525	525	0	75.00%
Legal Counsel					
District Counsel	15,000	3,750	2,285	1,465	84.76%
Security Operations					
Security Monitoring Services	12,000	3,000	3,505	(505)	70.79%
Security Services & Patrols	40,000	10,000	7,401	2,599	81.49%
Security Camera Maintenance	2,000	500	0	500	100.00%
Guard & Gate Facility Maintenance	3,000	750	0	750	100.00%
Miscellaneous Expenses	500	125	296	(171)	40.80%
Electric Utility Services					
Utility Services	20,000	5,000	3,739	1,261	81.30%
Street Lights	96,000	24,000	23,457	543	75.56%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	750	188	206	(19)	72.50%
Water-Sewer Combination Services					
Utility Services	2,500	625	813	(188)	67.46%
Stormwater Control					
Aquatic Maintenance	22,440	5,610	5,610	0	75.00%

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	1,500	375	90	285	94.00%
Lake/Pond Bank Maintenance	6,000	1,500	0	1,500	100.00%
Mitigation Area Monitoring & Maintenance	4,540	1,135	685	450	84.91%
Wetland Monitoring & Maintenance	2,990	748	0	748	100.00%
Stormwater System Maintenance	1,500	375	0	375	100.00%
Miscellaneous Expenses	1,500	375	0	375	100.00%
Aquatic Plant Replacement	6,500	1,625	0	1,625	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	2,500	800	1,700	92.00%
Landscape Maintenance	100,000	25,000	21,403	3,597	78.59%
Irrigation Repairs	10,000	2,500	750	1,750	92.49%
Landscape Miscellaneous	2,000	500	0	500	100.00%
Holiday Decorations	1,000	1,000	0	1,000	100.00%
Landscape Design & Renovation	11,000	2,750	1,110	1,640	89.90%
Annual Mulching	13,110	3,278	0	3,278	100.00%
Fire Ant Treatment	2,000	500	0	500	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	5,000	9,325	(4,325)	53.37%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	500	0	500	100.00%
Parks & Recreation					
Management Contract	75,000	18,750	22,525	(3,775)	69.96%
Maintenance & Repair	20,000	5,000	6,757	(1,757)	66.21%
Clubhouse Facility Janitorial Service	3,900	975	975	0	75.00%
Telephone, Fax, Internet	0	0	1,570	(1,570)	0.00%
Pest Control	1,200	300	514	(214)	57.16%
Fitness Equipment Maintenance & Repairs	2,500	625	60	565	97.60%
Pool Service Contract	6,400	1,600	980	620	84.68%
Pool Repairs	1,500	375	61	314	95.91%
Trail/Bike Path Maintenance	5,000	1,250	6,130	(4,880)	(22.60)%
Furniture Repair/Replacement	2,500	625	0	625	100.00%
Playground Equipment & Maintenance	500	125	0	125	100.00%
Dock Repairs & Maintenance	500	125	0	125	100.00%
Lighting Replacement	3,500	875	0	875	100.00%
Access Control Maintenance & Repair	2,000	500	0	500	100.00%
Dog Waste Station Supplies	1,000	250	120	130	88.00%
Athletic/Park Court/Field Repairs	1,000	250	0	250	100.00%
Miscellaneous Expenses	1,000	250	1,042	(792)	(4.18)%
Office Supplies	5,000	1,250	415	835	91.69%
Contingency					
Miscellaneous Fees	1,581	395	0	395	100.00%
Total Expenditures	<u>670,969</u>	<u>194,086</u>	<u>173,994</u>	<u>20,091</u>	<u>74.07%</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 12/31/2016

(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	465,708	492,148	26,440	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	465,708	492,148	26,440	0.00%
Fund Balance, Beginning of Period	0	0	211,515	211,515	0.00%
Fund Balance, End of Period	<u>0</u>	<u>465,708</u>	<u>703,664</u>	<u>237,955</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 12/31/2016

(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	181	181	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
Total Revenues	<u>16,158</u>	<u>16,339</u>	<u>181</u>	<u>1.12%</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	16,339	16,339	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	16,339	16,339	0.00%
Fund Balance, Beginning of Period	0	359,045	359,045	0.00%
Fund Balance, End of Period	<u>0</u>	<u>375,384</u>	<u>375,384</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2016 Through 12/31/2016

(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	48	48	0.00%
Special Assessments				
Tax Roll	326,030	326,030	0	0.00%
Total Revenues	<u>326,030</u>	<u>326,077</u>	<u>48</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	242,774	242,774	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	242,774	242,774	0.00%
Fund Balance, Beginning of Period	0	218,695	218,695	0.00%
Fund Balance, End of Period	<u>0</u>	<u>461,469</u>	<u>461,469</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 118
SunTrust Bank	Money Market Account	11,473
The Bank of Tampa	Money Market Account	156,818
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	6,496
	Total General Fund Investments	<u>\$ 174,905</u>
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	\$ 136,838
Western Alliance Bank	Money Market Account	238,546
	Total Reserve Fund Investments	<u>\$ 375,384</u>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 304,954
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	1,291
	Total Debt Service Fund Investments	<u>\$ 436,658</u>

Harbour Isles Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<u>51,157.23</u>
		Total 001 - General Fund	51,157.23

Harbour Isles Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Tax Collector	FY16-17	<u>24,811.24</u>
		Total 200 - Debt Service Fund	<u>24,811.24</u>
Report Balance			<u><u>75,968.47</u></u>

Harbour Isles Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
ABM Building Services, LLC	12/26/2016	10381938	Maintenance 12/16	291.00
Aquatic Systems, Inc.	12/1/2016	0000358457	Monthly Lake & Waterway Services 12/16	1,870.00
Aquatic Systems, Inc.	12/1/2016	0000358520	Quarterly Lake and Wetland Services 12/16	685.00
Big Earth Landscape Supply	12/9/2016	1162340	Bulk Mulch Playground Chip	2,115.00
Electric Today Inc.	11/14/2016	1306422	GFCI Receptacle	1,393.00
Electric Today Inc.	11/28/2016	1306665	Replaced all GFCI Receptacles	399.00
Frontier Florida LLC dba Frontier Communications of Florida	12/22/2016	080906-5 01/17	Acct # 813-645-6108-080906... 01/17	365.11
Girard Environmental Services, Inc.	12/21/2016	173636	Palm Tree Planting	3,035.00
Girard Environmental Services, Inc.	12/27/2016	172473	Monthly Landscape Maintenance 12/16	5,816.34
Girard Environmental Services, Inc.	12/27/2016	174533	Tree Trimming	1,925.00
Girard Environmental Services, Inc.	12/27/2016	174589	Tree Trimming	885.00
Johnson, Mirmiran & Thompson, Inc.	12/20/2016	202673	Engineering Services 11/16	500.00
Poseidon Pool Services, LLC	12/28/2016	7412	Monthy Pool Service 12/16	245.00
Republic Services of FL LP	12/17/2016	0696-000627836	121 Spindle Shell Way 01/17	68.75
Securiteam Inc.	12/23/2016	9167	Custom Card Order 25-Pack	296.00
T Mobile	12/27/2016	900630793 12/16	Cell Phone Services 12/16	74.56
TKOT Enterprises, LLC	12/1/2016	126880	Janitorial Services 12/16	325.00
TRW, LLC	10/19/2016	7496	Metal Roof Repair 08/22/16	793.00
			Total 001 - General Fund	21,081.76
Report Total				21,081.76

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/16.
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 \$16,740.69 was received in January 2017.
6. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$8,119.22 was received in January 2017.