

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

November 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 11/30/2014
(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	392,639	0	0	392,639	0	0
Investments	25,939	0	609,323	635,262	0	0
Investments - Reserves	0	291,630	0	291,630	0	0
Accounts Receivable	470,333	0	312,296	782,629	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	22,640	0	0	22,640	0	0
Due From Other Funds	0	0	124,559	124,559	0	0
Amount Available-Debt Service	0	0	0	0	0	605,058
Amount To Be Provided Debt Service	0	0	0	0	0	4,439,942
Fixed Assets	0	0	0	0	9,967,246	0
Total Assets	<u>911,551</u>	<u>291,630</u>	<u>1,046,177</u>	<u>2,249,358</u>	<u>9,967,246</u>	<u>5,045,000</u>
Liabilities						
Accounts Payable	64,553	0	0	64,553	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Retainage Payable	4,848	0	0	4,848	0	0
Due To Developer	0	0	441,119	441,119	0	0
Deposits	0	0	0	0	0	0
Due To Other Funds	124,559	0	0	124,559	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	5,045,000
Total Liabilities	<u>193,960</u>	<u>0</u>	<u>441,119</u>	<u>635,079</u>	<u>0</u>	<u>5,045,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	252,108	291,480	322,707	866,295	9,967,246	0
Net Change in Fund Balance	465,483	150	282,351	747,984	0	0
Total Fund Equity And Other Credits	<u>717,592</u>	<u>291,630</u>	<u>605,058</u>	<u>1,614,279</u>	<u>9,967,246</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>911,551</u>	<u>291,630</u>	<u>1,046,177</u>	<u>2,249,358</u>	<u>9,967,246</u>	<u>5,045,000</u>

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(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>
Revenues					
Interest Earnings					
Interest Earnings	2,000	333	41	(292)	97.95%
Special Assessments					
Tax Roll	657,925	657,925	663,747	5,822	(0.88)%
Other Miscellaneous Revenues					
Facilities Rentals	400	67	47	(20)	88.31%
Miscellaneous Revenue	1,000	167	23	(143)	97.66%
Rental Revenues	13,000	2,167	2,790	623	78.54%
Total Revenues	<u>674,325</u>	<u>660,658</u>	<u>666,648</u>	<u>5,990</u>	<u>1.14%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	2,000	2,000	0	83.33%
Financial & Administrative					
Administrative Services	8,000	1,333	1,333	0	83.33%
District Management	30,758	5,126	5,126	0	83.33%
District Engineer	15,000	2,500	3,563	(1,063)	76.25%
Disclosure Report	500	83	0	83	100.00%
Trustees Fees	3,000	1,616	1,616	0	46.12%
Financial Consulting Services	5,000	5,000	5,000	0	0.00%
Accounting Services	16,242	2,707	2,707	0	83.33%
Auditing Services	3,200	533	0	533	100.00%
Arbitrage Rebate Calculation	650	108	0	108	100.00%
Public Officials Liability Insurance	3,000	3,000	1,555	1,445	48.16%
Legal Advertising	1,000	167	77	90	92.34%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	83	0	83	100.00%
Website Fees & Maintenance	420	70	70	0	83.33%
Legal Counsel					
District Counsel	15,000	2,500	1,558	943	89.61%
Law Enforcement					
Deputy	37,440	6,240	3,640	2,600	90.27%
Security Operations					
Security Monitoring Services	7,750	1,292	1,046	246	86.50%
Security Camera Maintenance	500	83	0	83	100.00%
Guard & Gate Facility Maintenance	2,000	333	0	333	100.00%
Miscellaneous Expenses	500	83	0	83	100.00%
Electric Utility Services					
Utility Services	20,000	3,333	2,953	380	85.23%
Street Lights	99,500	16,583	15,583	1,000	84.33%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	750	125	58	67	92.29%
Water-Sewer Combination Services					
Utility Services	3,000	500	230	270	92.34%
Stormwater Control					
Aquatic Maintenance	22,400	3,733	3,740	(7)	83.30%
Fountain Service Repairs & Maintenance	1,500	250	0	250	100.00%
Lake/Pond Bank Maintenance	1,000	167	0	167	100.00%

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	4,883	(4,633)	(225.53)%
Aquatic Plant Replacement	1,500	250	0	250	100.00%
Other Physical Environment					
Property & General Liability Insurance	35,000	35,000	29,547	5,453	15.58%
Entry & Walls Maintenance	5,000	833	1,440	(607)	71.20%
Landscape Maintenance	83,056	13,843	15,587	(1,744)	81.23%
Irrigation Repairs	3,000	500	0	500	100.00%
Landscape Miscellaneous	3,000	500	560	(60)	81.33%
Holiday Decorations	1,000	500	56	444	94.38%
Landscape Design & Renovation	5,000	833	0	833	100.00%
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	10,000	1,667	0	1,667	100.00%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	333	0	333	100.00%
Parks & Recreation					
Management Contract	75,000	12,500	12,513	(13)	83.31%
Maintenance & Repair	20,000	3,333	3,490	(157)	82.54%
Clubhouse Facility Janitorial Service	5,000	833	760	73	84.80%
Telephone, Fax, Internet	6,000	1,000	866	134	85.57%
Pest Control	1,200	200	196	4	83.66%
Fitness Equipment Maintenance & Repairs	3,000	500	135	365	95.50%
Pool Service Contract	5,400	900	1,200	(300)	77.77%
Pool Repairs	1,000	167	0	167	100.00%
Trail/Bike Path Maintenance	3,500	583	0	583	100.00%
Facility A/C & Heating Maintenance Repair	3,190	532	493	39	84.54%
Furniture Repair/Replacement	2,500	417	0	417	100.00%
Playground Equipment & Maintenance	500	83	5	78	98.97%
Dock Repairs & Maintenance	500	83	0	83	100.00%
Lighting Replacement	5,000	833	0	833	100.00%
Access Control Maintenance & Repair	2,000	333	0	333	100.00%
Dog Waste Station Supplies	500	83	362	(279)	27.60%
Athletic/Park Court/Field Repairs	1,000	167	0	167	100.00%
Miscellaneous Expenses	1,000	167	5,295	(5,129)	(429.52)%
Office Supplies	2,000	333	82	251	95.88%
Contingency					
Miscellaneous Fees	1,000	167	0	167	100.00%
Capital Outlay	50,000	8,333	71,665	(63,332)	(43.33)%
Total Expenditures	<u>674,271</u>	<u>149,807</u>	<u>201,165</u>	<u>(51,357)</u>	<u>70.17%</u>

See Notes to Unaudited Financial Statements

Harbour Isles Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(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	54	510,851	465,483	(45,368)	(861,905.86)%
Other Financing Sources (Uses)					
Prior Year	50,000	0	0	0	100.00%
Transfer of Reserves	<u>(50,054)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Total Other Financing Sources (Uses)	<u>(54)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	0	510,851	465,483	(45,368)	0.00%
Fund Balance, Beginning of Period	0	0	252,108	252,108	0.00%
Fund Balance, End of Period	<u>0</u>	<u>510,851</u>	<u>717,592</u>	<u>206,741</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 11/30/2014

(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	150	150	0.00%
Total Revenues	<u>0</u>	<u>150</u>	<u>150</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	50,054	0	50,054	100.00%
Total Expenditures	<u>50,054</u>	<u>0</u>	<u>50,054</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(50,054)</u>	<u>150</u>	<u>50,204</u>	<u>(100.29)%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	50,054	0	(50,054)	(100.00)%
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>150</u>	<u>150</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	291,480	291,480	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>291,630</u></u>	<u><u>291,630</u></u>	<u><u>0.00%</u></u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	436,855	436,855	0	0.00%
Total Revenues	<u>436,855</u>	<u>436,855</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	316,855	154,503	162,351	51.23%
Principal	120,000	0	120,000	100.00%
Total Expenditures	<u>436,855</u>	<u>154,503</u>	<u>282,351</u>	<u>64.63%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>282,351</u>	<u>282,351</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>282,351</u>	<u>282,351</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	322,707	322,707	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>605,058</u></u>	<u><u>605,058</u></u>	<u><u>0.00%</u></u>

**Harbour Isles CDD
Investment Summary
November 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,369
SunTrust Bank	Money Market Account	21,063
The Bank of Tampa	Money Market Account	1,522
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	985
	Total General Fund Investments	<u>\$ 25,939</u>
SunTrust Bank Capital Reserve	Money Market Account	\$ 40,058
The Bank of Tampa ICS Cap Improvement Reserve: Happy State Bank	Money Market Account	244,080
Mutual of Omaha Bank	Money Market Account	7,487
Western Alliance Bank	Money Market Account	5
	Total Reserve Fund Investments	<u>\$ 291,630</u>
US Bank Series 2004 Revenue	First American Treasury Obligation Fund Class Z	\$ 176,973
US Bank Series 2004 Reserve	First American Treasury Obligation Fund Class Z	432,350
	Total Debt Service Fund Investments	<u>\$ 609,323</u>

Harbour Isles Community Development District

Summary A/R Ledger

From 11/1/2014 Through 11/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Tax Collector	FY14-15	<u>782,628.98</u>
Report Balance			<u><u>782,628.98</u></u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2014 Through 11/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
A J Westfall Company, LLC	12/1/2014	112414 AJ Westfall	Janitorial Services 11/14	380.00
ABM Building Services, LLC	11/3/2014	376056	Maintenance 11/14	250.00
Aquatic Systems, Inc.	11/1/2014	0000289981	Monthly Aquatic Maintenance 11/14	1,870.00
Aquatic Systems, Inc.	11/30/2014	0000294506	Sportfish Stocking	4,423.00
Bayside Engineering, Inc.	11/7/2014	804583	Engineering Services 10/14	3,562.50
BOCC	12/3/2014	7759220000 11/14	121 Spindle Shell Way 11/14	81.68
Bryce Bowden	11/25/2014	BB112514	Board of Supervisors Meeting 11/25/14	200.00
David H. Forrester	8/25/2014	11559	Backflow Test	34.00
DCSI, Inc.	11/21/2014	16060	Install Access Control - Fitness Center	3,698.00
DCSI, Inc.	11/21/2014	16061	Install Audio & Volume Control - Fitness Center	579.00
Dennis Hobbs	11/14/2014	DH111414 Admin Fee	Administrative/Schedulers Fee 10/14 & 11/14	520.00
Dennis Rich	11/15/2014	DR111514	Off Duty Hwy Patrol 10/27/14	200.00
Edgardo N. Cruz	11/15/2014	EC111514	Off Duty Hwy Patrol 10/17/14	200.00
Electric Today Inc.	11/20/2014	14518	Final Balance on Outdoor Light Conversion	2,519.00
Elizabeth Fantauzzi	11/25/2014	BF112514	Board of Supervisors Meeting 11/25/14	200.00
Fitness Logic, Inc.	11/5/2014	57268	General Quarterly Maintenance	135.00
Florida Department of Revenue	12/17/2014	Sales Tax 11/14	Sales & Use Tax 11/14	56.88
Girard Environmental Services, Inc.	11/1/2014	124229	Monthly Landscape Maintenance 11/14	7,442.34
Girard Environmental Services, Inc.	11/30/2014	126316	Frost Cloth	560.00
Gregg M. Letizia	11/25/2014	GL112514	Board of Supervisors Meeting 11/25/14	200.00
Jeremy Fields	11/15/2014	JF111514	Off Duty Hwy Patrol 10/14/14	200.00
Jeremy Fields	11/15/2014	JF111514-1	Off Duty Hwy Patrol 10/30/14	200.00
Jeremy Fields	11/15/2014	JF111514-2	Off Duty Hwy Patrol 11/06/14	200.00
Joshua C Campbell	11/15/2014	JC111514	Off Duty Hwy Patrol 11/11/14	200.00
Justin H. Bloom	11/15/2014	JB111514	Off Duty Hwy Patrol 11/13/14	200.00
Kickler Group LLC	12/22/2014	HI-0005	Fitness Center Work	22,453.88
Lawrence Fazzari	11/25/2014	LF112514	Board of Supervisors Meeting 11/25/14	200.00
Luis Hernando Consuegra	11/15/2014	LC111514	Off Duty Hwy Patrol 10/07/14	200.00
Nvirotect Pest Control Services	11/24/2014	70106	Acct #6310 - Pest Control Services 11/14	98.00
Petitt Worrell Craine Wolfe LLC	12/9/2014	5873	General/Monthly Legal Services 11/14	665.00
Pool Time of Tampa Inc.	11/14/2014	8062	Pool Service 11/14	600.00
QFC Cleaning Service	11/17/2014	14-04145	Maintenance Supplies	138.00
QFC Cleaning Service	11/26/2014	14-04185	Maintenance Supplies	224.00
Raymond O. Ada III	11/15/2014	RA111514	Off Duty Hwy Patrol 10/11/14	200.00
Raymond O. Ada III	11/15/2014	RA111514-1	Off Duty Hwy Patrol 10/15/14	200.00
Raymond O. Ada III	11/15/2014	RA111514-2	Off Duty Hwy Patrol 10/22/14	200.00
Raymond O. Ada III	11/15/2014	RA111514-3	Off Duty Hwy Patrol 10/31/14	200.00
Raymond O. Ada III	11/15/2014	RA111514-4	Off Duty Hwy Patrol 11/14/14	200.00
Robert Nesbitt	11/25/2014	BN112514	Board of Supervisors Meeting 11/25/14	200.00
Sharon Finizie	11/19/2014	111914 Finizie	Refund Security Dep- Sharon Finizie	150.00
T Mobile	11/27/2014	900630793 11/14	Cell Phone Services 11/14	73.04
T3 Management Services, LLC	11/30/2014	055	Additional Seasonal Hours 11/14	952.00

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 11/1/2014 Through 11/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
T3 Management Services, LLC	12/10/2014	056	Amenity Management Travel Expenses 11/14	226.44
Tampa Electric	11/14/2014	0276 0907550 Deposit	Deposit	240.00
Tampa Electric	12/4/2014	Summary 11/14	Electric Summary 11/14	<u>9,021.08</u>
			Total 001 - General Fund	<u>64,552.84</u>
Report Balance				<u><u>64,552.84</u></u>

Harbour Isles Community Development District
Notes to Unaudited Financial Statements
November 30, 2014

Balance Sheet

1. Trust statement activity has been recorded through 11/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$291,630 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund. Current YTD funding is \$0.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payments for Invoice #FY14-15 totaling \$706,145.48 were received in December 2014.