

Harbor Bay
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbor Bay Community Development District

Balance Sheet

As of 7/31/2016

(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
Assets								
Cash In Bank	74,052	0	0	136,025	68,656	278,733	0	0
Investments	2,748,194	0	2,208,186	2,946,137	0	7,902,516	0	0
Investments--Reserves	0	960,242	0	0	0	960,242	0	0
Accounts Receivable	0	0	109,282	0	0	109,282	0	0
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Prepaid Expenses	5,115	0	0	0	0	5,115	0	0
Inventory	0	0	0	0	4,236	4,236	0	0
Deposits	42,297	0	0	0	1,000	43,297	0	0
Due From Other Funds	38,738	0	0	8,905	16	47,659	0	0
Amount Available in Debt Service Fund	0	0	0	0	0	0	0	2,317,468
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	10,247,532
Fixed Assets	0	0	0	0	0	0	52,587,047	0
Total Assets	2,908,396	960,242	2,317,468	3,091,066	73,908	9,351,080	52,587,047	12,565,000
Liabilities								
Accounts Payable	43,637	0	0	349,599	6,879	400,115	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	92,726	0	0	90,000	0	182,726	0	0
Other Current Liabilities	9,097	0	0	0	854	9,951	0	0
Deposits Held	1,875	0	0	0	0	1,875	0	0
Due To Other Funds	8,921	17,978	0	20,760	0	47,659	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	0	12,565,000
Total Liabilities	156,255	17,978	0	460,359	7,733	642,325	0	12,565,000
Fund Equity & Other Credits								
Beginning Fund Balance	2,039,428	658,716	2,827,902	6,809,973	0	12,336,019	52,587,047	0
Net Change in Fund Balance	712,712	283,548	(510,434)	(4,179,266)	66,175	(3,627,264)	0	0
Total Fund Equity & Other Credits	2,752,141	942,264	2,317,468	2,630,707	66,175	8,708,755	52,587,047	0
Total Liabilities & Fund Equity	2,908,396	960,242	2,317,468	3,091,066	73,908	9,351,080	52,587,047	12,565,000

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	4,285	4,285	0.00%
Special Assessments					
Tax Roll	2,258,986	2,258,986	2,382,921	123,935	(5.48)%
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%
Total Revenues	3,089,327	3,089,327	3,217,551	128,224	(4.15)%
Expenditures					
Legislative					
Supervisor Fees	16,000	13,333	16,000	(2,667)	0.00%
Financial & Administrative					
Administrative Services	9,700	8,083	8,083	0	16.66%
District Management	36,050	30,042	31,299	(1,258)	13.17%
District Engineer	22,500	18,750	32,116	(13,366)	(42.73)%
Disclosure Report	6,000	5,000	2,500	2,500	58.33%
Trustees Fees	7,812	4,312	4,142	170	46.98%
Financial Consulting Services	10,000	9,167	9,167	0	8.33%
Accounting Services	19,492	16,243	16,243	0	16.66%
Auditing Services	4,000	4,000	3,600	400	10.00%
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	1,250	4,003	(2,753)	(166.89)%
Dues, Licenses & Fees	2,558	2,258	3,221	(963)	(25.91)%
Property Taxes	3,615	3,615	3,358	257	7.10%
Website	3,600	3,000	2,220	780	38.33%
Legal Counsel					
District Counsel	85,000	70,833	98,867	(28,034)	(16.31)%
Special Legal Services					
Special Legal Services	10,730	8,942	17,637	(8,695)	(64.36)%
Security Operations					
Florida Highway Patrol	75,000	62,500	33,040	29,460	55.94%
Security Operations (Leased System)	145,000	120,833	152,593	(31,759)	(5.23)%
Electric Utility Services					
Street Lights	154,740	128,950	117,179	11,771	24.27%
Utility - Irrigation	23,000	19,167	17,947	1,220	21.97%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Guardhouse & Gate Electric	5,700	4,750	4,243	507	25.56%
Utility - Recreation Facilities	95,000	79,167	76,150	3,016	19.84%
Gas Utility Services					
Utility Services	5,700	4,750	3,555	1,195	37.62%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	1,800	1,500	1,591	(91)	11.59%
Recycled Waste	1,950	1,625	0	1,625	100.00%
Water-Sewer Combination Services					
Utility - Irrigation	9,200	7,667	8,448	(782)	8.16%
Utility Services - Amenities	22,500	18,750	21,612	(2,862)	3.94%
Stormwater Control					
Aquatic Maintenance	33,600	28,000	28,300	(300)	15.77%
Mitigation Area Monitoring & Maintenance	1,500	1,250	300	950	80.00%
Fountain Service Repairs	550	458	0	458	100.00%
Fountain Maintenance	3,900	3,250	6,060	(2,810)	(55.38)%
Other Physical Environment					
General Liability & Property Insurance	95,306	95,306	82,867	12,439	13.05%
Insurance - Flood	12,618	12,618	12,968	(350)	(2.77)%
Entry & Walls Maintenance	5,000	4,167	2,800	1,367	44.00%
Landscape Maintenance - General	280,000	233,333	227,587	5,746	18.71%
Irrigation Repairs and Maintenance	31,000	25,833	38,111	(12,277)	(22.93)%
Lighting Maintenance & Repair	26,000	21,667	13,910	7,757	46.50%
Landscape Maintenance - Sea Crest	36,845	30,704	20,413	10,292	44.59%
Landscape Maintenance - Optional Areas	19,000	15,833	0	15,833	100.00%
Landscape - Fertilization	85,750	71,458	113,555	(42,097)	(32.42)%
Landscape - Pest Control	27,500	22,917	15,876	7,041	42.26%
Landscape - Mulching	66,375	55,313	47,040	8,273	29.12%
Landscape - Annuals	13,440	11,200	4,480	6,720	66.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	18,750	2,083	25.00%
Hand Watering	2,000	1,667	0	1,667	100.00%
Minor Void Repairs	65,000	54,167	18,020	36,147	72.27%
Freeze Protection	6,000	5,000	0	5,000	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 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Road & Street Facilities					
Street / Parking Lot Sweeping	4,750	3,958	3,450	508	27.36%
Roadway Repair & Maintenance	1,000	833	0	833	100.00%
Sidewalk Repair & Maintenance	25,000	20,833	10,999	9,834	56.00%
Gate Maintenance (Minor)	15,000	12,500	16,360	(3,860)	(9.06)%
Parks & Recreation					
Onsite Staffing/Employment	141,104	117,587	119,816	(2,229)	15.08%
WTS Management Fee	36,000	30,000	30,750	(750)	14.58%
Facility Contribution - MiraBay Club	556,803	464,003	464,003	0	16.66%
Boat Lift Sling Repairs & Maintenance	15,000	12,500	12,768	(268)	14.88%
Office Supplies	1,000	833	2,583	(1,749)	(158.27)%
Cleaning Supplies	1,000	833	19	814	98.08%
Printing Supplies	1,500	1,250	0	1,250	100.00%
Computer Support, Maintenance & Repair	5,000	4,167	4,441	(274)	11.17%
Pool Operation & Maintenance	43,800	36,500	38,162	(1,662)	12.87%
Pool Heater Maintenance	3,200	2,667	4,681	(2,014)	(46.26)%
Clubhouse Audio Equipment	10,000	8,333	0	8,333	100.00%
GEM Car Repairs & Maintenance	2,500	2,083	1,350	733	46.00%
Building Repairs & Maintenance	35,000	29,167	69,676	(40,509)	(99.07)%
Facility A/C & Heating Maintenance & Repair	10,000	8,333	1,533	6,800	84.67%
Tennis Court Maintenance & Supplies	20,000	16,667	1,770	14,897	91.15%
Maintenance Supplies	2,000	1,667	6,152	(4,485)	(207.59)%
Basketball Court Maintenance & Supplies	2,500	2,083	0	2,083	100.00%
Pest Control	4,000	3,333	3,177	156	20.56%
Playground Repairs	5,000	4,167	0	4,167	100.00%
Elevator Maintenance	5,500	4,583	6,928	(2,344)	(25.95)%
Dog Waste Station Supplies	7,500	6,250	3,197	3,054	57.38%
Sign Maintenance & Repairs	5,000	4,167	0	4,167	100.00%
Cell Phone - Maintenance Staff	775	646	532	114	31.36%
Telephone/Internet-Gate, Boat Lift & Club	25,000	20,833	19,146	1,687	23.41%
Holiday Decorations	10,000	10,000	7,000	3,000	30.00%
Contingency					
Miscellaneous Contingency	222,352	185,293	281,262	(95,969)	(26.49)%

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Admiral Pointe Operations	0	0	60,586	(60,586)	0.00%
Traffic Enforcement Study	0	0	5,396	(5,396)	0.00%
Capital Outlay	250,000	208,333	0	208,333	100.00%
Total Expenditures	<u>3,089,327</u>	<u>2,594,726</u>	<u>2,519,839</u>	<u>74,887</u>	<u>18.43%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>494,601</u>	<u>697,712</u>	<u>203,111</u>	<u>0.00%</u>
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	<u>0</u>	<u>494,601</u>	<u>712,712</u>	<u>218,111</u>	<u>0.00%</u>
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>494,601</u></u>	<u><u>2,752,141</u></u>	<u><u>2,257,540</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 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,526	1,526	0.00%
Special Assessments				
Tax Roll	300,000	300,000	0	0.00%
Total Revenues	<u>300,000</u>	<u>301,526</u>	<u>1,526</u>	<u>0.51%</u>
Expenditures				
Contingency				
Capital Reserves	300,000	17,978	282,022	94.00%
Total Expenditures	<u>300,000</u>	<u>17,978</u>	<u>282,022</u>	<u>94.01%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>283,548</u>	<u>283,548</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>283,548</u>	<u>283,548</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	658,716	658,716	0.00%
Fund Balance, End of Period	<u>0</u>	<u>942,264</u>	<u>942,264</u>	<u>0.00%</u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2001 - 200

From 10/1/2015 Through 7/31/2016

(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	738	738	0.00%
Special Assessments				
Tax Roll	311,544	311,544	0	0.00%
Total Revenues	<u>311,544</u>	<u>312,282</u>	<u>738</u>	<u>0.24%</u>
Expenditures				
Debt Service Payments				
Interest Payments	221,544	218,050	3,494	1.57%
Principal Payments	90,000	90,000	0	0.00%
Total Expenditures	<u>311,544</u>	<u>308,050</u>	<u>3,494</u>	<u>1.12%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>4,232</u>	<u>4,232</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>4,232</u>	<u>4,232</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>727,908</u></u>	<u><u>727,908</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 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,578	1,578	0.00%
Special Assessments				
Tax Roll	627,766	627,766	0	0.00%
Off Roll	312,235	312,235	0	0.00%
Total Revenues	940,000	941,578	1,578	0.17%
Expenditures				
Debt Service Payments				
Interest Payments	655,000	681,244	(26,243)	(4.00)%
Principal Payments	285,000	775,000	(490,000)	(171.92)%
Total Expenditures	940,000	1,456,244	(516,243)	(54.92)%
Excess of Revenue Over (Under) Expenditures	0	(514,666)	(514,666)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(514,666)	(514,666)	0.00%
Fund Balance, Beginning of Period	0	2,104,226	2,104,226	0.00%
Fund Balance, End of Period	0	1,589,560	1,589,560	0.00%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2001 - 300

From 10/1/2015 Through 7/31/2016

(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	5,929	5,929	0.00%
Total Revenues	<u>0</u>	<u>5,929</u>	<u>5,929</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Emergency Seawall Repairs	0	4,082,044	(4,082,044)	0.00%
Master Project	0	103,153	(103,153)	0.00%
Total Expenditures	<u>0</u>	<u>4,185,197</u>	<u>(4,185,197)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(4,179,268)</u>	<u>(4,179,268)</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>(4,179,268)</u>	<u>(4,179,268)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	6,807,536	6,807,536	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2,628,268</u>	<u>2,628,268</u>	<u>0.00%</u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2002 - 301

From 10/1/2015 Through 7/31/2016

(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	2	2	0.00%
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</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</u>	<u>2</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>2,439</u></u>	<u><u>2,439</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 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Amenity Center Revenue					
Personal Training	25,000	21,900	14,281	(7,620)	42.87%
Group Exercise	15,750	13,301	14,743	1,442	6.39%
Massage	3,300	2,600	675	(1,925)	79.54%
Tennis Lessons	5,000	4,494	8,762	4,268	(75.24)%
Swim Lessons	6,700	6,000	2,674	(3,326)	60.08%
Facials	500	440	435	(5)	13.00%
Facility Rental	5,800	5,515	10,242	4,727	(76.57)%
Merchandise Sales	775	685	405	(280)	47.76%
Food Sales	80,500	67,079	75,109	8,030	6.69%
Beverage Sales	68,000	58,000	55,372	(2,628)	18.57%
Programs	122,000	104,430	109,267	4,837	10.43%
Beverage Sales - Non Alcoholic	0	0	7,821	7,821	0.00%
Other Miscellaneous Revenues					
General Fund Facility Contribution	556,803	464,003	464,003	0	16.66%
Proximity Card Replacement	0	0	1,100	1,100	0.00%
Total Revenues	890,128	748,447	764,887	16,440	14.07%
Expenditures					
Cost of Goods					
Merchandise Retail	750	750	561	189	25.26%
Spa Retail	450	450	0	450	100.00%
Food	80,000	67,185	72,818	(5,633)	8.97%
Beverage	46,000	41,700	27,330	14,370	40.58%
Beverage - Non Alcoholic	0	0	10,545	(10,545)	0.00%
Payroll & Related Expenses					
Payroll Management	94,920	79,000	82,818	(3,818)	12.74%
Payroll Concierge	49,000	40,830	0	40,830	100.00%
Payroll Reception	63,030	52,350	55,031	(2,681)	12.69%
Payroll Pool Attendants	16,510	13,750	25,584	(11,834)	(54.96)%
Personal Training Commissions	15,000	13,000	10,314	2,686	31.23%
Group Fitness Commissions	24,300	21,094	56,391	(35,297)	(132.06)%
Massage Therapist Commissions	1,700	1,400	481	919	71.73%
Tennis Commissions	4,000	3,513	8,880	(5,367)	(122.00)%
Aquatics Commissions	6,001	3,600	5,031	(1,431)	16.15%
Nail Commissions	0	0	2,407	(2,407)	0.00%
Facial Commissions	255	222	0	222	100.00%
Payroll Outfitters	8,500	6,900	2,382	4,518	71.97%
Payroll Cafe	93,136	77,346	85,731	(8,385)	7.95%
Payroll Activities & Programs	62,535	52,335	13,356	38,979	78.64%
Maintenance Payroll	51,500	42,994	37,649	5,345	26.89%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Taxes	41,286	33,746	33,363	383	19.19%
Payroll HR Admin Support	10,800	8,820	9,799	(979)	9.27%
Benefits	50,000	41,660	25,686	15,974	48.62%
Workers Compensation	9,750	7,950	8,819	(869)	9.55%
Parks & Recreation					
Credit Card Processing Fees	18,000	15,000	16,413	(1,413)	8.81%
Cleaning Supplies	3,500	3,000	2,319	681	33.72%
Daily Operation Software	7,000	5,833	6,550	(717)	6.43%
General Liability Insurance	10,000	8,350	7,950	400	20.50%
Continuing Education	1,000	1,000	161	839	83.88%
Laundry, Towels, Linen	1,000	850	926	(76)	7.36%
Marketing & Promotions	1,325	850	739	111	44.24%
Postage & Shipping	500	410	0	410	100.00%
Printing Supplies	4,000	3,300	3,803	(503)	4.93%
Travel	500	400	0	400	100.00%
Uniforms	2,500	2,300	866	1,434	65.37%
Employee Recognition	500	400	858	(458)	(71.61)%
Salon Supplies	500	400	0	400	100.00%
Miscellaneous	3,500	1,010	1,025	(15)	70.71%
Computer Repairs & Maintenance	1,000	850	137	713	86.32%
Cellular Phones & Other Reimbursements	2,150	1,775	1,750	25	18.60%
Member & Guest Supplies	7,180	6,130	5,099	1,031	28.98%
Operating Supplies	23,050	18,550	25,291	(6,741)	(9.72)%
Amenities Office Expenses	2,000	1,650	1,756	(106)	12.21%
Taxes	275	197	0	197	100.00%
Program Supplies	55,725	44,725	45,495	(770)	18.35%
Furniture, Fixtures, & Equipment	1,500	1,250	276	974	81.60%
Equipment Maintenance/Repair	500	400	230	170	54.04%
Fitness Repairs & Maintenance	3,500	2,900	2,095	805	40.15%
Contingency					
Capital Projects	10,000	8,333	0	8,333	100.00%
Total Expenditures	<u>890,128</u>	<u>740,458</u>	<u>698,712</u>	<u>41,746</u>	<u>21.50%</u>
Excess of Revenue Over (Under) Expenditures	0	7,988	66,175	58,187	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	7,988	66,175	58,187	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>7,988</u></u>	<u><u>66,175</u></u>	<u><u>58,187</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 7/1/2016 Through 7/31/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
Amenity Center Revenue							
Personal Training	2,163	1,500	663	14,281	21,900	(7,620)	25,000
Group Exercise	1,508	1,200	308	14,743	13,301	1,442	15,750
Massage	0	350	(350)	675	2,600	(1,925)	3,300
Tennis Lessons	456	200	256	8,762	4,494	4,268	5,000
Swim Lessons	471	2,000	(1,529)	2,674	6,000	(3,326)	6,700
Facials	0	30	(30)	435	440	(5)	500
Facility Rental	200	200	0	10,242	5,515	4,727	5,800
Merchandise Sales	0	30	(30)	405	685	(280)	775
Food Sales	10,246	8,000	2,246	75,109	67,079	8,030	80,500
Beverage Sales	9,086	6,505	2,581	55,372	58,000	(2,628)	68,000
Programs	20,070	10,000	10,070	109,267	104,430	4,837	122,000
Beverage Sales - Non Alcoholic	1,407	0	1,407	7,821	0	7,821	0
Other Miscellaneous Revenues							
General Fund Facility Contribution	46,400	46,400	0	464,003	464,003	0	556,803
Proximity Card Replacement	115	0	115	1,100	0	1,100	0
Total Revenues	92,121	76,415	15,706	764,887	748,447	16,440	890,128
Expenditures							
Cost of Goods							
Merchandise Retail	0	0	0	561	750	189	750
Spa Retail	0	0	0	0	450	450	450
Food	7,672	7,915	243	72,818	67,185	(5,633)	80,000
Beverage	3,169	5,000	1,831	27,330	41,700	14,370	46,000
Beverage - Non Alcoholic	1,771	0	(1,771)	10,545	0	(10,545)	0
Payroll & Related Expenses							
Payroll Management	9,558	7,900	(1,658)	82,818	79,000	(3,818)	94,920
Payroll Concierge	0	4,083	4,083	0	40,830	40,830	49,000
Payroll Reception	5,227	5,235	8	55,031	52,350	(2,681)	63,030
Payroll Pool Attendants	6,982	1,380	(5,602)	25,584	13,750	(11,834)	16,510
Personal Training Commissions	1,592	1,000	(592)	10,314	13,000	2,686	15,000
Group Fitness Commissions	5,471	1,603	(3,868)	56,391	21,094	(35,297)	24,300
Massage Therapist Commissions	1	150	149	481	1,400	919	1,700
Tennis Commissions	1,206	200	(1,006)	8,880	3,513	(5,367)	4,000
Aquatics Commissions	468	1,200	732	5,031	3,600	(1,431)	6,001
Nail Commissions	619	0	(619)	2,407	0	(2,407)	0
Facial Commissions	0	20	20	0	222	222	255
Payroll Outfitters	0	700	700	2,382	6,900	4,518	8,500
Payroll Cafe	9,091	7,495	(1,596)	85,731	77,346	(8,385)	93,136
Payroll Activities & Programs	1,428	5,100	3,672	13,356	52,335	38,979	62,535
Maintenance Payroll	3,636	4,253	617	37,649	42,994	5,345	51,500
Payroll Taxes	3,925	3,750	(175)	33,363	33,746	383	41,286

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 7/1/2016 Through 7/31/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Payroll HR Admin Support	1,155	870	(285)	9,799	8,820	(979)	10,800
Benefits	2,691	4,166	1,475	25,686	41,660	15,974	50,000
Workers Compensation	1,040	850	(190)	8,819	7,950	(869)	9,750
Parks & Recreation							
Credit Card Processing Fees	1,957	1,400	(557)	16,413	15,000	(1,413)	18,000
Cleaning Supplies	99	300	201	2,319	3,000	681	3,500
Daily Operation Software	620	584	(36)	6,550	5,833	(717)	7,000
General Liability Insurance	964	835	(129)	7,950	8,350	400	10,000
Continuing Education	0	200	200	161	1,000	839	1,000
Laundry, Towels, Linen	148	100	(48)	926	850	(76)	1,000
Marketing & Promotions	51	50	(1)	739	850	111	1,325
Postage & Shipping	0	40	40	0	410	410	500
Printing Supplies	528	300	(228)	3,803	3,300	(503)	4,000
Travel	0	0	0	0	400	400	500
Uniforms	0	100	100	866	2,300	1,434	2,500
Employee Recognition	0	50	50	858	400	(458)	500
Salon Supplies	0	50	50	0	400	400	500
Miscellaneous	493	175	(318)	1,025	1,010	(15)	3,500
Computer Repairs & Maintenance	0	100	100	137	850	713	1,000
Cellular Phones & Other Reimbursements	175	175	0	1,750	1,775	25	2,150
Member & Guest Supplies	445	600	155	5,099	6,130	1,031	7,180
Operating Supplies	2,921	3,500	579	25,291	18,550	(6,741)	23,050
Amenities Office Expenses	0	150	150	1,756	1,650	(106)	2,000
Taxes	0	64	64	0	197	197	275
Program Supplies	3,761	2,000	(1,761)	45,495	44,725	(770)	55,725
Furniture, Fixtures, & Equipment	0	125	125	276	1,250	974	1,500
Equipment Maintenance/Repair	150	40	(110)	230	400	170	500
Fitness Repairs & Maintenance	135	290	155	2,095	2,900	805	3,500
Contingency							
Capital Projects	0	833	833	0	8,333	8,333	10,000
Total Expenditures	<u>79,150</u>	<u>74,931</u>	<u>(4,218)</u>	<u>698,712</u>	<u>740,458</u>	<u>41,746</u>	<u>890,128</u>
Excess of Revenues Over (Under) Expenditures	<u>12,971</u>	<u>1,484</u>	<u>11,487</u>	<u>66,175</u>	<u>7,988</u>	<u>58,187</u>	<u>0</u>

Harbor Bay CDD
Investment Summary
July 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 2
The Bank of Tampa	Money Market	248,543
The Bank of Tampa ICS Program:		
Bank of China, New York, NY	Money Market	245,033
Bank of Ozarks	Money Market	28
Bremer Bank, NA	Money Market	245,042
Capital Bank Corporation	Money Market	245,042
Eagle Bank	Money Market	245,042
Flushing Bank	Money Market	49,210
Mabrey Bank	Money Market	2
Morton Community Bank	Money Market	245,042
Oritani Bank	Money Market	245,042
Pinnacle Bank	Money Market	245,041
Republic Bank & Trust Company	Money Market	245,041
United Bank	Money Market	3
Western Alliance Bank	Money Market	245,040
Yadkin Bank	Money Market	245,041
	Total General Fund Investments	<u>\$ 2,748,194</u>
The Bank of Tampa ICS Program:		
Bangor Savings Bank	Money Market	\$ 16
Charter Bank	Money Market	29,288
Flushing Bank	Money Market	195,816
Great Western Bank	Money Market	245,008
Independent Bank	Money Market	7
Mabrey Bank	Money Market	15
Stonegate Bank	Money Market	245,042
The Park National Bank	Money Market	245,042
United Bank	Money Market	7
Western Alliance Bank	Money Market	1
	Total Reserve Fund Investments	<u>\$ 960,242</u>
US Bank S2001A Reserve	First American Treasury Obligation Fund Class Z	\$ 311,651
US Bank S2001AB Revenue	First American Treasury Obligation Fund Class Z	416,257
US Bank S2002AB Revenue	First American Treasury Obligation Fund Class Z	541,990
US Bank S2002 Prepayment	First American Treasury Obligation Fund Class Z	13
US Bank S2002A Reserve	First American Treasury Obligation Fund Class Z	938,275
	Total Debt Service Fund Investments	<u>\$ 2,208,186</u>
The Bank of Tampa ICS Program:		
Admirals Bank	Money Market	\$ 245,042
Bangor Savings Bank	Money Market	18
Charter Bank	Money Market	215,748
ConnectOne Bank	Money Market	245,041
Customers Bank	Money Market	245,042
First Federal Bank of the Midwest	Money Market	245,024
First Internation Bank & Trust	Money Market	245,041
First Liberty Bank	Money Market	245,041
First Tennessee Bank, NA	Money Market	32,452
Genesee Regional Bank	Money Market	245,041
Great Southern Bank	Money Market	245,041
Great Western Bank	Money Market	34
Happy State Bank	Money Market	245,042
Iberiabank	Money Market	245,042
Mutual of Omaha Bank	Money Market	245,042
United Bank	Money Market	7
	Subtotal ICS Investments	<u>2,943,698</u>
US Bank S2002A Acquisition and Construction	First American Treasury Obligation Fund Class Z	1,500
US Bank S2002 Custody	First American Treasury Obligation Fund Class Z	939
	Total Capital Project Fund Investments	<u>\$ 2,946,137</u>

Harbor Bay Community Development District

Summary A/R Ledger

201 - Debt Service Fund--Series 2002

From 7/1/2016 Through 7/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/26/2015	Alidade Mirabay, LLC	815-16-02	10,412.19
10/26/2015	Alidade Mirabay, LLC	815-16-03	21,200.57
10/26/2015	Regions Bank	815-16-04	1,115.82
10/26/2015	Terrabrook Apollo Beach LP	815-16-01	76,553.57
		Total 201 - Debt Service Fund--Series 2002	109,282.15
			<hr/>
Report Balance			109,282.15
			<hr/> <hr/>

Harbor Bay Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Ballenger & Company, Inc.	7/29/2016	16388	Irrigation Control Monitor 07/16	435.00
Bay Equipment & Supply, Inc.	7/22/2016	072216 BayEquip	Microwave Convention-Oven	10,498.00
BOCC	7/19/2016	Water Summary 07/16	Hills. County Water Summary 07/16	4,030.27
BOCC	7/21/2016	1779718759 07/16	5248 Admiral Pointe DR 07/16	79.02
Bright House Networks	7/28/2016	041500701072...	Boat Lift Service 08/16	104.00
Edward W. Carr	7/28/2016	NC072816	Board of Supervisors Meeting 07/28/16	200.00
Frontier Communications of Florida	7/22/2016	Summary 07/16 B	Phone/Internet/Gate Summary 07/16 B	405.60
Frontier Communications of Florida	7/25/2016	021516-5 07/16	Internet/Cable - Admiral Pointe 07/16	343.79
Frontier Communications of Florida	7/28/2016	092203-5 08/16	Clubhouse Telephone 08/16	267.01
Gate Pros, Inc.	7/20/2016	730	Service Call - Bay Estates Exit Gate	350.00
Gate Pros, Inc.	7/20/2016	731	Service Call - Entrance Lane Arm Broke	90.00
Hopping Green & Sams	7/31/2016	89107	General Legal Services 06/16	9,395.45
Hopping Green & Sams	7/31/2016	89109	Records Requests 06/16	676.12
Hopping Green & Sams	7/31/2016	89110	Seawall Financing 06/16	3,339.33
Joseph A. McNeil	7/28/2016	JM072816	Board of Supervisors Meeting 07/28/16	200.00
Kathryn Dukes	7/28/2016	KD072816	Board of Supervisors Meeting 07/28/16	200.00
Manson Bolves Donaldson Varn, P.A.	7/29/2016	4388	Legal Svcs Re: Owner's Claims	1,435.00
Payne Air Conditioning & Heating, Inc.	6/21/2016	495094	Filter Replacement	778.00
Payne Air Conditioning & Heating, Inc.	6/23/2016	495734	Maintenance on Ice Machines	987.50
Payne Air Conditioning & Heating, Inc.	7/1/2016	496428	Check Units after Power Outage	100.00
Payne Air Conditioning & Heating, Inc.	7/7/2016	496493	Evaluate Equipment	560.00
Poseidon Pool Services, LLC	6/21/2016	6347	Pools Repairs	1,034.29
Poseidon Pool Services, LLC	7/18/2016	6342	Mthly Pool/Spa Serv.-Admiral Point	592.75
Republic Services #696	7/17/2016	0696-000596989	Waste Services 08/16	165.43
Robert A Collins	7/28/2016	BC072816	Board of Supervisors Meeting 07/28/16	200.00
Robert E. Cribbs	7/28/2016	BCR072816	Board of Supervisors Meeting 07/28/16	200.00

Harbor Bay Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
T E Taylor Co	7/20/2016	6666	Remove & Replace Curbing & Asphalt	6,000.00
Tampa Electric Company	7/28/2016	1976 0780431 07/16	5256 Admiral Pointe Dr 07/16	50.33
Tampa Electric Company	7/28/2016	1976 0789141 07/16	5248 Admiral Pointe Dr Pool 07/16	554.64
Tampa Electric Company	7/28/2016	1976 0790071 07/16	Admiral Pointe Amenity CTR 07/16	129.10
Tampa Electric Company	7/28/2016	1976 0791711 07/16	760 Winterside Gate-Admiral Pointe 07/16	30.63
TECO Peoples Gas	7/29/2016	12166138 07/16	Gas Street Lights 07/16	152.62
Verizon Wireless	7/13/2016	9768684584	Wireless Telephone Services 07/16	53.32
			Total 001 - General Fund	43,637.20

Harbor Bay Community Development District

Summary A/P Ledger

300 - Capital Projects Fund--Series 2001

From 7/1/2016 Through 7/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Everlast Synthetic Products, LLC	7/28/2016	MP1 Everlast Syn	MP1 Master Project	103,153.00
Hecker Construction Co., Inc.	3/24/2016	Supp 53 Hecker	Supp 52-57 Seawall Repair Project	2,137.95
Hecker Construction Co., Inc.	8/11/2016	Supp 84 Hecker	Supp 84-93 Seawall Repair Project	4,905.60
Hecker Construction Co., Inc.	8/11/2016	Supp 85 Hecker	Supp 84-93 Seawall Repair Project	21,005.60
Hecker Construction Co., Inc.	8/11/2016	Supp 86 Hecker	Supp 84-93 Seawall Repair Project	3,650.00
Hecker Construction Co., Inc.	8/11/2016	Supp 87 Hecker	Supp 84-93 Seawall Repair Project	7,037.20
Hecker Construction Co., Inc.	8/11/2016	Supp 88 Hecker	Supp 84-93 Seawall Repair Project	76,201.30
Hecker Construction Co., Inc.	8/11/2016	Supp 89 Hecker	Supp 84-93 Seawall Repair Project	13,432.00
Hecker Construction Co., Inc.	8/11/2016	Supp 90 Hecker	Supp 84-93 Seawall Repair Project	22,834.40
Hecker Construction Co., Inc.	8/11/2016	Supp 91 Hecker	Supp 84-93 Seawall Repair Project	17,308.90
Hecker Construction Co., Inc.	8/11/2016	Supp 92 Hecker	Supp 84-93 Seawall Repair Project	9,110.40
Langan Engineering & Environmental Svcs Inc.	8/11/2016	Supp 93 Langan	Supp 84-93 Seawall Repair Project	68,822.19
			Total 300 - Capital Projects Fund--Series 2001	349,598.54

Harbor Bay Community Development District

Summary A/P Ledger

400 - Mira Bay at Harbor Bay

From 7/1/2016 Through 7/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Coca Cola Beverages Florida LLC	7/28/2016	MB498204790	Beverage Purchases	249.12
DeConna Ice Cream Company, Inc	7/26/2016	MBINV914131	Ice Cream Purchases	569.60
Florida Department of Revenue	7/1/2016	398012897341-5 07/16	Florida Sales and Use Tax 07/16	1,473.75
Motion Picture Licensing Corporation	7/20/2016	MB504029163	MPLC License 08/20/16 to 08/20/17	2,826.91
Park Produce	7/25/2016	MB79348	Produce for Harbor Bay	70.67
Ready Care Industries, Inc.	7/28/2016	MB00618302	Member/Guest Supplies	118.41
Sysco-West Coast Florida	7/28/2016	MB607281049	Food, Beverage & Supplies	1,571.01
			Total 400 - Mira Bay at Harbor Bay	6,879.47
Report Balance				400,115.21

Harbor Bay Community Development District
Notes to Unaudited Financial Statements
July 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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.