



Rizzetta & Company

# Harbor Bay Community Development District

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**Financial Statements  
(Unaudited)**

**May 31, 2017**

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

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**Harbor Bay Community Development District**

Balance Sheet  
As of 5/31/2017  
(In Whole Numbers)

	General Fund	Reserve Fund	Evergreen	Debt Service Fund	Capital Projects Fund	Enterprise Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>									
Cash In Bank	504,236	0	156,513	0	89,126	27,471	777,346	0	0
Investments	2,615,259	0	0	2,218,533	1,403,573	0	6,237,365	0	0
Investments--Reserves	0	1,219,429	0	0	0	0	1,219,429	0	0
Accounts Receivable	20,984	0	0	116,656	0	0	137,640	0	0
Accounts Receivable-Other	0	0	0	0	0	0	0	0	0
Prepaid Expenses	673	0	0	0	0	0	673	0	0
Inventory	0	0	0	0	0	4,236	4,236	0	0
Deposits	54,632	0	0	0	0	1,000	55,632	0	0
Due From Other Funds	3,140	0	0	0	8,905	0	12,045	0	0
Amount Available in Debt Service Fund	0	0	0	0	0	0	0	0	2,335,189
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	0	9,829,811
Fixed Assets	0	0	0	0	0	0	0	54,069,714	0
<b>Total Assets</b>	<b>3,198,924</b>	<b>1,219,429</b>	<b>156,513</b>	<b>2,335,189</b>	<b>1,501,604</b>	<b>32,707</b>	<b>8,444,366</b>	<b>54,069,714</b>	<b>12,165,000</b>
<b>Liabilities</b>									
Accounts Payable	6,637	0	0	0	243,645	4,473	254,755	0	0
Retainage Payble	0	0	0	0	1,000	0	1,000	0	0
Accrued Expenses Payable	125,940	0	0	0	0	0	125,940	0	0
Other Current Liabilities	9,097	0	0	0	0	3,129	12,226	0	0
Deposits Held	1,875	0	0	0	0	0	1,875	0	0
Due To Other Funds	8,905	0	2,600	0	0	540	12,045	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	0	0	12,165,000
<b>Total Liabilities</b>	<b>152,454</b>	<b>0</b>	<b>2,600</b>	<b>0</b>	<b>244,645</b>	<b>8,142</b>	<b>407,840</b>	<b>0</b>	<b>12,165,000</b>
<b>Fund Equity &amp; Other Credits</b>									
Beginning Fund Balance	2,227,419	942,585	0	2,318,290	1,980,366	0	7,468,660	54,069,714	0
Net Change in Fund Balance	819,051	276,844	153,913	16,900	(723,408)	24,565	567,865	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>3,046,471</b>	<b>1,219,429</b>	<b>153,913</b>	<b>2,335,189</b>	<b>1,256,959</b>	<b>24,565</b>	<b>8,036,526</b>	<b>54,069,714</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,198,924</b>	<b>1,219,429</b>	<b>156,513</b>	<b>2,335,189</b>	<b>1,501,604</b>	<b>32,707</b>	<b>8,444,366</b>	<b>54,069,714</b>	<b>12,165,000</b>

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	2,837	2,837	0.00%
Special Assessments					
Tax Roll	2,258,986	2,258,986	2,279,362	20,376	(0.90)%
Street Light Assessment	154,738	154,738	154,744	6	0.00%
Off Roll	675,603	675,603	678,284	2,681	(0.39)%
<b>Total Revenues</b>	<b>3,089,327</b>	<b>3,089,327</b>	<b>3,115,227</b>	<b>25,900</b>	<b>(0.84)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	16,000	10,667	14,000	(3,333)	12.50%
Financial & Administrative					
Administrative Services	9,700	6,467	6,988	(521)	27.96%
District Management	36,050	24,033	27,183	(3,150)	24.59%
District Engineer	37,500	25,000	14,579	10,421	61.12%
Disclosure Report	6,000	4,000	2,250	1,750	62.50%
Trustees Fees	7,812	4,312	4,041	271	48.27%
Financial Consulting Services	10,000	8,333	8,333	(0)	16.66%
Accounting Services	19,492	12,995	12,995	0	33.33%
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	3,333	12,582	(9,249)	(151.64)%
Dues, Licenses & Fees	4,000	4,000	5,390	(1,390)	(34.76)%
Property Taxes	3,615	3,615	3,353	262	7.26%
Website Hosting, Maintenance, Backup (and Ema	3,600	2,400	1,740	660	51.66%
Legal Counsel					
District Counsel	120,000	80,000	150,921	(70,921)	(25.76)%
Special Legal Services					
Special Legal Services	25,000	16,667	48,240	(31,574)	(92.96)%
Law Enforcement					
Florida Highway Patrol	75,000	50,000	29,980	20,020	60.02%
Security Operations (Leased System)	145,000	96,667	137,652	(40,985)	5.06%
Electric Utility Services					
Street Lights	154,740	103,160	99,627	3,533	35.61%
Utility - Irrigation	23,000	15,333	12,037	3,296	47.66%

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Guardhouse & Gate Electric	5,700	3,800	3,171	629	44.36%
Utility - Recreation Facilities	91,000	60,667	61,029	(362)	32.93%
Gas Utility Services					
Utility Services	5,700	3,800	2,947	853	48.29%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	2,000	1,333	1,428	(94)	28.61%
Water-Sewer Combination Services					
Utility - Irrigation	9,200	6,133	7,592	(1,459)	17.47%
Utility Services - Amenities	23,000	15,333	21,485	(6,151)	6.58%
Stormwater Control					
Aquatic Maintenance	33,600	22,400	60,300	(37,900)	(79.46)%
Mitigation Area Monitoring & Maintenance	3,000	2,000	0	2,000	100.00%
Fountain Service Repairs	550	367	0	367	100.00%
Fountain Maintenance	3,900	2,600	2,400	200	38.46%
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	3,333	0	3,333	100.00%
Landscape Maintenance - General	294,000	196,000	217,468	(21,468)	26.03%
Irrigation Repairs and Maintenance	32,550	21,700	27,963	(6,263)	14.09%
Lighting Maintenance & Repair	26,000	17,333	32,923	(15,590)	(26.62)%
Landscape Maintenance - Sea Crest	28,687	19,125	22,830	(3,706)	20.41%
Landscape Maintenance - Optional Areas	19,950	13,300	25,740	(12,440)	(29.02)%
Landscape - Fertilization	90,038	60,025	65,250	(5,225)	27.53%
Landscape - Pest Control	28,875	19,250	15,073	4,177	47.79%
Landscape - Mulch	44,694	29,796	5,040	24,756	88.72%
Landscape - Annuals	14,112	9,408	4,800	4,608	65.98%
Landscape Replacement Plants, Shrubs, Trees	25,000	16,667	31,400	(14,733)	(25.60)%
Hand Watering	2,100	1,400	320	1,080	84.76%
Minor Void Repairs	25,000	16,667	20,000	(3,333)	20.00%
Freeze Protection	6,300	4,200	0	4,200	100.00%
Field Services	0	0	6,173	(6,173)	0.00%

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Road &amp; Street Facilities</b>					
Street / Parking Lot Sweeping	4,750	3,167	3,075	92	35.26%
Roadway Repair & Maintenance	1,000	667	0	667	100.00%
Sidewalk Repair & Maintenance	20,000	13,333	13,790	(457)	31.05%
Gate Facility Maintenance	15,000	10,000	5,103	4,897	65.98%
<b>Parks &amp; Recreation</b>					
Onsite Staffing/Employment	235,595	157,063	114,847	42,216	51.25%
WTS Management Fee	36,000	24,000	27,750	(3,750)	22.91%
Facility Contribution - MiraBay Club	607,648	405,099	408,274	(3,175)	32.81%
Boat Lift Sling Repairs & Maintenance	18,000	12,000	12,567	(567)	30.18%
Office Supplies	2,500	1,667	1,287	379	48.50%
Cleaning Supplies	500	333	0	333	100.00%
Printing Supplies	500	333	0	333	100.00%
Computer Support, Maintenance & Repair	5,000	3,333	4,040	(707)	19.20%
Pool Operation & Maintenance	43,800	29,200	29,960	(760)	31.59%
Pool Heater Maintenance	3,200	2,133	0	2,133	100.00%
Clubhouse Audio Equipment	2,500	1,667	0	1,667	100.00%
GEM Car Repairs & Maintenance	2,500	1,667	1,249	418	50.05%
Building Repairs & Maintenance	35,000	23,333	23,527	(193)	32.78%
Facility A/C & Heating Maintenance & Repair	5,000	3,333	1,861	1,473	62.78%
Tennis Court Maintenance & Supplies	15,000	10,000	504	9,496	96.63%
Maintenance Supplies	7,500	5,000	8,832	(3,832)	(17.75)%
Basketball Court Maintenance & Supplies	1,500	1,000	0	1,000	100.00%
Pest Control	4,000	2,667	3,240	(573)	19.00%
Playground Repairs	2,500	1,667	0	1,667	100.00%
Elevator Maintenance	11,000	7,333	5,538	1,796	49.65%
Dog Waste Station Supplies	5,000	3,333	3,024	309	39.51%
Sign Maintenance & Repairs	5,000	3,333	465	2,868	90.70%
Cell Phone - Maintenance Staff	775	517	495	21	36.09%
Telephone/Internet-Gate, Boat Lift & Club	25,000	16,667	14,284	2,383	42.86%
Holiday Decorations	12,000	12,000	11,250	750	6.25%
<b>Admiral Pointe Operations</b>					
WTS Management Fee	11,250	7,500	6,000	1,500	46.66%

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Pool Operation & Maintenance	5,000	3,333	5,585	(2,252)	(11.70)%
Electric Utility - Amenity Facilities	8,000	5,333	15,461	(10,128)	(93.26)%
Water Utility - Amenity Facilities	1,020	680	592	88	41.95%
Supplies	1,500	1,000	284	716	81.06%
Landscape Maintenance	10,000	6,667	8,065	(1,398)	19.35%
Clubhouse Pest Control	300	200	200	0	33.33%
Building Repairs & Maintenance	10,000	6,667	480	6,187	95.20%
Security Monitoring	0	0	10,286	(10,286)	0.00%
Telephone/Internet	8,600	5,733	7,072	(1,338)	17.77%
Street Tree Pruning	20,000	13,333	0	13,333	100.00%
Contingency					
Miscellaneous Contingency	15,001	10,001	134,534	(124,533)	(796.83)%
Bay Breeze	0	0	16,537	(16,537)	0.00%
Capital Outlay	229,663	153,109	60,793	92,316	73.52%
<b>Total Expenditures</b>	<u>3,089,327</u>	<u>2,102,130</u>	<u>2,296,176</u>	<u>(194,045)</u>	<u>25.67%</u>
Excess of Revenue Over (Under) Expenditures	0	987,197	819,051	(168,145)	0.00%
<b>Total Other Financing Sources (Uses)</b>	<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	987,197	819,051	(168,145)	0.00%
<b>Fund Balance, Beginning of Period</b>	0	0	2,227,419	2,227,419	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>987,197</u>	<u>3,046,471</u>	<u>2,059,274</u>	<u>0.00%</u>

**Harbor Bay Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 5/31/2017

(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	1,547	1,547	0.00%
Special Assessments				
Tax Roll	300,000	300,000	0	0.00%
Total Revenues	<u>300,000</u>	<u>301,547</u>	<u>1,547</u>	<u>0.52%</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>276,844</u>	<u>276,844</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>276,844</u>	<u>276,844</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>1,219,429</u></u>	<u><u>1,219,429</u></u>	<u><u>0.00%</u></u>

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

Evergreen - 100

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Other Miscellaneous Revenues				
Boat Registration	0	6,000	6,000	0.00%
Total Revenues	0	6,000	6,000	0.00%
<b>Expenditures</b>				
Financial & Administrative				
Office Expenses	0	512	(512)	0.00%
Law Enforcement				
Harbor Patrol	0	2,600	(2,600)	0.00%
Total Expenditures	0	3,112	(3,112)	0.00%
Excess of Revenue Over (Under) Expenditures	0	2,888	2,888	0.00%
<b>Other Financing Sources (Uses)</b>				
Prior Year	0	151,025	151,025	0.00%
Total Other Financing Sources (Uses)	0	151,025	151,025	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	153,913	153,913	0.00%
Fund Balance, End of Period	0	153,913	153,913	0.00%



## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

Debt Service Fund--Series 2001 - 200

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	2,078	2,078	0.00%
Special Assessments				
Tax Roll	311,545	311,551	6	0.00%
<b>Total Revenues</b>	<u>311,545</u>	<u>313,628</u>	<u>2,084</u>	<u>0.67%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	216,545	211,750	4,795	2.21%
Principal	95,000	95,000	0	0.00%
<b>Total Expenditures</b>	<u>311,545</u>	<u>306,750</u>	<u>4,795</u>	<u>1.54%</u>
<b>Excess of Revenue Over (Under) Expenditures</b>	<u>0</u>	<u>6,878</u>	<u>6,878</u>	<u>0.00%</u>
<b>Excess of Rev./Other Sources Over (Under) Expend./Other Uses</b>	<u>0</u>	<u>6,878</u>	<u>6,878</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	0	728,179	728,179	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>735,057</u></u>	<u><u>735,057</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 5/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4,433	4,433	0.00%
Special Assessments				
Tax Roll	627,768	627,779	11	0.00%
Prepayments	0	14,524	14,524	0.00%
Off Roll	312,235	312,235	0	0.00%
<b>Total Revenues</b>	<u>940,003</u>	<u>958,971</u>	<u>18,969</u>	<u>2.02%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	650,003	643,950	6,053	0.93%
Principal	290,000	305,000	(15,000)	(5.17)%
<b>Total Expenditures</b>	<u>940,003</u>	<u>948,950</u>	<u>(8,947)</u>	<u>(0.95)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>10,021</u>	<u>10,021</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>10,021</u>	<u>10,021</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,590,111	1,590,111	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>1,600,132</u></u>	<u><u>1,600,132</u></u>	<u><u>0.00%</u></u>

**Harbor Bay Community Development District**

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2001 - 300

From 10/1/2016 Through 5/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Current Period Budget Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	2,324	2,324	0.00%
Total Revenues	<u>0</u>	<u>2,324</u>	<u>2,324</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Emergency Seawall Repairs	0	52,996	(52,996)	0.00%
Master Project	0	672,742	(672,742)	0.00%
Total Expenditures	<u>0</u>	<u>725,738</u>	<u>(725,738)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(723,414)</u>	<u>(723,414)</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>(723,414)</u>	<u>(723,414)</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>1,254,513</u></u>	<u><u>1,254,513</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 5/31/2017

(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	6	6	0.00%
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>6</u>	<u>6</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>6</u>	<u>6</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>2,446</u></u>	<u><u>2,446</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 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Amenity Center Revenue					
Personal Training	20,500	14,500	18,555	4,055	9.48%
Group Exercise	15,750	10,901	12,512	1,611	20.56%
Massage	750	550	4,565	4,015	(508.66)%
Tennis Lessons	20,000	11,000	18,577	7,577	7.11%
Swim Lessons	3,000	950	725	(225)	75.83%
Facials	500	380	0	(380)	100.00%
Facility Rental	13,000	9,000	5,650	(3,350)	56.53%
Merchandise Sales	500	350	210	(140)	58.01%
Food Sales	80,500	51,360	57,337	5,977	28.77%
Beverage Sales (Alcohol)	68,000	44,918	46,626	1,708	31.43%
Programs	132,000	88,000	110,464	22,464	16.31%
Beverage Sales (Non-Alcoholic)	7,500	5,000	6,984	1,984	6.87%
Other Miscellaneous Revenues					
General Fund Facility Contribution	607,648	405,099	408,274	3,175	32.81%
Proximity Card Replacement	0	0	30	30	0.00%
<b>Total Revenues</b>	<b>969,648</b>	<b>642,008</b>	<b>690,509</b>	<b>48,501</b>	<b>28.79%</b>
<b>Expenditures</b>					
Cost of Goods					
Merchandise Retail	675	675	1,219	(544)	(80.65)%
Food	80,000	51,750	55,896	(4,146)	30.13%
Beverage (Alcohol)	46,000	32,200	26,459	5,741	42.48%
Beverage (Non-Alcoholic)	7,000	5,000	6,631	(1,631)	5.27%
Payroll & Related Expenses					
Payroll Management	116,905	77,600	85,394	(7,794)	26.95%
Payroll Administrative	26,952	17,968	0	17,968	100.00%
Payroll Reception	66,000	44,000	50,019	(6,019)	24.21%
Payroll Pool Attendants	26,000	17,200	37,824	(20,624)	(45.47)%
Personal Training Commissions	15,000	10,000	15,002	(5,002)	(0.01)%
Aerobics Commissions	11,700	7,800	18,815	(11,015)	(60.81)%
Group Fitness Commissions	12,100	8,000	32,194	(24,194)	(166.06)%
Yoga Commissions	500	320	0	320	100.00%
Massage Therapist Commissions	1,000	640	2,419	(1,779)	(141.85)%
Tennis Commissions	10,000	6,600	16,900	(10,300)	(68.99)%
Aquatics Commissions	3,000	2,000	664	1,336	77.87%
Nail Commissions	0	0	8,303	(8,303)	0.00%
Facial Commissions	250	160	0	160	100.00%
Payroll Outfitters	5,000	3,280	0	3,280	100.00%
Payroll Cafe	93,136	62,080	62,502	(422)	32.89%
Payroll Activities & Programs	60,000	40,000	1,004	38,996	98.32%
Maintenance Payroll	91,500	61,000	51,849	9,151	43.33%
Payroll Taxes	49,000	32,640	32,541	99	33.58%

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 5/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll HR Admin Support	13,500	9,000	9,755	(755)	27.74%
Benefits	52,700	35,120	14,930	20,190	71.66%
Workers Compensation	12,100	8,000	9,832	(1,832)	18.74%
<b>Parks &amp; Recreation</b>					
Credit Card Processing Fees	20,000	13,280	15,350	(2,070)	23.24%
Cleaning Supplies	3,000	2,000	1,318	682	56.06%
Daily Operation Software	7,500	5,000	5,223	(223)	30.36%
General Liability Insurance	13,000	8,800	9,397	(597)	27.71%
Continuing Education	500	400	20	380	96.00%
Laundry, Towels, Linen	1,500	1,000	530	470	64.67%
Marketing & Promotions	1,000	625	620	5	38.00%
Postage & Shipping	500	320	0	320	100.00%
Printing Supplies	4,500	3,000	4,005	(1,005)	11.00%
Travel	500	400	386	14	22.85%
Uniforms	2,000	1,280	2,293	(1,013)	(14.62)%
Employee Recognition	500	300	326	(26)	34.70%
Salon Supplies	500	320	0	320	100.00%
Miscellaneous	2,000	1,280	3,451	(2,171)	(72.56)%
Computer Repairs & Maintenance	1,000	640	158	483	84.25%
Cellular Phones & Other Reimbursements	2,150	1,440	1,400	40	34.88%
Member & Guest Supplies	7,180	4,800	3,901	899	45.66%
Operating Supplies	35,000	23,280	23,445	(165)	33.01%
Amenities Office Expenses	1,800	1,200	647	553	64.05%
Taxes	275	176	0	176	100.00%
Program Supplies	55,725	34,225	50,148	(15,923)	10.00%
Furniture, Fixtures, & Equipment	1,000	640	0	640	100.00%
Equipment Maintenance/Repair	500	320	0	320	100.00%
Fitness Repairs & Maintenance	3,000	2,000	2,104	(104)	29.85%
<b>Contingency</b>					
Miscellaneous Contingency	0	0	1,070	(1,070)	0.00%
Capital Projects	5,000	3,320	0	3,320	100.00%
<b>Total Expenditures</b>	<u>969,648</u>	<u>643,079</u>	<u>665,944</u>	<u>(22,865)</u>	<u>31.32%</u>
Excess of Revenue Over (Under) Expenditures	0	(1,071)	24,565	25,636	0.00%
<b>Total Other Financing Sources (Uses)</b>	<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	(1,071)	24,565	25,636	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>(1,071)</u></u>	<u><u>24,565</u></u>	<u><u>25,636</u></u>	<u><u>0.00%</u></u>

See Notes to Unaudited Financial Statements

**Harbor Bay CDD**  
**Investment Summary**  
**May 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2017</u>
The Bank of Tampa	Money Market	\$ 48,815
The Bank of Tampa ICS Program:		
Bank of China, New York, NY	Money Market	245,041
Bremer Bank, National Association	Money Market	140,919
Capital Bank Corporation	Money Market	245,041
EagleBank	Money Market	245,041
First Tennessee Bank, NA	Money Market	145,244
Flushing Bank	Money Market	245,041
Glacier Bank	Money Market	245,010
Morton Community Bank	Money Market	245,042
Oakstar Bank	Money Market	8
Oritani Bank	Money Market	74,902
Pinnacle Bank	Money Market	245,042
United Bank	Money Market	245,042
West Bank	Money Market	245,042
Western Alliance Bank	Money Market	29
	<b>Total General Fund Investments</b>	<b>\$ 2,615,259</b>
The Bank of Tampa ICS Program:		
Chemung Canal Trust Company	Money Market	\$ 214,389.54
First Tennessee Bank, NA	Money Market	99,764
Genesee Regional Bank	Money Market	245,042
Metropolitan Bank	Money Market	245,038
Oakstar Bank	Money Market	2
Oritani Bank	Money Market	170,140
Reliant Bank	Money Market	10
The Park National Bank	Money Market	245,041
Western Alliance Bank	Money Market	2
	<b>Total Reserve Fund Investments</b>	<b>\$ 1,219,429</b>
US Bank S2001A Reserve	First American Treasury Obligation Fund Class Z	\$ 306,500
US Bank S2001A Prepayment	First American Treasury Obligation Fund Class Z	5,152
US Bank S2001AB Revenue	First American Treasury Obligation Fund Class Z	420,959
US Bank S2002AB Revenue	First American Treasury Obligation Fund Class Z	548,076
US Bank S2002 Prepayment	First American Treasury Obligation Fund Class Z	3,896
US Bank S2002A Reserve	First American Treasury Obligation Fund Class Z	933,950
	<b>Total Debt Service Fund Investments</b>	<b>\$ 2,218,533</b>
The Bank of Tampa ICS Program:		
Banco Popular North America	Money Market	\$ 245,041
Bremer Bank,, National Association	Money Market	104,122
Chemung Canal Trust Company	Money Market	30,652
First National Bank of Omaha	Money Market	245,042
Happy State Bank	Money Market	245,042
Metropolitan Bank	Money Market	1
Mutual of Omaha Bank	Money Market	245,041
Oakstar Bank	Money Market	41,123
Reliant Bank	Money Market	21
United Bank	Money Market	245,042
	<b>Subtotal ICS Investments</b>	<b>1,401,127</b>
US Bank S2002A Acquisition and Construction	First American Treasury Obligation Fund Class Z	1,504
US Bank S2002 Custody	First American Treasury Obligation Fund Class Z	942
	<b>Total Capital Project Fund Investments</b>	<b>\$ 1,403,573</b>

**Harbor Bay Community Development District**

Summary A/R Ledger

001 - General Fund

From 5/1/2017 Through 5/31/2017

<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	<u>20,984.07</u>
		Total 001 - General Fund	20,984.07



**Harbor Bay Community Development District**

Summary A/R Ledger

200 - Debt Service Fund--Series 2001

From 5/1/2017 Through 5/31/2017

<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	<u>2,445.71</u>
		Total 200 - Debt Service Fund--Series 2001	2,445.71

**Harbor Bay Community Development District**

Summary A/R Ledger

201 - Debt Service Fund--Series 2002

From 5/1/2017 Through 5/31/2017

<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	4,928.18
10/18/2016	Alidade Mirabay, LLC	815-17-02	10,412.19
10/18/2016	Alidade Mirabay, LLC	815-17-03	21,200.57
10/18/2016	Regions Bank	815-17-04	1,115.82
10/18/2016	Terrabrook Apollo Beach LP	815-17-01	<u>76,553.57</u>
		Total 201 - Debt Service Fund--Series 2002	<u>114,210.33</u>
Report Balance			<u><u>137,640.11</u></u>

Harbor Bay Community Development District  
Aged Payables by Invoice Date  
Aging Date - 3/1/2016  
001 - General Fund  
From 5/1/2017 Through 5/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Hidden Eyes LLC dba Envera Systems	5/22/2017	INV000000459	AWID Windshield Sticker & Car Mount	2,497.50
Hidden Eyes LLC dba Envera Systems	5/23/2017	661208	North Gate Add Res 05/01/17-06/30/17	140.00
Terminix Processing Center	5/23/2017	365419457	Club House Pest Control 05/17	24.00
Terminix Processing Center	5/23/2017	365420956	Admiral Pointe 05/17	25.00
USA Services of Florida, Inc.	5/24/2017	368293	Street Sweeping 05/17/17	450.00
Frontier Communications of Florida	5/25/2017	072716-5 05/17	Internet/Gate - Bay Breeze 05/17	86.98
Terminix Processing Center	5/27/2017	365517828	Club House Pest Control 05/17	232.00
Bright House Networks	5/28/2017	041500701052817	Boat Lift Service 06/17	104.00
Tampa Electric Company	5/30/2017	Admiral Summary05/17	TECO Electric Summary Bill 05/17	1,985.85
Bright House Networks	5/31/2017	041508601053117	5248 Admiral Pointe Dr. 06/17	166.74
Ballenger & Company, Inc.	5/31/2017	17226	WUP - Monthly Permit Reporting 05/17	490.00
Ballenger & Company, Inc.	5/31/2017	17227	Irrigation Control Monitor 05/17	435.00
			Total 001 - General Fund	6,637.07

Harbor Bay Community Development District  
Aged Payables by Invoice Date  
Aging Date - 3/1/2016  
300 - Capital Projects Fund--Series 2001  
From 5/1/2017 Through 5/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Hecker Construction Co., Inc.	3/24/2016	Supp 53 Hecker	Supp 52-57 Seawall Repair Project	2,137.95
Langan Engineering & Environmental Svcs Inc.	3/16/2017	MP31 Langan	MP30-31 Master Project Interim Repairs	41,554.51
Langan Engineering & Environmental Svcs Inc.	4/12/2017	MP35 Langan	MP33-35 Master Project Interim Repairs	26,413.25
Langan Engineering & Environmental Svcs Inc.	5/24/2017	MP 38 Langan	MP36-39 Master Project Interim Repairs	113,239.60
Urban Economics, Inc.	5/24/2017	MP 39 Urban	MP36-39 Master Project Interim Repairs	7,550.00
Hecker Construction Co., Inc.	5/24/2017	MP 36 Hecker	MP36-39 Master Project Interim Repairs	6,500.00
Hopping Green & Sams	5/24/2017	MP 37 Hopping	MP36-39 Master Project Interim Repairs	46,249.80
			Total 300 - Capital Projects Fund--Series 2001	243,645.11

Harbor Bay Community Development District  
Aged Payables by Invoice Date  
Aging Date - 3/1/2016  
400 - Mira Bay at Harbor Bay  
From 5/1/2017 Through 5/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
WTS International, Inc.	5/1/2017	RC000043262	Health Insurance 06/17	1,826.00
CRT Services Inc.	5/23/2017	MB132043	Security Camera Install & SetUp	1,069.94
Stacey L Knights	5/24/2017	MB7012017	Jazz Performance	250.00
Pepin Distributing Company Inc	5/24/2017	CRMB01055532	Beverage Purchases (Credit)	(32.55)
DeConna Ice Cream Company, Inc	5/25/2017	MBINV959685	Ice Cream Purchases	424.60
Park Produce	5/26/2017	MB26928	Produce for Harbor Bay	65.99
Park Produce	5/27/2017	MB26930	Produce for Harbor Bay	23.99
Park Produce	5/28/2017	MB37667	Produce for Harbor Bay	23.19
Park Produce	5/31/2017	MB07651	Produce for Harbor Bay	71.29
Pepin Distributing Company Inc	5/31/2017	MB2289217	Beverage Purchases	353.85
Pepin Distributing Company Inc	5/31/2017	MB2289218	Beverage Purchases	117.00
Phenomenal Exercise Equipment Repair Serv Inc	5/31/2017	MB235633	Maintenance Fee-Equipment	280.00
			Total 400 - Mira Bay at Harbor Bay	4,473.30
Report Total				254,755.48

**Harbor Bay Community Development District**  
**Notes to Unaudited Financial Statements**  
**May 31, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/17.
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.

**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 \$36,763.77 was received in June 2017.
6. Debt Service Fund 200 – Payment for Invoice FY16-17 in the amount of \$4,284.86 was received in June 2017.
7. Debt Service Fund 201 – Payment for Invoice FY16-17 in the amount of \$8,634.07 was received in June 2017.