

Harbor Bay  
Community Development District

Revised  
Financial Statements  
(Unaudited)

February 29, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbor Bay Community Development District**

Balance Sheet

As of 2/29/2016

(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
<b>Assets</b>								
Cash In Bank	597,399	0	0	1,608,933	39,401	2,245,734	0	0
Investments	3,235,646	0	2,828,774	3,433,365	0	9,497,785	0	0
Investments - Reserves	0	959,438	0	0	0	959,438	0	0
Accounts Receivable	283,594	0	348,905	0	0	632,499	0	0
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Bond Prepayments Receivable	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	40,952	0	0	0	1,000	41,952	0	0
Due From Other Funds	11,856	0	0	0	929	12,784	0	0
Amount Available in Debt Service Fund	0	0	0	0	0	0	0	3,177,679
Amount To Be Provided/Debt Service	0	0	0	0	0	0	0	9,807,321
Fixed Assets	0	0	0	0	0	0	50,599,140	0
<b>Total Assets</b>	<b>4,170,120</b>	<b>959,438</b>	<b>3,177,679</b>	<b>5,042,298</b>	<b>45,566</b>	<b>13,395,101</b>	<b>50,599,140</b>	<b>12,985,000</b>
<b>Liabilities</b>								
Accounts Payable	47,893	0	0	283,535	4,858	336,286	0	0
Other Current Liabilities	63,585	0	0	130,978	1,475	196,039	0	0
Deferred Revenue	0	0	0	0	0	0	0	0
Deposits	3,850	0	0	0	0	3,850	0	0
Due To Other Funds	929	0	0	11,856	0	12,784	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	0	12,985,000
<b>Total Liabilities</b>	<b>116,257</b>	<b>0</b>	<b>0</b>	<b>426,369</b>	<b>6,333</b>	<b>548,959</b>	<b>0</b>	<b>12,985,000</b>
<b>Fund Equity &amp; Other Credits</b>								
Beginning Fund Balance	2,039,428	658,716	2,827,902	6,830,733	0	12,356,779	50,599,140	0
Net Change in Fund Balance	2,014,434	300,722	349,777	(2,214,804)	39,233	489,362	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>4,053,862</b>	<b>959,438</b>	<b>3,177,679</b>	<b>4,615,929</b>	<b>39,233</b>	<b>12,846,142</b>	<b>50,599,140</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>4,170,120</b>	<b>959,438</b>	<b>3,177,679</b>	<b>5,042,298</b>	<b>45,566</b>	<b>13,395,101</b>	<b>50,599,140</b>	<b>12,985,000</b>

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	1,737	1,737	0.00%
Special Assessments					
Tax Roll	2,258,986	2,258,986	2,278,893	19,907	(0.88)%
Street Light Assessment	154,738	154,738	154,738	0	0.00%
Off Roll	675,603	675,603	675,603	(0)	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	4	4	0.00%
<b>Total Revenues</b>	<b>3,089,327</b>	<b>3,089,327</b>	<b>3,110,976</b>	<b>21,649</b>	<b>(0.70)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	16,000	6,667	6,800	(133)	57.50%
Financial & Administrative					
Administrative Services	9,700	4,042	4,042	0	58.33%
District Management	36,050	15,021	15,882	(861)	55.94%
District Engineer	22,500	9,375	7,077	2,298	68.54%
Disclosure Report	6,000	2,500	2,000	500	66.66%
Trustees Fees	7,812	4,312	4,142	170	46.98%
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	6,862	6,862	4,253	2,609	38.02%
Legal Advertising	1,500	625	1,976	(1,351)	(31.74)%
Dues, Licenses & Fees	2,558	1,833	2,221	(388)	13.17%
Property Taxes	3,615	3,615	3,358	257	7.10%
Website	3,600	1,500	920	580	74.44%
Legal Counsel					
District Counsel	85,000	35,417	36,432	(1,015)	57.13%
Special Legal Services					
Special Legal Services	10,730	4,471	1,750	2,721	83.69%
Security Operations					
Florida Highway Patrol	75,000	31,250	16,720	14,530	77.70%
Security Operations (Leased System)	145,000	60,417	63,661	(3,245)	56.09%
Electric Utility Services					
Street Lights	154,740	64,475	58,556	5,919	62.15%
Utility - Irrigation	23,000	9,583	9,628	(44)	58.14%

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Guardhouse & Gate Electric	5,700	2,375	2,103	272	63.10%
Utility - Recreation Facilities	95,000	39,583	39,951	(367)	57.94%
Gas Utility Services					
Utility Services	5,700	2,375	1,846	529	67.62%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	1,800	750	788	(38)	56.23%
Recycled Waste	1,950	813	0	813	100.00%
Water-Sewer Combination Services					
Utility - Irrigation	9,200	3,833	3,097	737	66.34%
Utility Services - Amenities	22,500	9,375	8,895	480	60.46%
Stormwater Control					
Aquatic Maintenance	33,600	14,000	14,100	(100)	58.03%
Mitigation Area Monitoring & Maintenance	1,500	625	300	325	80.00%
Fountain Service Repairs	550	229	0	229	100.00%
Fountain Maintenance	3,900	1,625	3,261	(1,636)	16.38%
Other Physical Environment					
General Liability & Property Insurance	95,306	95,306	82,867	12,439	13.05%
Insurance - Flood	12,618	12,618	12,080	538	4.26%
Entry & Walls Maintenance	5,000	2,083	10,280	(8,197)	(105.60)%
Landscape Maintenance - General	280,000	116,667	112,706	3,961	59.74%
Irrigation Repairs and Maintenance	31,000	12,917	13,264	(348)	57.21%
Lighting Maintenance & Repair	26,000	10,833	7,400	3,433	71.53%
Landscape Maintenance - Sea Crest	36,845	15,352	10,206	5,146	72.29%
Landscape Maintenance - Optional Areas	19,000	7,917	0	7,917	100.00%
Landscape - Fertilization	85,750	35,729	37,255	(1,526)	56.55%
Landscape - Pest Control	27,500	11,458	8,388	3,070	69.49%
Landscape - Mulching	66,375	27,656	4,290	23,366	93.53%
Landscape - Annuals	13,440	5,600	0	5,600	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	10,417	3,430	6,987	86.28%
Hand Watering	2,000	833	0	833	100.00%
Minor Void Repairs	65,000	27,083	12,960	14,123	80.06%
Freeze Protection	6,000	2,500	0	2,500	100.00%

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(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	1,979	1,725	254	63.68%
Roadway Repair & Maintenance	1,000	417	0	417	100.00%
Sidewalk Repair & Maintenance	25,000	10,417	4,999	5,418	80.00%
Gate Maintenance (Minor)	15,000	6,250	11,064	(4,814)	26.24%
<b>Parks &amp; Recreation</b>					
Onsite Staffing/Employment	141,104	58,793	59,388	(595)	57.91%
WTS Management Fee	36,000	15,000	15,000	0	58.33%
Facility Contribution - MiraBay Club	556,803	232,001	232,001	0	58.33%
Boat Lift Sling Repairs & Maintenance	15,000	6,250	10,268	(4,018)	31.54%
Office Supplies	1,000	417	2,241	(1,825)	(124.14)%
Cleaning Supplies	1,000	417	0	417	100.00%
Printing Supplies	1,500	625	0	625	100.00%
Computer Support, Maintenance & Repair	5,000	2,083	901	1,182	81.97%
Pool Operation & Maintenance	43,800	18,250	19,147	(897)	56.28%
Pool Heater Maintenance	3,200	1,333	95	1,238	97.03%
Clubhouse Audio Equipment	10,000	4,167	0	4,167	100.00%
GEM Car Repairs & Maintenance	2,500	1,042	0	1,042	100.00%
Building Repairs & Maintenance	35,000	14,583	50,886	(36,303)	(45.38)%
Facility A/C & Heating Maintenance & Repair	10,000	4,167	1,533	2,634	84.67%
Tennis Court Maintenance & Supplies	20,000	8,333	563	7,770	97.18%
Maintenance Supplies	2,000	833	2,967	(2,134)	(48.37)%
Basketball Court Maintenance & Supplies	2,500	1,042	0	1,042	100.00%
Pest Control	4,000	1,667	1,424	243	64.40%
Playground Repairs	5,000	2,083	0	2,083	100.00%
Elevator Maintenance	5,500	2,292	6,398	(4,106)	(16.31)%
Dog Waste Station Supplies	7,500	3,125	1,353	1,772	81.95%
Sign Maintenance & Repairs	5,000	2,083	0	2,083	100.00%
Cell Phone - Maintenance Staff	775	323	266	57	65.74%
Telephone/Internet-Gate, Boat Lift & Club	25,000	10,417	9,088	1,329	63.64%
Holiday Decorations	10,000	10,000	7,000	3,000	30.00%
<b>Contingency</b>					
Miscellaneous Contingency	222,352	92,647	25,000	67,647	88.75%

See Notes to Unaudited Financial Statements

**Harbor Bay Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Traffic Enforcement Study	0	0	4,146	(4,146)	0.00%
Capital Outlay	250,000	104,167	0	104,167	100.00%
Total Expenditures	<u>3,089,327</u>	<u>1,364,923</u>	<u>1,111,542</u>	<u>253,382</u>	<u>64.02%</u>
Excess of Revenue Over (Under) Expenditures	0	1,724,404	1,999,434	275,030	0.00%
Other Financing Sources (Uses)					
Litigation Proceeds	0	0	15,000	15,000	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>15,000</u>	<u>15,000</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,724,404	2,014,434	290,030	0.00%
Fund Balance, Beginning of Period	0	0	2,039,428	2,039,428	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,724,404</u></u>	<u><u>4,053,862</u></u>	<u><u>2,329,459</u></u>	<u><u>0.00%</u></u>

**Harbor Bay Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 2/29/2016

(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	722	722	0.00%
Special Assessments				
Tax Roll	300,000	300,000	0	0.00%
Total Revenues	<u>300,000</u>	<u>300,722</u>	<u>722</u>	<u>0.24%</u>
Expenditures				
Contingency				
Capital Reserves	300,000	0	300,000	100.00%
Total Expenditures	<u>300,000</u>	<u>0</u>	<u>300,000</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>300,722</u>	<u>300,722</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>300,722</u>	<u>300,722</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	658,716	658,716	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>959,438</u></u>	<u><u>959,438</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 10/1/2015 Through 2/29/2016

(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	125	125	0.00%
Special Assessments				
Tax Roll	311,544	311,544	0	0.00%
Total Revenues	<u>311,544</u>	<u>311,670</u>	<u>125</u>	<u>0.04%</u>
Expenditures				
Debt Service Payments				
Interest Payments	221,544	109,025	112,519	50.78%
Principal Payments	90,000	0	90,000	100.00%
Total Expenditures	<u>311,544</u>	<u>109,025</u>	<u>202,519</u>	<u>65.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>202,645</u>	<u>202,645</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>202,645</u>	<u>202,645</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	723,676	723,676	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>926,321</u></u>	<u><u>926,321</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 10/1/2015 Through 2/29/2016

(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	263	263	0.00%
Special Assessments				
Tax Roll	627,766	627,766	0	0.00%
Off Roll	312,235	312,235	0	0.00%
Total Revenues	<u>940,000</u>	<u>940,264</u>	<u>263</u>	<u>0.03%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	655,000	348,131	306,869	46.85%
Principal Payments	285,000	445,000	(160,000)	(56.14)%
Total Expenditures	<u>940,000</u>	<u>793,131</u>	<u>146,869</u>	<u>15.62%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>147,133</u>	<u>147,133</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>147,133</u>	<u>147,133</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,104,226	2,104,226	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,251,358</u></u>	<u><u>2,251,358</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 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	3,159	3,159	0.00%
Total Revenues	<u>0</u>	<u>3,159</u>	<u>3,159</u>	<u>0.00%</u>
<b>Expenditures</b>				
Other Physical Environment				
Emergency Seawall Repairs	0	2,217,963	(2,217,963)	0.00%
Total Expenditures	<u>0</u>	<u>2,217,963</u>	<u>(2,217,963)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(2,214,804)</u>	<u>(2,214,804)</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>(2,214,804)</u>	<u>(2,214,804)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	6,828,296	6,828,296	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,613,492</u></u>	<u><u>4,613,492</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 10/1/2015 Through 2/29/2016

(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	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</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>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,437	2,437	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,437</u></u>	<u><u>2,437</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 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Amenity Center Revenue					
Personal Training	25,000	9,400	8,373	(1,027)	66.50%
Group Exercise	15,750	7,401	7,560	159	52.00%
Massage	3,300	935	560	(375)	83.03%
Tennis Lessons	5,000	3,594	4,703	1,109	5.94%
Swim Lessons	6,700	40	40	0	99.40%
Facials	500	290	325	35	35.00%
Facility Rental	5,800	4,515	4,885	370	15.77%
Merchandise Sales	775	489	395	(94)	49.05%
Food Sales	80,500	28,017	25,934	(2,083)	67.78%
Beverage Sales	68,000	22,836	19,144	(3,692)	71.84%
Programs	122,000	52,845	50,445	(2,400)	58.65%
Beverage Sales - Non Alcoholic	0	0	2,227	2,227	0.00%
Other Miscellaneous Revenues					
General Fund Facility Contribution	556,803	232,001	232,001	0	58.33%
Proximity Card Replacement	0	0	380	380	0.00%
<b>Total Revenues</b>	<b>890,128</b>	<b>362,363</b>	<b>356,971</b>	<b>(5,392)</b>	<b>59.90%</b>
<b>Expenditures</b>					
Cost of Goods					
Merchandise Retail	750	0	53	(53)	92.91%
Spa Retail	450	450	0	450	100.00%
Food	80,000	28,000	28,965	(965)	63.79%
Beverage	46,000	15,800	11,550	4,250	74.89%
Beverage - Non Alcoholic	0	0	4,253	(4,253)	0.00%
Payroll & Related Expenses					
Payroll Management	94,920	39,500	37,804	1,696	60.17%
Payroll Concierge	49,000	20,415	0	20,415	100.00%
Payroll Reception	63,030	26,175	26,812	(637)	57.46%
Payroll Pool Attendants	16,510	6,850	5,978	872	63.79%
Personal Training Commissions	15,000	7,000	6,050	950	59.66%
Group Fitness Commissions	24,300	10,276	23,556	(13,280)	3.06%
Massage Therapist Commissions	1,700	750	397	353	76.64%
Tennis Commissions	4,000	2,513	4,050	(1,537)	(1.24)%
Aquatics Commissions	6,001	0	1,928	(1,928)	67.86%
Facial Commissions	255	107	0	107	100.00%
Payroll Outfitters	8,500	3,500	2,382	1,118	71.97%
Payroll Cafe	93,136	38,271	41,625	(3,354)	55.30%
Payroll Activities & Programs	62,535	25,500	7,849	17,651	87.44%
Maintenance Payroll	51,500	21,729	17,763	3,966	65.50%
Payroll Taxes	41,286	16,796	15,042	1,754	63.56%

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll HR Admin Support	10,800	4,405	4,459	(54)	58.71%
Benefits	50,000	20,830	12,690	8,140	74.62%
Workers Compensation	9,750	3,850	4,013	(163)	58.83%
<b>Parks &amp; Recreation</b>					
Credit Card Processing Fees	18,000	6,500	7,324	(824)	59.30%
Cleaning Supplies	3,500	1,500	1,202	298	65.65%
Daily Operation Software	7,000	2,915	2,989	(74)	57.30%
General Liability Insurance	10,000	4,175	3,881	294	61.18%
Continuing Education	1,000	500	35	465	96.50%
Laundry, Towels, Linen	1,000	400	561	(161)	43.94%
Marketing & Promotions	1,325	350	460	(110)	65.27%
Postage & Shipping	500	200	0	200	100.00%
Printing Supplies	4,000	1,600	1,884	(284)	52.90%
Travel	500	200	0	200	100.00%
Uniforms	2,500	1,200	0	1,200	100.00%
Employee Recognition	500	200	639	(439)	(27.76)%
Salon Supplies	500	200	0	200	100.00%
Miscellaneous	3,500	85	169	(84)	95.17%
Computer Repairs & Maintenance	1,000	400	89	311	91.07%
Cellular Phones & Other Reimbursements	2,150	900	875	25	59.30%
Member & Guest Supplies	7,180	2,180	2,758	(578)	61.58%
Operating Supplies	23,050	7,200	11,111	(3,911)	51.79%
Amenities Office Expenses	2,000	850	679	171	66.05%
Taxes	275	26	0	26	100.00%
Program Supplies	55,725	26,125	24,272	1,853	56.44%
Furniture, Fixtures, & Equipment	1,500	625	171	454	88.60%
Equipment Maintenance/Repair	500	200	0	200	100.00%
Fitness Repairs & Maintenance	3,500	1,450	1,420	30	59.44%
<b>Contingency</b>					
Capital Projects	10,000	4,167	0	4,167	100.00%
<b>Total Expenditures</b>	890,128	356,865	317,738	39,127	64.30%
<b>Excess of Revenue Over (Under) Expenditures</b>	0	5,499	39,233	33,735	0.00%
<b>Total Other Financing Sources (Uses)</b>	0	0	0	0	0.00%
<b>Excess of Rev./Other Sources Over (Under) Expend./Other Uses</b>	0	5,499	39,233	33,735	0.00%
<b>Fund Balance, End of Period</b>	0	5,499	39,233	33,735	0.00%

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 2/1/2016 Through 2/29/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Revenues</b>							
Amenity Center Revenue							
Personal Training	1,405	2,537	(1,132)	8,373	9,400	(1,027)	25,000
Group Exercise	1,309	1,200	109	7,560	7,401	159	15,750
Massage	70	300	(230)	560	935	(375)	3,300
Tennis Lessons	934	200	734	4,703	3,594	1,109	5,000
Swim Lessons	0	0	0	40	40	0	6,700
Facials	0	30	(30)	325	290	35	500
Facility Rental	200	200	0	4,885	4,515	370	5,800
Merchandise Sales	8	40	(33)	395	489	(94)	775
Food Sales	6,675	5,200	1,475	25,934	28,017	(2,083)	80,500
Beverage Sales	4,079	4,300	(221)	19,144	22,836	(3,692)	68,000
Programs	10,431	8,570	1,861	50,445	52,845	(2,400)	122,000
Beverage Sales - Non Alcoholic	539	0	539	2,227	0	2,227	0
Other Miscellaneous Revenues							
General Fund Facility Contribution	46,400	46,400	0	232,001	232,001	0	556,803
Proximity Card Replacement	15	0	15	380	0	380	0
<b>Total Revenues</b>	<b>72,065</b>	<b>68,977</b>	<b>3,088</b>	<b>356,971</b>	<b>362,363</b>	<b>(5,392)</b>	<b>890,128</b>
<b>Expenditures</b>							
Cost of Goods							
Merchandise Retail	0	0	0	53	0	(53)	750
Spa Retail	0	450	450	0	450	450	450
Food	5,674	5,200	(474)	28,965	28,000	(965)	80,000
Beverage	3,548	3,000	(548)	11,550	15,800	4,250	46,000
Beverage - Non Alcoholic	1,126	0	(1,126)	4,253	0	(4,253)	0
Payroll & Related Expenses							
Payroll Management	7,602	7,900	298	37,804	39,500	1,696	94,920
Payroll Concierge	0	4,083	4,083	0	20,415	20,415	49,000
Payroll Reception	5,514	5,235	(279)	26,812	26,175	(637)	63,030
Payroll Pool Attendants	1,083	1,380	297	5,978	6,850	872	16,510
Personal Training Commissions	1,304	2,000	696	6,050	7,000	950	15,000
Group Fitness Commissions	5,630	2,405	(3,225)	23,556	10,276	(13,280)	24,300
Massage Therapist Commissions	72	200	128	397	750	353	1,700
Tennis Commissions	416	200	(216)	4,050	2,513	(1,537)	4,000
Aquatics Commissions	357	0	(357)	1,928	0	(1,928)	6,001
Facial Commissions	0	25	25	0	107	107	255
Payroll Outfitters	0	700	700	2,382	3,500	1,118	8,500
Payroll Cafe	8,322	7,495	(827)	41,625	38,271	(3,354)	93,136
Payroll Activities & Programs	1,057	5,100	4,043	7,849	25,500	17,651	62,535
Maintenance Payroll	3,675	4,717	1,042	17,763	21,729	3,966	51,500
Payroll Taxes	3,275	3,200	(75)	15,042	16,796	1,754	41,286
Payroll HR Admin Support	888	950	62	4,459	4,405	(54)	10,800

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 2/1/2016 Through 2/29/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Benefits	2,538	4,166	1,628	12,690	20,830	8,140	50,000
Workers Compensation	799	750	(49)	4,013	3,850	(163)	9,750
Parks & Recreation							
Credit Card Processing Fees	1,299	1,250	(49)	7,324	6,500	(824)	18,000
Cleaning Supplies	246	300	54	1,202	1,500	298	3,500
Daily Operation Software	590	583	(7)	2,989	2,915	(74)	7,000
General Liability Insurance	776	835	59	3,881	4,175	294	10,000
Continuing Education	0	0	0	35	500	465	1,000
Laundry, Towels, Linen	111	100	(11)	561	400	(161)	1,000
Marketing & Promotions	260	25	(235)	460	350	(110)	1,325
Postage & Shipping	0	40	40	0	200	200	500
Printing Supplies	0	300	300	1,884	1,600	(284)	4,000
Travel	0	200	200	0	200	200	500
Uniforms	0	100	100	0	1,200	1,200	2,500
Employee Recognition	0	50	50	639	200	(439)	500
Salon Supplies	0	50	50	0	200	200	500
Miscellaneous	100	0	(100)	169	85	(84)	3,500
Computer Repairs & Maintenance	0	100	100	89	400	311	1,000
Cellular Phones & Other Reimbursements	175	175	0	875	900	25	2,150
Member & Guest Supplies	669	700	31	2,758	2,180	(578)	7,180
Operating Supplies	2,502	1,600	(902)	11,111	7,200	(3,911)	23,050
Amenities Office Expenses	57	200	143	679	850	171	2,000
Taxes	0	0	0	0	26	26	275
Program Supplies	5,717	1,500	(4,217)	24,272	26,125	1,853	55,725
Furniture, Fixtures, & Equipment	0	125	125	171	625	454	1,500
Equipment Maintenance/Repair	0	40	40	0	200	200	500
Fitness Repairs & Maintenance	330	290	(40)	1,420	1,450	30	3,500
Contingency							
Capital Projects	0	833	833	0	4,167	4,167	10,000
Total Expenditures	<u>65,712</u>	<u>68,552</u>	<u>2,840</u>	<u>317,738</u>	<u>356,865</u>	<u>39,127</u>	<u>890,128</u>
Excess of Revenues Over (Under) Expenditures	<u>6,353</u>	<u>425</u>	<u>5,928</u>	<u>39,233</u>	<u>5,499</u>	<u>33,735</u>	<u>0</u>

**Harbor Bay CDD**  
**Investment Summary**  
**February 29, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 2
The Bank of Tampa	Money Market	248,358
The Bank of Tampa ICS Program:		
Avenue Bank	Money Market	46,850
BB&T	Money Market	245,039
Bank of China, New York, NY	Money Market	245,039
Bank of the Ozarks	Money Market	245,039
Bremer Bank, NA	Money Market	245,039
Capital Bank Corporation	Money Market	245,039
Eagle Bank	Money Market	245,039
Independent Bank	Money Market	245,019
Morton Community Bank	Money Market	245,039
Oritani Bank	Money Market	245,039
Pinnacle Bank	Money Market	245,027
Republic Bank & Trust Company	Money Market	245,026
United Bank	Money Market	13
Western Alliance Bank	Money Market	245,039
	<b>Total General Fund Investments</b>	<b>\$ 3,235,646</b>
The Bank of Tampa ICS Program:		
Avenue Bank	Money Market	\$ 192,023
Five Star Bank	Money Market	3
Flushing Bank	Money Market	6,405
Genesee Regional Bank	Money Market	553
Iberia Bank	Money Market	25,341
Independent Bank	Money Market	2
Pinnacle Bank	Money Market	12
Republic Bank & Trust Company	Money Market	11
Stonegate Bank	Money Market	245,039
The Park National Bank	Money Market	245,039
Univest Bank and Trust Co.	Money Market	245,010
	<b>Total Reserve Fund Investments</b>	<b>\$ 959,438</b>
US Bank S2001A Reserve	First American Treasury Obligation Fund Class Z	\$ 311,651
US Bank S2001AB Revenue	First American Treasury Obligation Fund Class Z	602,508
US Bank S2002AB Revenue	First American Treasury Obligation Fund Class Z	932,832
US Bank S2002 Prepayment	First American Treasury Obligation Fund Class Z	43,506
US Bank S2002A Reserve	First American Treasury Obligation Fund Class Z	938,277
	<b>Total Debt Service Fund Investments</b>	<b>\$ 2,828,774</b>
The Bank of Tampa ICS Program:		
Androskoggin Savings Bank	Money Market	\$ 245,039
Avenue Bank	Money Market	6,166
Banco Popular North America	Money Market	245,039
Boston Private Bank & Trust Company	Money Market	23
Chemung Canal Trust Company	Money Market	245,039
Customers Bank	Money Market	245,039
First Bank of Highland Park	Money Market	245,038
Flushing Bank	Money Market	20,118
Genesee Regional Bank	Money Market	244,467
Great Western Bank	Money Market	245,039
Happy State Bank	Money Market	245,039
Iberia Bank	Money Market	219,697
Independent Bank	Money Market	12
Liberty Mutual Bank	Money Market	245,027
Mutual of Omaha Bank	Money Market	245,039
Newton Savings Bank	Money Market	245,026
Republic Bank & Trust Company	Money Market	2
The Washington Trust Company of Westerly	Money Market	245,039
Univest Bank and Trust Co.	Money Market	1
WesBanco Bank, Inc.	Money Market	245,039
	Subtotal ICS Investments	3,430,928
US Bank S2002A Acquisition and Construction	First American Treasury Obligation Fund Class Z	1,499
US Bank S2002 Custody	First American Treasury Obligation Fund Class Z	938
	<b>Total Capital Project Fund Investments</b>	<b>\$ 3,433,365</b>

**Harbor Bay Community Development District**

Summary A/R Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough County Tax Collector	FY15-16	104,457.85
10/26/2015	Alidade Mirabay, LLC	815-16-02	20,745.33
10/26/2015	Alidade Mirabay, LLC	815-16-03	4,775.93
10/26/2015	Regions Bank	815-16-04	251.36
10/26/2015	Terrabrook Apollo Beach LP	815-16-01	152,632.12
1/31/2016	Terrabrook Apollo Beach, LP	OMR0116-1	<u>731.22</u>
		Total 001 - General Fund	283,593.81

**Harbor Bay Community Development District**

Summary A/R Ledger

200 - Debt Service Fund--Series 2001

From 2/1/2016 Through 2/29/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough County Tax Collector	FY15-16	12,162.51
		Total 200 - Debt Service Fund--Series 2001	12,162.51

**Harbor Bay Community Development District**

Summary A/R Ledger

201 - Debt Service Fund--Series 2002

From 2/1/2016 Through 2/29/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough County Tax Collector	FY15-16	24,507.63
10/26/2015	Alidade Mirabay, LLC	815-16-02	29,749.12
10/26/2015	Alidade Mirabay, LLC	815-16-03	60,573.09
10/26/2015	Regions Bank	815-16-04	3,188.06
10/26/2015	Terrabrook Apollo Beach LP	815-16-01	218,724.48
		Total 201 - Debt Service Fund--Series 2002	336,742.38
Report Balance			632,498.70

## Harbor Bay Community Development District

Summary A/P Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Atlas Professional Services, Inc.	2/23/2016	42403	Computer Services	31.25
BOCC	2/17/2016	Water Summary 02/16	Hills. County Water Summary 02/16	2,043.02
Bright House Networks	2/20/2016	058904501022...	107 Manns Harbor Dr 03/16	74.08
CRT Services Inc.	2/29/2016	131504	Computer Services	174.00
Edward W. Carr	2/17/2016	NC021716	Board of Supervisors Meeting 02/17/16	200.00
Edward W. Carr	2/25/2016	NC022516	Board of Supervisors Meeting 02/25/16	200.00
FCS, Inc.	1/28/2016	303237	Grease Trap Serviced	210.00
G. B. Collins Engineering, P.A.	2/16/2016	1455	Construction Documents - Pool Renovation	5,500.00
Gate Pros, Inc.	2/11/2016	536	Gate Repair	185.00
Hawkins Service Company, Inc.	2/19/2016	175160	Refurbished Lamp Poles & Pathway Lights	1,450.00
Hawkins Service Company, Inc.	2/22/2016	175162	Fixed Wiring for Low Voltage Rail Lights	780.00
Hawkins Service Company, Inc.	2/22/2016	175174	Replaced Lamp & Ballast - Pool Deck Area	950.00
Hecker Construction Co., Inc.	2/17/2016	1750	Void Repairs	960.00
Hecker Construction Co., Inc.	2/19/2016	1754	Void Repairs	1,680.00
Hecker Construction Co., Inc.	2/19/2016	1755	Void Repairs	2,400.00
Joseph A. McNeil	2/17/2016	JM021716	Board of Supervisors Meeting 02/17/16	200.00
Joseph A. McNeil	2/25/2016	JM022516	Board of Supervisors Meeting 02/25/16	200.00
Kathryn Dukes	2/17/2016	KD021716	Board of Supervisors Meeting 02/17/16	200.00
Kathryn Dukes	2/25/2016	KD022516	Board of Supervisors Meeting 02/25/16	200.00
Manson Bolves Donaldson, P.A.	2/29/2016	4039	Legal Svcs Re: Owner's Claims	100.00
Poseidon Pool Services, LLC	2/28/2016	5091	Monthly Pool/Spa Services 02/16	2,200.00
Republic Services #696	2/17/2016	0696-000564861	Waste Services 03/16	157.55
Rizzetta & Company, Inc.	3/3/2016	2935	Excess Meeting Time 02/17/16	253.84
Robert A Collins	2/17/2016	BC021716	Board of Supervisors Meeting 02/17/16	200.00
Robert E. Cribbs	2/17/2016	BCR021716	Board of Supervisors Meeting 02/17/16	200.00
Robert E. Cribbs	2/25/2016	BCR022516	Board of Supervisors Meeting 02/25/16	200.00
Tampa Electric Company	3/2/2016	2198 0067290 02/16	TECO Electric Summary Bill 02/16	23,420.11
TECO Peoples Gas	3/1/2016	12166138 02/16	Gas Street Lights 02/16	110.34
Terminix Processing Center	2/23/2016	352896047	Club House Pest Control 02/16	241.00
Terminix Processing Center	2/23/2016	352896048	Club House Pest Control 02/16	45.00

**Harbor Bay Community Development District**

Summary A/P Ledger

001 - General Fund

From 2/1/2016 Through 2/29/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Times Publishing Company	2/26/2016	262385 02/26/16	Legal Advertising 02/26/16	1,660.00
USA Services of Florida, Inc.	2/24/2016	348556	Street Sweeping 02/20/16	345.00
Verizon Florida, LLC	2/16/2016	Summary 02/16A	Phone/Internet/Gate Summary 02/16	664.95
Verizon Florida, LLC	2/22/2016	Summary 02/16B	Phone/Internet/Gate Summary 02/16	405.00
Verizon Wireless	2/13/2016	9760475937	Wireless Telephone Services 02/16	53.27
			Total 001 - General Fund	47,893.41

**Harbor Bay Community Development District**

Summary A/P Ledger

300 - Capital Projects Fund--Series 2001

From 2/1/2016 Through 2/29/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hecker Construction Co., Inc.	2/26/2016	Supp 42 Hecker	Supp 42-45 Seawall Repair Project	15,375.00
Hecker Construction Co., Inc.	2/26/2016	Supp 43 Hecker	Supp 42-45 Seawall Repair Project	136,011.00
Hecker Construction Co., Inc.	2/26/2016	Supp 44 Hecker	Supp 44-45 Seawall Repair Project	17,136.00
Langan Engineering & Environmental Svcs Inc.	2/26/2016	Supp 45 Langan	Supp 42-45 Seawall Repair Project	51,985.18
Lee Composites, Inc.	3/4/2016	Supp 48 Lee	Supp 46-48 Seawall Repair Project	63,027.80
			Total 300 - Capital Projects Fund--Series 2001	283,534.98

## Harbor Bay Community Development District

Summary A/P Ledger

400 - Mira Bay at Harbor Bay

From 2/1/2016 Through 2/29/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Coca Cola Beverages Florida LLC	2/25/2016	MB501202035	Beverage Purchases	197.52
Doogie Entertainment	2/23/2016	MB022316 DOOGIE	DJ Service 02/23/16	225.00
Erica Storm Elliott	2/8/2016	MB032616	Petting Zoo 03/26/16	257.00
HLC Holding LLC	2/29/2016	MB168603905	Food	594.80
JJ Taylor Distributing Florida, Inc.	2/26/2016	MB11835821	Beverages	97.00
Park Produce	2/25/2016	MB84973	Produce for Harbor Bay	48.55
Park Produce	2/28/2016	MB84977	Produce for Harbor Bay	20.99
Phenomenal Exercise Equipment Repair Serv Inc	2/22/2016	MB234159	Installation of Pads	130.00
Sysco-West Coast Florida	2/25/2016	MB602250795	Food, Beverage, Supplies	1,716.69
Tampa Tent & Rental Co., Inc.	2/24/2016	MB319839	Tent Rental	1,570.00
			Total 400 - Mira Bay at Harbor Bay	4,857.55
Report Balance				336,285.94

**Harbor Bay Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 29, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/29/16.
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 FY15-16 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 FY15-16 in the amount of \$43,247.56 was received in March 2016.
6. General Fund – Payment for Invoice OMR0116-1 in the amount of \$731.22 was received in March 2016.
7. Debt Service Fund 200 – Payment for Invoice FY15-16 in the amount of \$5,035.51 was received in March 2016.
8. Debt Service Fund 201 – Payment for Invoice FY15-16 in the amount of \$10,146.62 was received in March 2016.
9. Debt Service Fund 201 – Payment for Invoice 815-16-02 in the amount of \$19,336.93 was received in March 2016.