



Rizzetta & Company

# Harbour Isles Community Development District

---

**Financial Statements  
(Unaudited)**

**July 31, 2017**

**Prepared by: Rizzetta & Company, Inc.**

**Riverview Office  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813-533-2950**

**[rizzetta.com](http://rizzetta.com)**

**Harbour Isles Community Development District**

Balance Sheet  
As of 7/31/2017  
(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	223,192	0	0	223,192	0	0
Investments	172,879	0	228,775	401,653	0	0
Investments--Reserves	0	376,062	0	376,062	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	3,524	0	0	3,524	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	228,775
Amount To Be Provided Debt Service	0	0	0	0	0	4,016,225
Fixed Assets	0	0	0	0	10,110,991	0
<b>Total Assets</b>	<u>428,496</u>	<u>376,062</u>	<u>228,775</u>	<u>1,033,332</u>	<u>10,110,991</u>	<u>4,245,000</u>
<b>Liabilities</b>						
Accounts Payable	10,278	0	0	10,278	0	0
Sales Tax Payable	128	0	0	128	0	0
Accrued Expenses Payable	11,314	0	0	11,314	0	0
Deposits	300	0	0	300	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	4,245,000
<b>Total Liabilities</b>	<u>22,021</u>	<u>0</u>	<u>0</u>	<u>22,021</u>	<u>0</u>	<u>4,245,000</u>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	211,515	359,045	218,695	789,255	10,110,991	0
Net Change in Fund Balance	<u>194,960</u>	<u>17,017</u>	<u>10,080</u>	<u>222,057</u>	<u>0</u>	<u>0</u>
<b>Total Fund Equity And Other Credits</b>	<u>406,475</u>	<u>376,062</u>	<u>228,775</u>	<u>1,011,312</u>	<u>10,110,991</u>	<u>0</u>
<b>Total Liabilities and Fund Equity</b>	<u>428,496</u>	<u>376,062</u>	<u>228,775</u>	<u>1,033,332</u>	<u>10,110,991</u>	<u>4,245,000</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 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	1,000	833	222	(611)	77.77%
Special Assessments					
Tax Roll	656,069	656,069	664,364	8,295	(1.26)%
Other Miscellaneous Revenues					
Facilities Rentals	400	333	234	(100)	41.58%
Miscellaneous Revenue	500	417	785	368	(56.99)%
Rental Revenues	13,000	10,833	13,520	2,687	(4.00)%
<b>Total Revenues</b>	<b>670,969</b>	<b>668,486</b>	<b>679,125</b>	<b>10,640</b>	<b>(1.22)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	10,000	9,200	800	23.33%
Financial & Administrative					
Administrative Services	4,400	3,667	3,667	0	16.66%
District Management	30,758	25,632	25,632	0	16.66%
District Engineer	15,000	12,500	6,063	6,438	59.58%
Trustees Fees	3,000	3,000	3,233	(233)	(7.75)%
Financial & Revenue Collections	3,600	3,000	3,000	0	16.66%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	16,242	13,535	13,535	0	16.66%
Auditing Services	4,000	4,000	4,000	0	0.00%
Arbitrage Rebate Calculation	0	0	500	(500)	0.00%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	500	417	573	(157)	(14.65)%
Bank Fees	500	417	268	149	46.48%
Dues, Licenses & Fees	175	175	270	(95)	(54.28)%
Miscellaneous Fees	500	417	0	417	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	1,750	1,750	0	16.66%
Legal Counsel					
District Counsel	15,000	12,500	7,263	5,238	51.58%
Security Operations					
Security Monitoring Services	12,000	10,000	7,711	2,289	35.74%
Security Services & Patrols	40,000	33,333	24,206	9,127	39.48%
Security Camera Maintenance	2,000	1,667	2,097	(430)	(4.84)%
Guard & Gate Facility Maintenance	3,000	2,500	461	2,040	84.65%

## Harbour Isles Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expenses	500	417	455	(38)	9.09%
Electric Utility Services					
Utility Services	20,000	16,667	12,430	4,236	37.84%
Street Lights	96,000	80,000	75,724	4,276	21.12%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	750	625	702	(77)	6.41%
Water-Sewer Combination Services					
Utility Services	2,500	2,083	1,744	339	30.24%
Stormwater Control					
Aquatic Maintenance	22,440	18,700	19,240	(540)	14.26%
Fountain Service Repairs & Maintenance	1,500	1,250	616	634	58.93%
Lake/Pond Bank Maintenance	6,000	5,000	0	5,000	100.00%
Mitigation Area Monitoring & Maintenance	4,540	3,783	4,912	(1,129)	(8.19)%
Wetland Monitoring & Maintenance	2,990	2,492	0	2,492	100.00%
Stormwater System Maintenance	1,500	1,250	0	1,250	100.00%
Miscellaneous Expenses	1,500	1,250	0	1,250	100.00%
Aquatic Plant Replacement	6,500	5,417	1,563	3,854	75.95%
Other Physical Environment					
General Liability Insurance	3,575	3,575	3,250	325	9.09%
Property Insurance	22,683	22,683	20,415	2,268	9.99%
Entry & Walls Maintenance	10,000	8,333	1,425	6,908	85.75%
Landscape Maintenance	100,000	83,333	71,525	11,808	28.47%
Irrigation Repairs	10,000	8,333	2,391	5,943	76.09%
Landscape Miscellaneous	2,000	1,667	511	1,156	74.45%
Holiday Decorations	1,000	1,000	0	1,000	100.00%
Landscape Design & Renovation	11,000	9,167	4,410	4,757	59.90%
Annual Mulching	13,110	10,925	0	10,925	100.00%
Fire Ant Treatment	2,000	1,667	0	1,667	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	16,667	22,045	(5,379)	(10.22)%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	1,667	0	1,667	100.00%
Parks & Recreation					
Management Contract	75,000	62,500	65,842	(3,342)	12.21%
Maintenance & Repair	20,000	16,667	5,194	11,473	74.03%

See Notes to Unaudited Financial Statements

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Clubhouse Facility Janitorial Service	3,900	3,250	3,250	0	16.66%
Telephone, Fax, Internet	0	0	5,247	(5,247)	0.00%
Pest Control	1,200	1,000	1,620	(620)	(35.00)%
Fitness Equipment Maintenance & Repairs	2,500	2,083	1,320	763	47.20%
Pool Service Contract	6,400	5,333	5,390	(57)	15.78%
Pool Repairs	1,500	1,250	4,458	(3,208)	(197.20)%
Trail/Bike Path Maintenance	5,000	4,167	6,580	(2,413)	(31.60)%
Furniture Repair/Replacement	2,500	2,083	0	2,083	100.00%
Playground Equipment & Maintenance	500	417	0	417	100.00%
Dock Repairs & Maintenance	500	417	15,905	(15,488)	(3,081.00)%
Lighting Replacement	3,500	2,917	0	2,917	100.00%
Access Control Maintenance & Repair	2,000	1,667	0	1,667	100.00%
Dog Waste Station Supplies	1,000	833	296	537	70.40%
Athletic/Park Court/Field Repairs	1,000	833	0	833	100.00%
Miscellaneous Expenses	1,000	833	3,939	(3,106)	(293.88)%
Office Supplies	5,000	4,167	590	3,577	88.19%
Contingency					
Miscellaneous Fees	1,581	1,318	0	1,318	100.00%
Total Expenditures	<u>670,969</u>	<u>566,218</u>	<u>484,165</u>	<u>82,052</u>	<u>27.84%</u>
Excess Of Revenues Over (Under) Expenditures	0	102,268	194,960	92,692	0.00%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	102,268	194,960	92,692	0.00%
Fund Balance, Beginning of Period	0	0	211,515	211,515	0.00%
Fund Balance, End of Period	<u>0</u>	<u>102,268</u>	<u>406,475</u>	<u>304,207</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 7/31/2017

(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	859	859	0.00%
Special Assessments				
Tax Roll	16,158	16,158	0	0.00%
<b>Total Revenues</b>	<u>16,158</u>	<u>17,017</u>	<u>859</u>	<u>5.31%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	16,158	0	16,158	100.00%
<b>Total Expenditures</b>	<u>16,158</u>	<u>0</u>	<u>16,158</u>	<u>100.00%</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	0	17,017	17,017	0.00%
<b>Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses</b>	0	17,017	17,017	0.00%
<b>Fund Balance, Beginning of Period</b>	0	359,045	359,045	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>376,062</u>	<u>376,062</u>	<u>0.00%</u>

**Harbour Isles Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2016 Through 7/31/2017

(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	379	379	0.00%
Special Assessments				
Prepayments	0	7,921	7,921	0.00%
Tax Roll	326,030	327,028	999	0.30%
<b>Total Revenues</b>	<u>326,030</u>	<u>335,328</u>	<u>9,299</u>	<u>2.85%</u>
<b>Expenditures</b>				
Debt Service				
Interest	166,030	165,249	781	0.47%
Principal	160,000	160,000	0	0.00%
<b>Total Expenditures</b>	<u>326,030</u>	<u>325,249</u>	<u>781</u>	<u>0.24%</u>
<b>Excess Of Revenues Over (Under) Expenditures</b>	0	10,080	10,080	0.00%
<b>Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses</b>	0	10,080	10,080	0.00%
<b>Fund Balance, Beginning of Period</b>	0	218,695	218,695	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>228,775</u>	<u>228,775</u>	<u>0.00%</u>

**Harbour Isles CDD  
Investment Summary  
July 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2017</u>
State Board of Administration	Local Government Investment Pool	\$ 119
SunTrust Bank	Money Market Account	9,251
The Bank of Tampa	Money Market Account	157,002
The Bank of Tampa ICS Program: Pinnacle Bank	Money Market Account	6,507
	<b>Total General Fund Investments</b>	<b><u>\$ 172,879</u></b>
The Bank of Tampa ICS Cap Improvement Reserve: Pinnacle Bank	Money Market Account	\$ 238,660
Western Alliance Bank	Money Market Account	137,402
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 376,062</u></b>
US Bank Series 2015 Revenue	US Bank Money Market Account 5 - Ct	\$ 89,145
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	1,292
US Bank Series 2015 Bond Redemption	US Bank Money Market Account 5 - Ct	7,925
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 228,775</u></b>



### Harbour Isles Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2016

001 - General Fund

From 7/1/2017 Through 7/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
TRW, LLC	10/19/2016	7496	Metal Roof Repair 08/22/16	793.00
Securiteam Inc.	6/9/2017	3133060917	Service Call	460.50
Girard Environmental Services, Inc.	6/20/2017	182207	Monthly Landscape Maintenance 06/17	6,776.34
Republic Services of FL LP	7/17/2017	0696-000670699	121 Spindle Shell Way 07/17	83.15
Johnson, Mirmiran & Thompson, Inc.	7/20/2017	ET9-104117	Engineering Srvcs - Engineering Tasks 06/17	937.50
Frontier Florida LLC dba Frontier Communications of Florida	7/22/2017	080906-5 08/17	Acct # 813-645-6108-080906... 08/17	329.53
Elizabeth Fantauzzi	7/25/2017	BF072517	Board of Supervisors Meeting 07/25/17	200.00
Gregg M. Letizia	7/25/2017	GL072517	Board of Supervisors Meeting 07/25/17	200.00
Robert Nesbitt	7/25/2017	BN072517	Board of Supervisors Meeting 07/25/17	200.00
T Mobile	7/27/2017	900630793 07/17	Cell Phone Services 07/17	74.95
Girard Environmental Services, Inc.	7/28/2017	185713	Tree Removal	223.00
			Total 001 - General Fund	10,277.97
Report Total				10,277.97

**Harbour Isles Community Development District  
Notes to Unaudited Financial Statements  
July 31, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/17.
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.