

Harbour Isles
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbour Isles Community Development District

Balance Sheet
As of 10/31/2014
(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	54,510	0	0	54,510	0	0
Investments	125,934	0	763,826	889,760	0	0
Investments - Reserves	0	291,556	0	291,556	0	0
Accounts Receivable	657,925	0	436,855	1,094,779	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	22,400	0	0	22,400	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	759,561
Amount To Be Provided Debt Service	0	0	0	0	0	4,285,439
Fixed Assets	0	0	0	0	9,970,429	0
Total Assets	<u>860,769</u>	<u>291,556</u>	<u>1,200,680</u>	<u>2,353,005</u>	<u>9,970,429</u>	<u>5,045,000</u>
Liabilities						
Accounts Payable	64,186	0	0	64,186	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	5,723	0	0	5,723	0	0
Retainage Payable	8,030	0	0	8,030	0	0
Due To Developer	0	0	441,119	441,119	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	5,045,000
Total Liabilities	<u>77,938</u>	<u>0</u>	<u>441,119</u>	<u>519,057</u>	<u>0</u>	<u>5,045,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	248,926	291,480	322,707	863,113	9,970,429	0
Net Change in Fund Balance	533,905	76	436,855	970,835	0	0
Total Fund Equity And Other Credits	<u>782,831</u>	<u>291,556</u>	<u>759,561</u>	<u>1,833,948</u>	<u>9,970,429</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>860,769</u>	<u>291,556</u>	<u>1,200,680</u>	<u>2,353,005</u>	<u>9,970,429</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 10/31/2014

(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	167	36	(130)	98.18%
Special Assessments					
Tax Roll	657,925	657,925	663,747	5,822	(0.88)%
Other Miscellaneous Revenues					
Facilities Rentals	400	33	0	(33)	100.00%
Miscellaneous Revenue	1,000	83	0	(83)	100.00%
Rental Revenues	13,000	1,083	2,047	963	84.25%
Total Revenues	<u>674,325</u>	<u>659,292</u>	<u>665,830</u>	<u>6,538</u>	<u>1.26%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	1,000	0	91.66%
Financial & Administrative					
Administrative Services	8,000	667	667	0	91.66%
District Management	30,758	2,563	2,563	0	91.66%
District Engineer	15,000	1,250	3,563	(2,313)	76.25%
Disclosure Report	500	42	0	42	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	1,354	1,354	0	91.66%
Auditing Services	3,200	267	0	267	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Public Officials Liability Insurance	3,000	3,000	1,555	1,445	48.16%
Legal Advertising	1,000	83	77	7	92.34%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	42	0	42	100.00%
Website Fees & Maintenance	420	35	35	0	91.66%
Legal Counsel					
District Counsel	15,000	1,250	893	358	94.05%
Law Enforcement					
Deputy	37,440	3,120	2,680	440	92.84%
Security Operations					
Security Monitoring Services	7,750	646	1,046	(400)	86.50%
Security Camera Maintenance	500	42	0	42	100.00%
Guard & Gate Facility Maintenance	2,000	167	0	167	100.00%
Miscellaneous Expenses	500	42	0	42	100.00%
Electric Utility Services					
Utility Services	20,000	1,667	1,527	139	92.36%
Street Lights	99,500	8,292	7,988	304	91.97%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	750	63	58	5	92.29%
Water-Sewer Combination Services					
Utility Services	3,000	250	114	136	96.19%
Stormwater Control					
Aquatic Maintenance	22,400	1,867	1,870	(3)	91.65%
Fountain Service Repairs & Maintenance	1,500	125	0	125	100.00%
Lake/Pond Bank Maintenance	1,000	83	0	83	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 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	460	(335)	69.33%
Aquatic Plant Replacement	1,500	125	0	125	100.00%
Other Physical Environment					
Property & General Liability Insurance	35,000	35,000	29,547	5,453	15.58%
Entry & Walls Maintenance	5,000	417	1,440	(1,023)	71.20%
Landscape Maintenance	83,056	6,921	8,144	(1,223)	90.19%
Irrigation Repairs	3,000	250	0	250	100.00%
Landscape Miscellaneous	3,000	250	0	250	100.00%
Holiday Decorations	1,000	0	0	0	100.00%
Landscape Design & Renovation	5,000	417	0	417	100.00%
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	10,000	833	0	833	100.00%
Road & Street Facilities					
Parking Lot Repair & Maintenance	2,000	167	0	167	100.00%
Parks & Recreation					
Management Contract	75,000	6,250	6,501	(251)	91.33%
Maintenance & Repair	20,000	1,667	3,141	(1,474)	84.29%
Clubhouse Facility Janitorial Service	5,000	417	380	37	92.40%
Telephone, Fax, Internet	6,000	500	433	67	92.78%
Pest Control	1,200	100	98	2	91.83%
Fitness Equipment Maintenance & Repairs	3,000	250	0	250	100.00%
Pool Service Contract	5,400	450	600	(150)	88.88%
Pool Repairs	1,000	83	0	83	100.00%
Trail/Bike Path Maintenance	3,500	292	0	292	100.00%
Facility A/C & Heating Maintenance Repair	3,190	266	243	23	92.38%
Furniture Repair/Replacement	2,500	208	0	208	100.00%
Playground Equipment & Maintenance	500	42	5	37	98.97%
Dock Repairs & Maintenance	500	42	0	42	100.00%
Lighting Replacement	5,000	417	0	417	100.00%
Access Control Maintenance & Repair	2,000	167	0	167	100.00%
Dog Waste Station Supplies	500	42	0	42	100.00%
Athletic/Park Court/Field Repairs	1,000	83	0	83	100.00%
Miscellaneous Expenses	1,000	83	2,420	(2,337)	(142.00)%
Office Supplies	2,000	167	0	167	100.00%
Contingency					
Miscellaneous Fees	1,000	83	0	83	100.00%
Capital Outlay	50,000	4,167	44,735	(40,568)	10.53%
Total Expenditures	<u>674,271</u>	<u>97,049</u>	<u>131,926</u>	<u>(34,876)</u>	<u>80.43%</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 10/31/2014

(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	562,242	533,905	(28,338)	(988,612.01)%
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	562,242	533,905	(28,338)	0.00%
Fund Balance, Beginning of Period	0	0	248,926	248,926	0.00%
Fund Balance, End of Period	<u>0</u>	<u>562,242</u>	<u>782,831</u>	<u>220,588</u>	<u>0.00%</u>

Harbour Isles Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 10/31/2014

(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	76	76	0.00%
Total Revenues	<u>0</u>	<u>76</u>	<u>76</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>76</u>	<u>50,130</u>	<u>(100.15)%</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>76</u>	<u>76</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>291,556</u></u>	<u><u>291,556</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 10/31/2014

(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	0	316,855	100.00%
Principal	120,000	0	120,000	100.00%
Total Expenditures	<u>436,855</u>	<u>0</u>	<u>436,855</u>	<u>100.00%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>436,855</u>	<u>436,855</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>436,855</u>	<u>436,855</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>759,561</u></u>	<u><u>759,561</u></u>	<u><u>0.00%</u></u>

**Harbour Isles CDD
Investment Summary
October 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2014</u>
State Board of Administration	Local Government Investment Pool	\$ 2,368
SunTrust Bank	Money Market Account	21,063
The Bank of Tampa	Money Market Account	101,518
The Bank of Tampa ICS Program: Western Alliance Bank	Money Market Account	985
	Total General Fund Investments	<u>\$ 125,934</u>
SunTrust Bank Capital Reserve	Money Market Account	\$ 40,056
The Bank of Tampa ICS Cap Improvement Reserve: Bank of China, New York, NY	Money Market Account	7,446
Western Alliance Bank	Money Market Account	244,054
	Total Reserve Fund Investments	<u>\$ 291,556</u>
US Bank Series 2004 Revenue	First American Treasury Obligation Fund Class Z	\$ 331,476
US Bank Series 2004 Reserve	First American Treasury Obligation Fund Class Z	432,350
	Total Debt Service Fund Investments	<u>\$ 763,826</u>

Harbour Isles Community Development District

Summary A/R Ledger

From 10/1/2014 Through 10/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Tax Collector	FY14-15	<u>1,094,779.13</u>
Report Balance			<u><u>1,094,779.13</u></u>

Harbour Isles Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
A J Westfall Company, LLC	10/30/2014	103014 AJ Westgall	Janitorial Services 10/14	380.00
A-Team Portable Welding, LLC	10/30/2014	103014 A-Team	50% Deposit For Removal/Install Of New Doors	2,960.25
BOCC	11/4/2014	7759220000 10/14	121 Spindle Shell Way 10/14	114.02
Bryce Bowden	10/28/2014	BB102814	Board of Supervisors Meeting 10/28/14	200.00
Department of Economic Opportunity	10/1/2014	31469	Special District Filing Fee 14/15	175.00
Electric Today Inc.	10/30/2014	103014 Electric Today	50% Deposit on Outdoor Light Conversion	2,420.00
Elizabeth Fantauzzi	10/28/2014	BF102814	Board of Supervisors Meeting 10/28/14	200.00
Florida Department of Revenue	11/18/2014	Sales Tax 10/14	Sales & Use Tax 10/14	75.52
Gametime, Inc.	9/24/2014	68956	Playground	44,514.68
Gregg M. Letizia	10/28/2014	GL102814	Board of Supervisors Meeting 10/28/14	200.00
Lawrence Fazzari	10/28/2014	LF102814	Board of Supervisors Meeting 10/28/14	200.00
Nvirotect Pest Control Services	10/31/2014	68507	Acct #6310 - Pest Control Services 10/14	98.00
Petitt Worrell Craine Wolfe LLC	11/3/2014	5661	General/Monthly Legal Services 10/14	892.50
Robert Nesbitt	10/28/2014	BN102814	Board of Supervisors Meeting 10/28/14	200.00
T Mobile	10/27/2014	900630793 10/14	Cell Phone Services 10/14	73.04
T3 Management Services, LLC	10/29/2014	050	Additional Seasonal Hours 10/14	1,433.00
T3 Management Services, LLC	10/29/2014	051	Amenity Management Travel Expenses 09/14	222.87
T3 Management Services, LLC	11/4/2014	053	Amenity Management Travel Expenses 10/14	235.11
Tampa Bay Times	10/31/2014	Ref Ad #25828	Acct #117443 Legal Advertising 10/14	76.60
Tampa Electric	11/4/2014	Summary 10/14	Electric Summary 10/14	9,514.94
			Total 001 - General Fund	64,185.53
Report Balance				64,185.53

Harbour Isles Community Development District
Notes to Unaudited Financial Statements
October 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$291,556 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 \$54,284.91 were received in November 2014.