

Harbor Bay
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbor Bay Community Development District

Balance Sheet

As of 2/28/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Enterprise Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets								
Cash In Bank	1,030,806	0	0	142,444	24,631	1,197,881	0	0
Investments	2,571,252	0	2,804,006	1,602,822	0	6,978,080	0	0
Investments--Reserves	0	1,261,493	0	0	0	1,261,493	0	0
Accounts Receivable	301,601	0	355,291	0	0	656,892	0	0
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Prepaid Expenses	673	0	0	0	0	673	0	0
Inventory	0	0	0	0	4,236	4,236	0	0
Deposits	54,632	0	0	0	1,000	55,632	0	0
Due From Other Funds	42,681	0	0	8,905	0	51,586	0	0
Amount Available in Debt Service Fund	0	0	0	0	0	0	0	3,159,297
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	9,405,703
Fixed Assets	0	0	0	0	0	0	53,559,167	0
Total Assets	4,001,646	1,261,493	3,159,297	1,754,171	29,867	10,206,473	53,559,167	12,565,000
Liabilities								
Accounts Payable	42,916	0	0	2,138	10,527	55,580	0	0
Retainage Payable	0	0	0	1,000	0	1,000	0	0
Accrued Expenses Payable	80,843	0	0	66,118	0	146,960	0	0
Other Current Liabilities	9,097	0	0	0	2,311	11,408	0	0
Deposits Held	1,875	0	0	0	0	1,875	0	0
Due To Other Funds	8,905	42,681	0	0	0	51,586	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	0	12,565,000
Total Liabilities	143,635	42,681	0	69,256	12,838	268,410	0	12,565,000
Fund Equity & Other Credits								
Beginning Fund Balance	2,227,419	942,585	2,318,290	1,980,366	0	7,468,660	53,559,167	0
Net Change in Fund Balance	1,630,592	276,227	841,007	(295,452)	17,047	2,469,421	0	0
Total Fund Equity & Other Credits	3,858,011	1,218,812	3,159,297	1,684,915	17,047	9,938,081	53,559,167	0
Total Liabilities & Fund Equity	4,001,646	1,261,493	3,159,297	1,754,171	29,885	10,206,491	53,559,167	12,565,000

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,511	1,511	0.00%
Special Assessments					
Tax Roll	2,258,986	2,258,986	2,279,312	20,326	(0.89)%
Street Light Assessment	154,738	154,738	154,742	4	0.00%
Off Roll	675,603	675,603	678,284	2,681	(0.39)%
Total Revenues	3,089,327	3,089,327	3,113,849	24,522	(0.79)%
Expenditures					
Legislative					
Supervisor Fees	16,000	6,667	8,200	(1,533)	48.75%
Financial & Administrative					
Administrative Services	9,700	4,042	4,738	(696)	51.15%
District Management	36,050	15,021	16,881	(1,860)	53.17%
District Engineer	37,500	15,625	14,679	946	60.85%
Disclosure Report	6,000	2,500	2,250	250	62.50%
Trustees Fees	7,812	4,312	4,041	271	48.27%
Financial Consulting Services	10,000	7,083	7,083	(0)	29.16%
Accounting Services	19,492	8,122	8,122	0	58.33%
Auditing Services	4,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	0	0	0	100.00%
Public Officials Liability Insurance	4,891	4,891	4,969	(78)	(1.59)%
Legal Advertising	5,000	2,083	5,247	(3,163)	(4.93)%
Dues, Licenses & Fees	4,000	4,000	4,107	(107)	(2.67)%
Property Taxes	3,615	3,615	3,353	262	7.26%
Website Hosting, Maintenance, Backup (and Ema	3,600	1,500	960	540	73.33%
Legal Counsel					
District Counsel	120,000	50,000	104,183	(54,183)	13.18%
Special Legal Services					
Special Legal Services	25,000	10,417	21,648	(11,231)	13.40%
Law Enforcement					
Florida Highway Patrol	75,000	31,250	23,160	8,090	69.12%
Security Operations (Leased System)	145,000	60,417	83,617	(23,200)	42.33%
Electric Utility Services					
Street Lights	154,740	64,475	61,087	3,388	60.52%
Utility - Irrigation	23,000	9,583	7,885	1,698	65.71%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Guardhouse & Gate Electric	5,700	2,375	2,007	368	64.78%
Utility - Recreation Facilities	91,000	37,917	40,416	(2,499)	55.58%
Gas Utility Services					
Utility Services	5,700	2,375	1,593	782	72.04%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	2,000	833	827	6	58.64%
Water-Sewer Combination Services					
Utility - Irrigation	9,200	3,833	4,855	(1,022)	47.22%
Utility Services - Amenities	23,000	9,583	12,512	(2,929)	45.59%
Stormwater Control					
Aquatic Maintenance	33,600	14,000	14,498	(498)	56.85%
Mitigation Area Monitoring & Maintenance	3,000	1,250	0	1,250	100.00%
Fountain Service Repairs	550	229	0	229	100.00%
Fountain Maintenance	3,900	1,625	1,600	25	58.97%
Other Physical Environment					
General Liability & Property Insurance	95,306	95,306	89,432	5,874	6.16%
Insurance - Flood	14,913	14,913	13,704	1,209	8.10%
Entry & Walls Maintenance	5,000	2,083	0	2,083	100.00%
Landscape Maintenance - General	294,000	122,500	133,906	(11,406)	54.45%
Irrigation Repairs and Maintenance	32,550	13,563	15,988	(2,425)	50.88%
Lighting Maintenance & Repair	26,000	10,833	27,223	(16,390)	(4.70)%
Landscape Maintenance - Sea Crest	28,687	11,953	12,024	(71)	58.08%
Landscape Maintenance - Optional Areas	19,950	8,313	11,080	(2,768)	44.46%
Landscape - Fertilization	90,038	37,516	25,700	11,816	71.45%
Landscape - Pest Control	28,875	12,031	7,567	4,464	73.79%
Landscape - Mulch	44,694	18,623	5,040	13,583	88.72%
Landscape - Annuals	14,112	5,880	4,800	1,080	65.98%
Landscape Replacement Plants, Shrubs, Trees	25,000	10,417	20,200	(9,783)	19.20%
Hand Watering	2,100	875	320	555	84.76%
Minor Void Repairs	25,000	10,417	9,840	577	60.64%
Freeze Protection	6,300	2,625	0	2,625	100.00%
Road & Street Facilities					

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street / Parking Lot Sweeping	4,750	1,979	1,725	254	63.68%
Roadway Repair & Maintenance	1,000	417	0	417	100.00%
Sidewalk Repair & Maintenance	20,000	8,333	13,790	(5,457)	31.05%
Gate Facility Maintenance	15,000	6,250	5,554	696	62.97%
Parks & Recreation					
Onsite Staffing/Employment	235,595	98,165	64,579	33,586	72.58%
WTS Management Fee	36,000	15,000	22,500	(7,500)	37.50%
Facility Contribution - MiraBay Club	607,648	253,187	256,363	(3,176)	57.81%
Boat Lift Sling Repairs & Maintenance	18,000	7,500	9,846	(2,346)	45.30%
Office Supplies	2,500	1,042	769	273	69.24%
Cleaning Supplies	500	208	0	208	100.00%
Printing Supplies	500	208	0	208	100.00%
Computer Support, Maintenance & Repair	5,000	2,083	2,684	(601)	46.32%
Pool Operation & Maintenance	43,800	18,250	21,515	(3,265)	50.87%
Pool Heater Maintenance	3,200	1,333	0	1,333	100.00%
Clubhouse Audio Equipment	2,500	1,042	0	1,042	100.00%
GEM Car Repairs & Maintenance	2,500	1,042	671	371	73.17%
Building Repairs & Maintenance	35,000	14,583	7,418	7,166	78.80%
Facility A/C & Heating Maintenance & Repair	5,000	2,083	1,512	572	69.77%
Tennis Court Maintenance & Supplies	15,000	6,250	504	5,746	96.63%
Maintenance Supplies	7,500	3,125	4,657	(1,532)	37.90%
Basketball Court Maintenance & Supplies	1,500	625	0	625	100.00%
Pest Control	4,000	1,667	1,441	226	63.97%
Playground Repairs	2,500	1,042	0	1,042	100.00%
Elevator Maintenance	11,000	4,583	0	4,583	100.00%
Dog Waste Station Supplies	5,000	2,083	2,312	(229)	53.75%
Sign Maintenance & Repairs	5,000	2,083	0	2,083	100.00%
Cell Phone - Maintenance Staff	775	323	266	57	65.65%
Telephone/Internet-Gate, Boat Lift & Club	25,000	10,417	8,806	1,611	64.77%
Holiday Decorations	12,000	12,000	11,250	750	6.25%
Admiral Pointe Operations					
WTS Management Fee	11,250	4,688	0	4,688	100.00%
Pool Operation & Maintenance	5,000	2,083	4,535	(2,452)	9.30%

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility - Amenity Facilities	8,000	3,333	9,537	(6,203)	(19.20)%
Water Utility - Amenity Facilities	1,020	425	352	73	65.51%
Supplies	1,500	625	284	341	81.06%
Landscape Maintenance	10,000	4,167	6,985	(2,818)	30.15%
Clubhouse Pest Control	300	125	125	0	58.33%
Building Repairs & Maintenance	10,000	4,167	0	4,167	100.00%
Security Monitoring	0	0	6,034	(6,034)	0.00%
Telephone/Internet	8,600	3,583	4,075	(491)	52.62%
Street Tree Pruning	20,000	8,333	0	8,333	100.00%
Contingency					
Miscellaneous Contingency	15,001	6,250	108,894	(102,643)	(625.90)%
Bay Breeze	0	0	13,865	(13,865)	0.00%
Capital Outlay	229,663	95,693	49,072	46,621	78.63%
Total Expenditures	<u>3,089,327</u>	<u>1,367,845</u>	<u>1,483,258</u>	<u>(115,412)</u>	<u>51.99%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1,721,482</u>	<u>1,630,592</u>	<u>(90,890)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,721,482</u>	<u>1,630,592</u>	<u>(90,890)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	2,227,419	2,227,419	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,721,482</u></u>	<u><u>3,858,011</u></u>	<u><u>2,136,529</u></u>	<u><u>0.00%</u></u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues				
Interest Earnings				
Interest Earnings	0	930	930	0.00%
Special Assessments				
Tax Roll	300,000	300,000	0	0.00%
Total Revenues	<u>300,000</u>	<u>300,930</u>	<u>930</u>	<u>0.31%</u>
Expenditures				
Contingency				
Capital Reserves	300,000	24,703	275,297	91.76%
Total Expenditures	<u>300,000</u>	<u>24,703</u>	<u>275,297</u>	<u>91.77%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>276,227</u>	<u>276,227</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>276,227</u>	<u>276,227</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	942,585	942,585	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,218,812</u></u>	<u><u>1,218,812</u></u>	<u><u>0.00%</u></u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2001 - 200

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues				
Interest Earnings				
Interest Earnings	0	906	906	0.00%
Special Assessments				
Tax Roll	311,545	311,545	0	0.00%
Total Revenues	<u>311,545</u>	<u>312,450</u>	<u>906</u>	<u>0.29%</u>
Expenditures				
Debt Service Payments				
Interest	216,545	105,875	110,670	51.10%
Principal	<u>95,000</u>	<u>0</u>	<u>95,000</u>	<u>100.00%</u>
Total Expenditures	<u>311,545</u>	<u>105,875</u>	<u>205,670</u>	<u>66.02%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>206,575</u>	<u>206,575</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>206,575</u>	<u>206,575</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	728,179	728,179	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>934,754</u></u>	<u><u>934,754</u></u>	<u><u>0.00%</u></u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2002 - 201

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,881	1,881	0.00%
Special Assessments				
Tax Roll	627,768	627,767	(1)	0.00%
Prepayments	0	14,524	14,524	0.00%
Off Roll	312,235	312,235	0	0.00%
Total Revenues	<u>940,003</u>	<u>956,407</u>	<u>16,405</u>	<u>1.75%</u>
Expenditures				
Debt Service Payments				
Interest	650,003	321,975	328,028	50.46%
Principal	290,000	0	290,000	100.00%
Total Expenditures	<u>940,003</u>	<u>321,975</u>	<u>618,028</u>	<u>65.75%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>634,432</u>	<u>634,432</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>634,432</u>	<u>634,432</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,590,111	1,590,111	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2,224,543</u>	<u>2,224,543</u>	<u>0.00%</u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2001 - 300

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues				
Interest Earnings				
Interest Earnings	0	1,576	1,576	0.00%
Total Revenues	<u>0</u>	<u>1,576</u>	<u>1,576</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Emergency Seawall Repairs	0	52,996	(52,996)	0.00%
Master Project	0	244,034	(244,034)	0.00%
Total Expenditures	<u>0</u>	<u>297,030</u>	<u>(297,030)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(295,454)</u>	<u>(295,454)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(295,454)</u>	<u>(295,454)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,977,926	1,977,926	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,682,472</u></u>	<u><u>1,682,472</u></u>	<u><u>0.00%</u></u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2002 - 301

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,440	2,440	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,443</u></u>	<u><u>2,443</u></u>	<u><u>0.00%</u></u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Amenity Center Revenue					
Personal Training	20,500	9,100	10,375	1,275	49.39%
Group Exercise	15,750	7,401	8,246	845	47.64%
Massage	750	400	3,440	3,040	(358.66)%
Tennis Lessons	20,000	7,000	10,102	3,102	49.49%
Swim Lessons	3,000	0	180	180	94.00%
Facials	500	290	0	(290)	100.00%
Facility Rental	13,000	6,000	3,280	(2,720)	74.76%
Merchandise Sales	500	225	180	(45)	64.00%
Food Sales	80,500	28,017	26,371	(1,646)	67.24%
Beverage Sales (Alcohol)	68,000	22,836	19,079	(3,757)	71.94%
Programs	132,000	55,000	60,588	5,588	54.10%
Beverage Sales (Non-Alcoholic)	7,500	3,125	3,523	398	53.02%
Other Miscellaneous Revenues					
General Fund Facility Contribution	607,648	253,187	256,363	3,176	57.81%
Total Revenues	969,648	392,581	401,726	9,145	58.57%
Expenditures					
Cost of Goods					
Merchandise Retail	675	0	607	(607)	10.08%
Food	80,000	28,000	29,166	(1,166)	63.54%
Beverage (Alcohol)	46,000	15,800	11,909	3,891	74.11%
Beverage (Non-Alcoholic)	7,000	3,400	3,281	119	53.12%
Payroll & Related Expenses					
Payroll Management	116,905	48,500	52,768	(4,268)	54.86%
Payroll Administrative	26,952	11,230	0	11,230	100.00%
Payroll Reception	66,000	27,500	32,236	(4,736)	51.15%
Payroll Pool Attendants	26,000	10,750	20,406	(9,656)	21.51%
Personal Training Commissions	15,000	6,250	8,208	(1,958)	45.27%
Aerobics Commissions	11,700	4,875	11,217	(6,342)	4.13%
Group Fitness Commissions	12,100	5,000	17,800	(12,800)	(47.11)%
Yoga Commissions	500	200	0	200	100.00%
Massage Therapist Commissions	1,000	400	1,841	(1,441)	(84.10)%
Tennis Commissions	10,000	4,000	10,169	(6,169)	(1.69)%
Aquatics Commissions	3,000	1,250	344	906	88.53%
Nail Commissions	0	0	5,609	(5,609)	0.00%
Facial Commissions	250	100	0	100	100.00%
Payroll Outfitters	5,000	2,050	0	2,050	100.00%
Payroll Cafe	93,136	38,800	37,343	1,457	59.90%
Payroll Activities & Programs	60,000	25,000	429	24,571	99.28%
Maintenance Payroll	91,500	38,125	30,267	7,858	66.92%

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Taxes	49,000	20,400	19,466	934	60.27%
Payroll HR Admin Support	13,500	5,625	5,819	(194)	56.89%
Benefits	52,700	21,950	9,594	12,356	81.79%
Workers Compensation	12,100	5,000	5,786	(786)	52.18%
Parks & Recreation					
Credit Card Processing Fees	20,000	8,300	8,434	(134)	57.82%
Cleaning Supplies	3,000	1,250	622	628	79.27%
Daily Operation Software	7,500	3,125	3,296	(171)	56.04%
General Liability Insurance	13,000	5,500	5,724	(224)	55.96%
Continuing Education	500	300	0	300	100.00%
Laundry, Towels, Linen	1,500	625	363	262	75.76%
Marketing & Promotions	1,000	375	260	115	74.00%
Postage & Shipping	500	200	0	200	100.00%
Printing Supplies	4,500	1,875	2,548	(673)	43.36%
Travel	500	200	307	(107)	38.53%
Uniforms	2,000	800	2,293	(1,493)	(14.62)%
Employee Recognition	500	200	154	46	69.11%
Salon Supplies	500	200	0	200	100.00%
Miscellaneous	2,000	800	1,777	(977)	11.14%
Computer Repairs & Maintenance	1,000	400	63	338	93.75%
Cellular Phones & Other Reimbursements	2,150	900	835	65	61.18%
Member & Guest Supplies	7,180	3,000	2,667	333	62.85%
Operating Supplies	35,000	14,550	11,728	2,822	66.49%
Amenities Office Expenses	1,800	750	418	332	76.79%
Taxes	275	110	0	110	100.00%
Program Supplies	55,725	26,125	27,823	(1,698)	50.07%
Furniture, Fixtures, & Equipment	1,000	400	0	400	100.00%
Equipment Maintenance/Repair	500	200	0	200	100.00%
Fitness Repairs & Maintenance	3,000	1,250	1,100	150	63.33%
Contingency					
Capital Projects	5,000	2,075	0	2,075	100.00%
Total Expenditures	<u>969,648</u>	<u>397,715</u>	<u>384,679</u>	<u>13,036</u>	<u>60.33%</u>
Excess of Revenue Over (Under) Expenditures	0	(5,134)	17,047	22,181	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(5,134)	17,047	22,181	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(5,134)</u></u>	<u><u>17,047</u></u>	<u><u>22,181</u></u>	<u><u>0.00%</u></u>

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 2/1/2017 Through 2/28/2017

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
Amenity Center Revenue							
Personal Training	1,765	2,000	(235)	10,375	9,100	1,275	20,500
Group Exercise	1,653	1,200	453	8,246	7,401	845	15,750
Massage	405	100	305	3,440	400	3,040	750
Tennis Lessons	2,527	1,500	1,027	10,102	7,000	3,102	20,000
Swim Lessons	0	0	0	180	0	180	3,000
Facials	0	30	(30)	0	290	(290)	500
Facility Rental	250	1,000	(750)	3,280	6,000	(2,720)	13,000
Merchandise Sales	0	50	(50)	180	225	(45)	500
Food Sales	4,320	5,200	(880)	26,371	28,017	(1,646)	80,500
Beverage Sales (Alcohol)	4,282	4,300	(18)	19,079	22,836	(3,757)	68,000
Programs	10,276	11,000	(724)	60,588	55,000	5,588	132,000
Beverage Sales (Non-Alcoholic)	842	625	217	3,523	3,125	398	7,500
Other Miscellaneous Revenues							
General Fund Facility Contribution	50,637	50,637	(0)	256,363	253,187	3,176	607,648
Total Revenues	76,956	77,642	(687)	401,726	392,581	9,145	969,648
Expenditures							
Cost of Goods							
Merchandise Retail	0	0	0	607	0	(607)	675
Food	6,339	5,200	(1,139)	29,166	28,000	(1,166)	80,000
Beverage (Alcohol)	2,345	3,000	655	11,909	15,800	3,891	46,000
Beverage (Non-Alcoholic)	419	600	181	3,281	3,400	119	7,000
Payroll & Related Expenses							
Payroll Management	9,787	9,700	(87)	52,768	48,500	(4,268)	116,905
Payroll Administrative	0	2,246	2,246	0	11,230	11,230	26,952
Payroll Reception	5,548	5,500	(48)	32,236	27,500	(4,736)	66,000
Payroll Pool Attendants	4,556	2,150	(2,406)	20,406	10,750	(9,656)	26,000
Personal Training Commissions	1,682	1,250	(432)	8,208	6,250	(1,958)	15,000
Aerobics Commissions	2,133	975	(1,158)	11,217	4,875	(6,342)	11,700
Group Fitness Commissions	3,830	1,000	(2,830)	17,800	5,000	(12,800)	12,100
Yoga Commissions	0	40	40	0	200	200	500
Massage Therapist Commissions	383	80	(303)	1,841	400	(1,441)	1,000
Tennis Commissions	1,923	800	(1,123)	10,169	4,000	(6,169)	10,000
Aquatics Commissions	0	250	250	344	1,250	906	3,000
Nail Commissions	929	0	(929)	5,609	0	(5,609)	0
Facial Commissions	0	20	20	0	100	100	250
Payroll Outfitters	0	410	410	0	2,050	2,050	5,000
Payroll Cafe	6,602	7,760	1,158	37,343	38,800	1,457	93,136
Payroll Activities & Programs	160	5,000	4,840	429	25,000	24,571	60,000
Maintenance Payroll	5,882	7,625	1,743	30,267	38,125	7,858	91,500
Payroll Taxes	3,874	4,080	206	19,466	20,400	934	49,000

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 2/1/2017 Through 2/28/2017

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Payroll HR Admin Support	1,102	1,125	23	5,819	5,625	(194)	13,500
Benefits	1,755	4,390	2,635	9,594	21,950	12,356	52,700
Workers Compensation	1,133	1,000	(133)	5,786	5,000	(786)	12,100
Parks & Recreation							
Credit Card Processing Fees	1,781	1,660	(121)	8,434	8,300	(134)	20,000
Cleaning Supplies	163	250	87	622	1,250	628	3,000
Daily Operation Software	609	625	16	3,296	3,125	(171)	7,500
General Liability Insurance	954	1,100	146	5,724	5,500	(224)	13,000
Continuing Education	0	100	100	0	300	300	500
Laundry, Towels, Linen	40	125	85	363	625	262	1,500
Marketing & Promotions	(207)	75	282	260	375	115	1,000
Postage & Shipping	0	40	40	0	200	200	500
Printing Supplies	1,400	375	(1,025)	2,548	1,875	(673)	4,500
Travel	177	200	23	307	200	(107)	500
Uniforms	2,293	160	(2,133)	2,293	800	(1,493)	2,000
Employee Recognition	0	50	50	154	200	46	500
Salon Supplies	0	40	40	0	200	200	500
Miscellaneous	1,551	160	(1,391)	1,777	800	(977)	2,000
Computer Repairs & Maintenance	0	80	80	63	400	338	1,000
Cellular Phones & Other Reimbursements	162	180	18	835	900	65	2,150
Member & Guest Supplies	777	600	(177)	2,667	3,000	333	7,180
Operating Supplies	2,373	2,910	537	11,728	14,550	2,822	35,000
Amenities Office Expenses	101	150	49	418	750	332	1,800
Taxes	0	22	22	0	110	110	275
Program Supplies	2,212	1,500	(712)	27,823	26,125	(1,698)	55,725
Furniture, Fixtures, & Equipment	0	80	80	0	400	400	1,000
Equipment Maintenance/Repair	0	40	40	0	200	200	500
Fitness Repairs & Maintenance	260	250	(10)	1,100	1,250	150	3,000
Contingency							
Capital Projects	0	415	415	0	2,075	2,075	5,000
Total Expenditures	<u>75,026</u>	<u>75,388</u>	<u>362</u>	<u>384,679</u>	<u>397,715</u>	<u>13,036</u>	<u>969,648</u>
Excess of Revenues Over (Under) Expenditures	<u>1,930</u>	<u>2,254</u>	<u>(324)</u>	<u>17,047</u>	<u>(5,134)</u>	<u>22,181</u>	<u>0</u>

**Harbor Bay CDD
Investment Summary
February 28, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2017</u>
The Bank of Tampa	Money Market	\$ 248,737
The Bank of Tampa ICS Program:		
Bank of China, New York, NY	Money Market	245,037
Bank of North Carolina	Money Market	245,037
EagleBank	Money Market	3
First Tennessee Bank	Money Market	38,129
Flushing Bank	Money Market	245,038
Morton Community Bank	Money Market	245,038
Oritani Bank	Money Market	245,008
Pinnacle Bank	Money Market	245,038
Republic Bank & Trust Company	Money Market	245,038
Simmons Bank	Money Market	1
Stonegate Bank	Money Market	79,072
United Bank	Money Market	245,038
Western Alliance Bank	Money Market	245,038
	Total General Fund Investments	\$ 2,571,252
The Bank of Tampa ICS Program:		
Boston Private Bank & Trust Company	Money Market	\$ 245,033
EagleBank	Money Market	17
First Tennessee Bank	Money Market	469
Iberiabank	Money Market	115,162
NBT Bank, National Association	Money Market	244,743
Oritani Bank	Money Market	30
Stonegate Bank	Money Market	165,965
The Park National Bank	Money Market	245,038
Waterford Bank, N.A.	Money Market	245,036
	Total Reserve Fund Investments	\$ 1,261,493
US Bank S2001A Reserve	First American Treasury Obligation Fund Class Z	\$ 311,652
US Bank S2001AB Revenue	First American Treasury Obligation Fund Class Z	608,821
US Bank S2002AB Revenue	First American Treasury Obligation Fund Class Z	930,703
US Bank S2002 Prepayment	First American Treasury Obligation Fund Class Z	18,874
US Bank S2002A Reserve	First American Treasury Obligation Fund Class Z	933,956
	Total Debt Service Fund Investments	\$ 2,804,006
The Bank of Tampa ICS Program:		
First National Bank of Omaha	Money Market	\$ 245,038
Great Western Bank	Money Market	245,038
Happy State Bank	Money Market	245,038
Iberiabank	Money Market	129,875
Mutual of Omaha Bank	Money Market	245,038
NBT Bank, National Association	Money Market	287
The Washigton Trust Companyof Westerly	Money Market	245,036
United Bank	Money Market	245,028
Waterford Bank, N.A.	Money Market	1
	Subtotal ICS Investments	1,600,379
US Bank S2002A Acquisition and Construction	First American Treasury Obligation Fund Class Z	1,503
US Bank S2002 Custody	First American Treasury Obligation Fund Class Z	940
	Total Capital Project Fund Investments	\$ 1,602,822

Harbor Bay Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	122,526.13
10/18/2016	Alidade Mirabay, LLC	815-17-02	20,724.65
10/18/2016	Alidade Mirabay, LLC	815-17-03	5,577.23
10/18/2016	Regions Bank	815-17-04	293.53
10/18/2016	Terrabrook Apollo Beach LP	815-17-01	152,479.92
		Total 001 - General Fund	301,601.46

Harbor Bay Community Development District

Summary A/R Ledger

200 - Debt Service Fund--Series 2001

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	14,280.56
		Total 200 - Debt Service Fund--Series 2001	14,280.56

Harbor Bay Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2002

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	28,775.58
10/18/2016	Alidade Mirabay, LLC	815-17-02	29,749.12
10/18/2016	Alidade Mirabay, LLC	815-17-03	60,573.09
10/18/2016	Regions Bank	815-17-04	3,188.06
10/18/2016	Terrabrook Apollo Beach LP	815-17-01	218,724.48
		Total 201 - Debt Service Fund--Series 2002	341,010.33
Report Balance			656,892.35

Harbor Bay Community Development District
Aged Payables by Invoice Date
Aging Date - 2/1/2016
001 - General Fund
From 2/1/2017 Through 2/28/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
WTS International, Inc.	2/1/2017	RC000042229	Management Fees 03/17	3,750.00
Frontier Communications of Florida	2/10/2017	030416-5 02/17	Gate Fire-Admiral Pointe 02/17	147.17
Gate Pros, Inc.	2/10/2017	1011	Service Call - Bay Breeze	300.00
Hidden Eyes LLC dba Envera Systems	2/10/2017	INV000000274	Service	620.00
Frontier Communications of Florida	2/13/2017	Summary 02/17A	Phone/Internet/Cable 02/17	664.95
Verizon Wireless	2/13/2017	9780339661	Wireless Telephone Services 02/17	53.19
Scarola Associates	2/14/2017	80715	General Engineering Sv 12/12/16-01/10/17	3,134.17
Steven Lockom	2/16/2017	SL021617	Board of Supervisors Meeting 02/16/17	200.00
Joseph A. McNeil	2/16/2017	JM021617	Board of Supervisors Meeting 02/16/17	200.00
Paul Curley	2/16/2017	PC021617	Board of Supervisors Meeting 02/16/17	200.00
Edward W. Carr	2/16/2017	NC021617	Board of Supervisors Meeting 02/16/17	200.00
BOCC	2/16/2017	Water Summary 02/17	Hills. County Water Summary 02/17	3,388.87
Welch Tennis Courts, Inc.	2/16/2017	PA-3	Basketball Courts	10,660.00
Artcraft Signs, Inc.	2/17/2017	21717A	Basketball Court Sign & Boat Lift Sign	350.00
Republic Services #696	2/17/2017	0696-000641112	Waste Services 03/17	165.43
Cardno, Inc.	2/20/2017	221045	Lake Management Srv-Admiral Pointe 01/17	360.00
Cardno, Inc.	2/20/2017	221091	Lake Management Services 01/17	2,800.00
Gate Pros, Inc.	2/20/2017	1019	Service Call - Bay Breeze	160.00
Bright House Networks	2/21/2017	058904501022117	107 Manns Harbor Dr 02/17	76.58
Timothy Nargi	2/21/2017	TN021617	Board of Supervisors Meeting 02/16/17	200.00
Hecker Construction Co., Inc.	2/21/2017	2030	Void Repairs	720.00
Architectural Fountains, Inc.	2/22/2017	02011704Q	Quarterly Fountain Services 01/17-03/17	800.00

Harbor Bay Community Development District
Aged Payables by Invoice Date
Aging Date - 2/1/2016
001 - General Fund
From 2/1/2017 Through 2/28/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Times Publishing Company	2/22/2017	431649 02/22/17	Legal Advertising 02/17	274.00
Mobex, Inc.	2/22/2017	3375	Mobile Calling Services 02/17	227.50
Frontier Communications of Florida	2/22/2017	Summary 02/17 B	Phone/Internet/Gate Summary 02/17 B	705.08
Steven Lockom	2/23/2017	SL022317 Workshop	Board of Supervisors Meeting 02/23/17	200.00
Edward W. Carr	2/23/2017	NC022317 Workshop	Board of Supervisors Meeting 02/23/17	200.00
Paul Curley	2/23/2017	PC022317 Workshop	Board of Supervisors Meeting 02/23/17	200.00
Joseph A. McNeil	2/23/2017	JM022317 Workshop	Board of Supervisors Meeting 02/23/17	200.00
CRT Services Inc.	2/24/2017	131896	Computer	814.99
CRT Services Inc.	2/24/2017	131917	Computer Services/Installation	289.99
CRT Services Inc.	2/24/2017	131918	Monitor & Software	449.99
Frontier Communications of Florida	2/25/2017	072716-5 02/17	Internet/Gate - Bay Breeze 02/17	84.99
Gate Pros, Inc.	2/27/2017	1031	Service Call - Gate	400.00
Bright House Networks	2/27/2017	041500701022717	Boat Lift Service 03/17	104.00
Ballenger & Company, Inc.	2/28/2017	17059	WUP - Monthly Permit Reporting 02/17	490.00
Ballenger & Company, Inc.	2/28/2017	17060	Irrigation Control Monitor 02/17	435.00
Hawkins Service Company, Inc.	2/28/2017	181228	Service Call for Slide Pump & Motor	3,470.00
Poseidon Pool Services, LLC	2/28/2017	8045	Monthly Pool/Spa Services 02/17	2,850.00
Tampa Electric Company	2/28/2017	211009425268 02/17	Gas Street Lights 02/17	140.81
Tampa Electric Company	2/28/2017	Admiral Summary02/17	TECO Electric Summary Bill 02/17	1,952.96
Terminix Processing Center	2/28/2017	362940917	Admiral Pointe 02/17	25.00
Terminix Processing Center	2/28/2017	362940918	Club House Pest Control 02/17	251.00
			Total 001 - General Fund	42,915.67

Harbor Bay Community Development District
Aged Payables by Invoice Date
Aging Date - 2/1/2016
300 - Capital Projects Fund--Series 2001
From 2/1/2017 Through 2/28/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hecker Construction Co., Inc.	3/24/2016	Supp 53 Hecker	Supp 52-57 Seawall Repair Project	2,137.95
			Total 300 - Capital Projects Fund--Series 2001	2,137.95

Harbor Bay Community Development District
Aged Payables by Invoice Date
Aging Date - 2/1/2016
400 - Mira Bay at Harbor Bay
From 2/1/2017 Through 2/28/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Staples Advantage	10/1/2016	MB3316748887	Printing Supplies 10/16	434.94
Staples Advantage	10/1/2016	MB3316748923	Supplies	18.69
Staples Advantage	11/3/2016	MB3320364068	Printing Supplies 11/16	341.71
Staples Advantage	11/12/2016	MB3321117278	Printing Supplies 11/16	265.95
WTS International, Inc.	2/1/2017	RC000042229	Management Fees 03/17	954.07
WTS International, Inc.	2/1/2017	RC000042315	Health Insurance 03/17	1,755.00
Brown's Trophies, Inc.	2/2/2017	MBBT12453	Uniforms	1,124.50
Brown's Trophies, Inc.	2/2/2017	MBBT12454	Uniforms	1,168.00
Tidelines, Inc.	2/9/2017	MB9026	Tidebook	53.17
Staples Advantage	2/14/2017	MB3330433505	Supplies	82.54
Staples Advantage	2/15/2017	MB3330510165	Supplies	82.54
Staples Advantage	2/15/2017	MB3330510167	Printing Supplies 2/15/17	356.96
Park Produce	2/17/2017	Mb26793	Produce for Harbor Bay	50.82
Park Produce	2/20/2017	MB26795	Produce for Harbor Bay	48.04
DeConna Ice Cream Company, Inc	2/20/2017	MBINV943734	Ice Cream Purchases	301.60
Ready Care Industries, Inc.	2/20/2017	MB00646107	Member/Guest Supplies	52.64
Phenomenal Exercise Equipment Repair Serv Inc	2/21/2017	Mb235303	Maintenance Fee-Equipment	135.00
Pepin Distributing Company Inc	2/22/2017	MB2224622	Beverage Purchases	120.90
Park Produce	2/23/2017	MB06839	Produce for Harbor Bay	34.80
Sysco-West Coast Florida	2/23/2017	MB137150512	Food, Beverage & Supplies	2,374.07
JJ Taylor Distributing Florida, Inc.	2/24/2017	MB12441770	Beverages	252.05
Park Produce	2/25/2017	MB06844	Produce for Harbor Bay	40.61
HLC Holding LLC	2/27/2017	MB176270565	Food	477.94
			Total 400 - Mira Bay at Harbor Bay	10,526.54
Report Total				55,580.16

Harbor Bay Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 02/28/17.
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.

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 \$27,319.89 was received in March 2017.
6. Debt Service Fund 200 – Payment for Invoice FY16-17 in the amount of \$3,184.17 was received in March 2017.
7. Debt Service Fund 201 – Payment for Invoice FY16-17 in the amount of \$6,416.14 was received in March 2017.