

Harbor Bay  
Community Development District

Financial Statements  
(Unaudited)

May 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbor Bay Community Development District**

Balance Sheet

As of 5/31/2016

(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
<b>Assets</b>								
Cash In Bank	379,185	0	0	642,949	68,057	1,090,191	0	0
Investments	2,992,223	0	2,207,466	3,190,078	0	8,389,767	0	0
Investments--Reserves	0	959,921	0	0	0	959,921	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	673	0	0	0	0	673	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	28,240	0	0	8,905	1,759	38,904	0	0
Amount Available in Debt Service Fund	0	0	0	0	0	0	0	2,316,748
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	10,248,252
Fixed Assets	0	0	0	0	0	0	51,974,789	0
<b>Total Assets</b>	<b>3,442,619</b>	<b>959,921</b>	<b>2,316,748</b>	<b>3,841,932</b>	<b>75,052</b>	<b>10,636,272</b>	<b>51,974,789</b>	<b>12,565,000</b>
<b>Liabilities</b>								
Accounts Payable	61,500	0	0	377,759	27,555	466,814	0	0
Retainage Payable	0	0	0	111,506	0	111,506	0	0
Accrued Expenses Payable	76,455	0	0	90,000	0	166,455	0	0
Other Current Liabilities	9,097	0	0	0	2,618	11,715	0	0
Deposits Held	1,875	0	0	0	0	1,875	0	0
Due To Other Funds	10,664	7,480	0	20,760	0	38,904	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	0	12,565,000
<b>Total Liabilities</b>	<b>159,591</b>	<b>7,480</b>	<b>0</b>	<b>600,024</b>	<b>30,173</b>	<b>797,268</b>	<b>0</b>	<b>12,565,000</b>
<b>Fund Equity &amp; Other Credits</b>								
Beginning Fund Balance	2,039,428	658,716	2,827,902	6,809,973	0	12,336,019	51,974,789	0
Net Change in Fund Balance	1,243,599	293,726	(511,154)	(3,568,066)	44,879	(2,497,015)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>3,283,028</b>	<b>952,441</b>	<b>2,316,748</b>	<b>3,241,908</b>	<b>44,879</b>	<b>9,839,004</b>	<b>51,974,789</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,442,619</b>	<b>959,921</b>	<b>2,316,748</b>	<b>3,841,932</b>	<b>75,052</b>	<b>10,636,272</b>	<b>51,974,789</b>	<b>12,565,000</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 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	3,314	3,314	0.00%
Special Assessments					
Tax Roll	2,258,986	2,258,986	2,319,317	60,332	(2.67)%
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>3,152,978</b>	<b>63,651</b>	<b>(2.06)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	16,000	10,667	12,000	(1,333)	25.00%
Financial & Administrative					
Administrative Services	9,700	6,467	6,467	0	33.33%
District Management	36,050	24,033	25,291	(1,258)	29.84%
District Engineer	22,500	15,000	13,041	1,959	42.03%
Disclosure Report	6,000	4,000	2,500	1,500	58.33%
Trustees Fees	7,812	4,312	4,142	170	46.98%
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	3,600	(3,600)	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	1,000	3,892	(2,892)	(159.45)%
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	2,400	1,700	700	52.77%
Legal Counsel					
District Counsel	85,000	56,667	73,500	(16,833)	13.52%
Special Legal Services					
Special Legal Services	10,730	7,153	3,013	4,141	71.92%
Security Operations					
Florida Highway Patrol	75,000	50,000	24,140	25,860	67.81%
Security Operations (Leased System)	145,000	96,667	116,687	(20,021)	19.52%
Electric Utility Services					
Street Lights	154,740	103,160	94,129	9,031	39.16%
Utility - Irrigation	23,000	15,333	14,738	596	35.92%

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility - Guardhouse & Gate Electric	5,700	3,800	3,374	426	40.80%
Utility - Recreation Facilities	95,000	63,333	62,534	799	34.17%
Gas Utility Services					
Utility Services	5,700	3,800	2,549	1,251	55.27%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	1,800	1,200	1,260	(60)	29.97%
Recycled Waste	1,950	1,300	0	1,300	100.00%
Water-Sewer Combination Services					
Utility - Irrigation	9,200	6,133	6,510	(376)	29.24%
Utility Services - Amenities	22,500	15,000	15,506	(506)	31.08%
Stormwater Control					
Aquatic Maintenance	33,600	22,400	22,600	(200)	32.73%
Mitigation Area Monitoring & Maintenance	1,500	1,000	300	700	80.00%
Fountain Service Repairs	550	367	0	367	100.00%
Fountain Maintenance	3,900	2,600	5,260	(2,660)	(34.87)%
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	3,333	2,800	533	44.00%
Landscape Maintenance - General	280,000	186,667	180,329	6,337	35.59%
Irrigation Repairs and Maintenance	31,000	20,667	23,534	(2,868)	24.08%
Lighting Maintenance & Repair	26,000	17,333	12,480	4,853	52.00%
Landscape Maintenance - Sea Crest	36,845	24,563	16,330	8,233	55.67%
Landscape Maintenance - Optional Areas	19,000	12,667	0	12,667	100.00%
Landscape - Fertilization	85,750	57,167	100,100	(42,933)	(16.73)%
Landscape - Pest Control	27,500	18,333	15,876	2,457	42.26%
Landscape - Mulching	66,375	44,250	4,290	39,960	93.53%
Landscape - Annuals	13,440	8,960	4,480	4,480	66.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	16,667	3,430	13,237	86.28%
Hand Watering	2,000	1,333	0	1,333	100.00%
Minor Void Repairs	65,000	43,333	18,020	25,313	72.27%
Freeze Protection	6,000	4,000	0	4,000	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 5/31/2016

(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	3,167	2,760	407	41.89%
Roadway Repair & Maintenance	1,000	667	0	667	100.00%
Sidewalk Repair & Maintenance	25,000	16,667	4,999	11,668	80.00%
Gate Maintenance (Minor)	15,000	10,000	14,609	(4,609)	2.61%
<b>Parks &amp; Recreation</b>					
Onsite Staffing/Employment	141,104	94,069	92,973	1,096	34.11%
WTS Management Fee	36,000	24,000	27,000	(3,000)	25.00%
Facility Contribution - MiraBay Club	556,803	371,202	371,202	0	33.33%
Boat Lift Sling Repairs & Maintenance	15,000	10,000	12,768	(2,768)	14.88%
Office Supplies	1,000	667	2,322	(1,655)	(132.19)%
Cleaning Supplies	1,000	667	19	647	98.08%
Printing Supplies	1,500	1,000	0	1,000	100.00%
Computer Support, Maintenance & Repair	5,000	3,333	2,354	980	52.92%
Pool Operation & Maintenance	43,800	29,200	28,013	1,187	36.04%
Pool Heater Maintenance	3,200	2,133	407	1,726	87.27%
Clubhouse Audio Equipment	10,000	6,667	0	6,667	100.00%
GEM Car Repairs & Maintenance	2,500	1,667	1,350	317	46.00%
Building Repairs & Maintenance	35,000	23,333	59,954	(36,621)	(71.29)%
Facility A/C & Heating Maintenance & Repair	10,000	6,667	1,533	5,134	84.67%
Tennis Court Maintenance & Supplies	20,000	13,333	1,226	12,108	93.87%
Maintenance Supplies	2,000	1,333	4,645	(3,311)	(132.23)%
Basketball Court Maintenance & Supplies	2,500	1,667	0	1,667	100.00%
Pest Control	4,000	2,667	2,319	347	42.01%
Playground Repairs	5,000	3,333	0	3,333	100.00%
Elevator Maintenance	5,500	3,667	6,398	(2,731)	(16.31)%
Dog Waste Station Supplies	7,500	5,000	2,572	2,428	65.70%
Sign Maintenance & Repairs	5,000	3,333	0	3,333	100.00%
Cell Phone - Maintenance Staff	775	517	425	91	45.12%
Telephone/Internet-Gate, Boat Lift & Club	25,000	16,667	15,253	1,414	38.98%
Holiday Decorations	10,000	10,000	7,000	3,000	30.00%
<b>Contingency</b>					
Miscellaneous Contingency	222,352	148,235	184,039	(35,804)	17.23%

**Harbor Bay Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Admiral Pointe Operations	0	0	47,586	(47,586)	0.00%
Traffic Enforcement Study	0	0	4,146	(4,146)	0.00%
Capital Outlay	250,000	166,667	0	166,667	100.00%
Total Expenditures	<u>3,089,327</u>	<u>2,100,150</u>	<u>1,924,378</u>	<u>175,772</u>	<u>37.71%</u>
Excess of Revenue Over (Under) Expenditures	0	989,177	1,228,599	239,422	0.00%
Other Financing Sources (Uses)					
Litigation Proceeds	0	0	15,000	15,000	0.00%
Total Other Financing Sources (Uses)	0	0	15,000	15,000	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	989,177	1,243,599	254,422	0.00%
Fund Balance, Beginning of Period	0	0	2,039,428	2,039,428	0.00%
Fund Balance, End of Period	<u>0</u>	<u>989,177</u>	<u>3,283,028</u>	<u>2,293,851</u>	<u>0.00%</u>

**Harbor Bay Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 5/31/2016

(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	1,206	1,206	0.00%
Special Assessments				
Tax Roll	300,000	300,000	0	0.00%
Total Revenues	<u>300,000</u>	<u>301,206</u>	<u>1,206</u>	<u>0.40%</u>
Expenditures				
Contingency				
Capital Reserves	300,000	7,480	292,520	97.50%
Total Expenditures	<u>300,000</u>	<u>7,480</u>	<u>292,520</u>	<u>97.51%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>293,726</u>	<u>293,726</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>293,726</u>	<u>293,726</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>952,441</u></u>	<u><u>952,441</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 5/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	501	501	0.00%
Special Assessments				
Tax Roll	311,544	311,544	0	0.00%
Total Revenues	<u>311,544</u>	<u>312,045</u>	<u>501</u>	<u>0.16%</u>
<b>Expenditures</b>				
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>3,995</u>	<u>3,995</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>3,995</u>	<u>3,995</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>727,671</u></u>	<u><u>727,671</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 5/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,095	1,095	0.00%
Special Assessments				
Tax Roll	627,766	627,766	0	0.00%
Off Roll	312,235	312,235	0	0.00%
<b>Total Revenues</b>	<u>940,000</u>	<u>941,095</u>	<u>1,095</u>	<u>0.12%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	655,000	681,244	(26,243)	(4.00)%
Principal Payments	285,000	775,000	(490,000)	(171.92)%
<b>Total Expenditures</b>	<u>940,000</u>	<u>1,456,244</u>	<u>(516,243)</u>	<u>(54.92)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(515,149)</u>	<u>(515,149)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(515,149)</u>	<u>(515,149)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,104,226	2,104,226	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>1,589,077</u></u>	<u><u>1,589,077</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 5/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4,871	4,871	0.00%
Total Revenues	<u>0</u>	<u>4,871</u>	<u>4,871</u>	<u>0.00%</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	(1)	1	0.00%
Emergency Seawall Repairs	0	3,572,939	(3,572,939)	0.00%
Total Expenditures	<u>0</u>	<u>3,572,938</u>	<u>(3,572,938)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(3,568,067)</u>	<u>(3,568,067)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(3,568,067)</u>	<u>(3,568,067)</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><u>0</u></u>	<u><u>3,239,469</u></u>	<u><u>3,239,469</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 5/31/2016

(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	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</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>1</u>	<u>1</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>2,438</u></u>	<u><u>2,438</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 5/31/2016

(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	17,900	10,338	(7,562)	58.64%
Group Exercise	15,750	10,901	11,886	985	24.53%
Massage	3,300	1,900	675	(1,225)	79.54%
Tennis Lessons	5,000	4,094	6,604	2,510	(32.07)%
Swim Lessons	6,700	2,000	1,448	(552)	78.38%
Facials	500	380	435	55	13.00%
Facility Rental	5,800	5,115	8,037	2,922	(38.56)%
Merchandise Sales	775	609	405	(204)	47.76%
Food Sales	80,500	51,360	56,841	5,481	29.38%
Beverage Sales	68,000	44,918	40,259	(4,659)	40.79%
Programs	122,000	81,205	76,378	(4,827)	37.39%
Beverage Sales - Non Alcoholic	0	0	5,530	5,530	0.00%
Other Miscellaneous Revenues					
General Fund Facility Contribution	556,803	371,202	371,202	0	33.33%
Proximity Card Replacement	0	0	845	845	0.00%
<b>Total Revenues</b>	<b>890,128</b>	<b>591,584</b>	<b>590,882</b>	<b>(703)</b>	<b>33.62%</b>
<b>Expenditures</b>					
Cost of Goods					
Merchandise Retail	750	750	561	189	25.26%
Spa Retail	450	450	0	450	100.00%
Food	80,000	51,750	55,004	(3,254)	31.24%
Beverage	46,000	32,200	21,253	10,947	53.79%
Beverage - Non Alcoholic	0	0	7,077	(7,077)	0.00%
Payroll & Related Expenses					
Payroll Management	94,920	63,200	64,410	(1,210)	32.14%
Payroll Concierge	49,000	32,664	0	32,664	100.00%
Payroll Reception	63,030	41,880	44,529	(2,649)	29.35%
Payroll Pool Attendants	16,510	10,990	12,806	(1,816)	22.43%
Personal Training Commissions	15,000	11,000	8,032	2,968	46.45%
Group Fitness Commissions	24,300	17,491	46,025	(28,534)	(89.40)%
Massage Therapist Commissions	1,700	1,200	480	721	71.79%
Tennis Commissions	4,000	3,113	6,955	(3,842)	(73.87)%
Aquatics Commissions	6,001	1,200	4,013	(2,813)	33.12%
Nail Commissions	0	0	1,508	(1,508)	0.00%
Facial Commissions	255	182	0	182	100.00%
Payroll Outfitters	8,500	5,500	2,382	3,118	71.97%
Payroll Cafe	93,136	61,556	68,544	(6,988)	26.40%
Payroll Activities & Programs	62,535	40,800	10,274	30,526	83.57%
Maintenance Payroll	51,500	34,488	30,241	4,247	41.28%

## Harbor Bay Community Development District

### Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Taxes	41,286	26,696	25,949	747	37.14%
Payroll HR Admin Support	10,800	7,060	7,610	(550)	29.53%
Benefits	50,000	33,328	22,995	10,333	54.01%
Workers Compensation	9,750	6,250	6,849	(599)	29.75%
<b>Parks &amp; Recreation</b>					
Credit Card Processing Fees	18,000	11,500	12,465	(965)	30.74%
Cleaning Supplies	3,500	2,400	1,772	628	49.37%
Daily Operation Software	7,000	4,666	4,856	(190)	30.63%
General Liability Insurance	10,000	6,680	6,986	(306)	30.14%
Continuing Education	1,000	800	92	708	90.77%
Laundry, Towels, Linen	1,000	650	778	(128)	22.15%
Marketing & Promotions	1,325	675	638	37	51.85%
Postage & Shipping	500	330	0	330	100.00%
Printing Supplies	4,000	2,600	3,274	(674)	18.14%
Travel	500	400	0	400	100.00%
Uniforms	2,500	2,100	714	1,386	71.43%
Employee Recognition	500	300	674	(374)	(34.76)%
Salon Supplies	500	350	0	350	100.00%
Miscellaneous	3,500	135	363	(228)	89.64%
Computer Repairs & Maintenance	1,000	650	89	561	91.07%
Cellular Phones & Other Reimbursements	2,150	1,425	1,575	(150)	26.74%
Member & Guest Supplies	7,180	5,030	4,387	643	38.90%
Operating Supplies	23,050	13,850	18,371	(4,521)	20.30%
Amenities Office Expenses	2,000	1,300	1,019	281	49.06%
Taxes	275	100	0	100	100.00%
Program Supplies	55,725	34,225	38,489	(4,264)	30.93%
Furniture, Fixtures, & Equipment	1,500	1,000	276	724	81.60%
Equipment Maintenance/Repair	500	320	0	320	100.00%
Fitness Repairs & Maintenance	3,500	2,320	1,690	630	51.72%
<b>Contingency</b>					
Capital Projects	10,000	6,667	0	6,667	100.00%
<b>Total Expenditures</b>	<u>890,128</u>	<u>584,221</u>	<u>546,002</u>	<u>38,218</u>	<u>38.66%</u>
Excess of Revenue Over (Under) Expenditures	0	7,363	44,879	37,516	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	7,363	44,879	37,516	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>7,363</u></u>	<u><u>44,879</u></u>	<u><u>37,516</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 5/1/2016 Through 5/31/2016

(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	0	2,500	(2,500)	10,338	17,900	(7,562)	25,000
Group Exercise	1,343	1,200	143	11,886	10,901	985	15,750
Massage	0	340	(340)	675	1,900	(1,225)	3,300
Tennis Lessons	795	100	695	6,604	4,094	2,510	5,000
Swim Lessons	200	760	(560)	1,448	2,000	(552)	6,700
Facials	0	30	(30)	435	380	55	500
Facility Rental	1,652	200	1,452	8,037	5,115	2,922	5,800
Merchandise Sales	10	40	(30)	405	609	(204)	775
Food Sales	10,719	7,779	2,940	56,841	51,360	5,481	80,500
Beverage Sales	8,496	7,900	596	40,259	44,918	(4,659)	68,000
Programs	7,244	8,890	(1,646)	76,378	81,205	(4,827)	122,000
Beverage Sales - Non Alcoholic	1,220	0	1,220	5,530	0	5,530	0
Other Miscellaneous Revenues							
General Fund Facility Contribution	46,400	46,400	0	371,202	371,202	0	556,803
Proximity Card Replacement	115	0	115	845	0	845	0
<b>Total Revenues</b>	<b>78,193</b>	<b>76,139</b>	<b>2,054</b>	<b>590,882</b>	<b>591,584</b>	<b>(703)</b>	<b>890,128</b>
<b>Expenditures</b>							
Cost of Goods							
Merchandise Retail	507	0	(507)	561	750	189	750
Spa Retail	0	0	0	0	450	450	450
Food	8,482	8,600	118	55,004	51,750	(3,254)	80,000
Beverage	3,572	5,800	2,228	21,253	32,200	10,947	46,000
Beverage - Non Alcoholic	503	0	(503)	7,077	0	(7,077)	0
Payroll & Related Expenses							
Payroll Management	11,403	7,900	(3,503)	64,410	63,200	(1,210)	94,920
Payroll Concierge	0	4,083	4,083	0	32,664	32,664	49,000
Payroll Reception	7,688	5,235	(2,453)	44,529	41,880	(2,649)	63,030
Payroll Pool Attendants	3,625	1,380	(2,245)	12,806	10,990	(1,816)	16,510
Personal Training Commissions	514	1,000	486	8,032	11,000	2,968	15,000
Group Fitness Commissions	9,972	2,405	(7,567)	46,025	17,491	(28,534)	24,300
Massage Therapist Commissions	55	50	(5)	480	1,200	721	1,700
Tennis Commissions	1,943	200	(1,743)	6,955	3,113	(3,842)	4,000
Aquatics Commissions	364	1,200	836	4,013	1,200	(2,813)	6,001
Nail Commissions	698	0	(698)	1,508	0	(1,508)	0
Facial Commissions	0	25	25	0	182	182	255
Payroll Outfitters	0	700	700	2,382	5,500	3,118	8,500
Payroll Cafe	10,855	7,495	(3,360)	68,544	61,556	(6,988)	93,136
Payroll Activities & Programs	838	5,100	4,262	10,274	40,800	30,526	62,535
Maintenance Payroll	5,375	4,253	(1,122)	30,241	34,488	4,247	51,500
Payroll Taxes	4,546	3,300	(1,246)	25,949	26,696	747	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 5/1/2016 Through 5/31/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Payroll HR Admin Support	1,355	875	(480)	7,610	7,060	(550)	10,800
Benefits	5,229	4,166	(1,063)	22,995	33,328	10,333	50,000
Workers Compensation	1,219	800	(419)	6,849	6,250	(599)	9,750
<b>Parks &amp; Recreation</b>							
Credit Card Processing Fees	1,970	1,700	(270)	12,465	11,500	(965)	18,000
Cleaning Supplies	189	300	111	1,772	2,400	628	3,500
Daily Operation Software	640	584	(56)	4,856	4,666	(190)	7,000
General Liability Insurance	1,552	835	(717)	6,986	6,680	(306)	10,000
Continuing Education	0	0	0	92	800	708	1,000
Laundry, Towels, Linen	0	100	100	778	650	(128)	1,000
Marketing & Promotions	50	50	0	638	675	37	1,325
Postage & Shipping	0	40	40	0	330	330	500
Printing Supplies	0	300	300	3,274	2,600	(674)	4,000
Travel	0	0	0	0	400	400	500
Uniforms	714	100	(614)	714	2,100	1,386	2,500
Employee Recognition	0	0	0	674	300	(374)	500
Salon Supplies	0	50	50	0	350	350	500
Miscellaneous	114	50	(64)	363	135	(228)	3,500
Computer Repairs & Maintenance	0	100	100	89	650	561	1,000
Cellular Phones & Other Reimbursements	350	175	(175)	1,575	1,425	(150)	2,150
Member & Guest Supplies	631	800	169	4,387	5,030	643	7,180
Operating Supplies	1,833	2,550	717	18,371	13,850	(4,521)	23,050
Amenities Office Expenses	251	150	(101)	1,019	1,300	281	2,000
Taxes	0	69	69	0	100	100	275
Program Supplies	3,929	2,250	(1,679)	38,489	34,225	(4,264)	55,725
Furniture, Fixtures, & Equipment	0	125	125	276	1,000	724	1,500
Equipment Maintenance/Repair	0	40	40	0	320	320	500
Fitness Repairs & Maintenance	135	290	155	1,690	2,320	630	3,500
<b>Contingency</b>							
Capital Projects	0	833	833	0	6,667	6,667	10,000
<b>Total Expenditures</b>	<u>91,102</u>	<u>76,058</u>	<u>(15,044)</u>	<u>546,002</u>	<u>584,221</u>	<u>38,218</u>	<u>890,128</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(12,909)</u>	<u>81</u>	<u>(12,990)</u>	<u>44,879</u>	<u>7,363</u>	<u>37,516</u>	<u>0</u>

**Harbor Bay CDD**  
**Investment Summary**  
**May 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2016</u>
State Board of Administration	Local Government Investment Pool	\$ 2
The Bank of Tampa	Money Market	248,464
The Bank of Tampa ICS Program:		
Avenue Bank	Money Market	1
BB&T	Money Market	245,041
Bank of China, New York, NY	Money Market	245,042
Bank of Ozarks	Money Market	245,042
Bremer Bank, NA	Money Market	245,042
Capital Bank Corporation	Money Market	245,042
Eagle Bank	Money Market	245,042
Independent Bank	Money Market	21
Manufacturers Bank	Money Market	30,119
Morton Community Bank	Money Market	245,041
Oritani Bank	Money Market	245,041
Pinnacle Bank	Money Market	245,020
Republic Bank & Trust Company	Money Market	245,041
United Bank	Money Market	245,037
Western Alliance Bank	Money Market	18
Yadkin Bank	Money Market	18,167
	<b>Total General Fund Investments</b>	<b>\$ 2,992,223</b>
The Bank of Tampa ICS Program:		
Avenue Bank	Money Market	\$ 1
First Bank of Highland Park	Money Market	242,927
Independent Bank	Money Market	3
Manufacturers Bank	Money Market	9
Pinnacle Bank	Money Market	20
Stonegate Bank	Money Market	245,042
The Park National Bank	Money Market	245,042
Western Alliance Bank	Money Market	3
Yadkin Bank	Money Market	226,874
	<b>Total Reserve Fund Investments</b>	<b>\$ 959,921</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	416,020
US Bank S2002AB Revenue	First American Treasury Obligation Fund Class Z	541,507
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
	<b>Total Debt Service Fund Investments</b>	<b>\$ 2,207,466</b>
The Bank of Tampa ICS Program:		
Admirals Bank	Money Market	\$ 1
Avenue Bank	Money Market	3
Banco Popular North America	Money Market	245,042
Chemung Canal Trust Company	Money Market	245,042
Customers Bank	Money Market	245,042
First Bank of Highland Park	Money Market	2,108
First National Bank of Omaha	Money Market	245,031
First Tennessee Bank, NA	Money Market	245,007
Five Star Bank	Money Market	1
Flushing Bank	Money Market	5
Great Western Bank	Money Market	1
Happy State Bank	Money Market	245,042
Iberiabank	Money Market	245,042
Manufacturers Bank	Money Market	23
Mutual of Omaha Bank	Money Market	245,042
Old line Bank	Money Market	245,040
Seaside National Bank & Trust	Money Market	245,038
SouthEast Bank	Money Market	245,042
Southwest Bank	Money Market	245,040
The Washington Trust Company of Westerly	Money Market	1
Transportation Alliance Bank, Inc.	Money Market	245,040
United Bank	Money Market	1
West Bank	Money Market	1
Western Alliance Bank	Money Market	4
	<b>Subtotal ICS Investments</b>	<b>3,187,639</b>
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
	<b>Total Capital Project Fund Investments</b>	<b>\$ 3,190,078</b>



**Harbor Bay Community Development District**

Summary A/R Ledger

201 - Debt Service Fund--Series 2002

From 5/1/2016 Through 5/31/2016

<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			109,282.16
			<hr/> <hr/>

## Harbor Bay Community Development District

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
American Access Controls, Inc.	5/19/2016	29290	Service Call-Admiral Pointe	246.50
Atlas Professional Services, Inc.	5/31/2016	44218	Computer Services	62.50
Ballenger & Company, Inc.	5/26/2016	16261	Irrigation Control Monitor 05/16	435.00
Ballenger & Company, Inc.	5/31/2016	16297	Service Call	250.00
BOCC	5/18/2016	Water Summary 05/16	Hills. County Water Summary 05/16	4,251.49
BOCC	5/20/2016	1779718759 05/16	5248 Admiral Pointe DR 05/16	79.34
Bright House Networks	5/21/2016	058904501052...	107 Manns Harbor Dr 06/16	76.58
Bright House Networks	5/28/2016	041500701052...	Boat Lift Service 06/16	104.00
Commercial Fire & Communications, Inc	5/23/2016	181056	Service-Fire Alarm Panel	178.00
CRT Services Inc.	5/19/2016	131657	Computer Services	95.00
Florida Handling Systems, Inc.	5/19/2016	SRVCE012413	Boat Lift Service	2,500.00
Frontier Communications of Florida	5/13/2016	Summary 05/16A	Phone/Internet/Cable 05/16	664.95
Frontier Communications of Florida	5/22/2016	Summary 05/16 B	Phone/Internet/Gate Summary 05/16 B	494.86
Frontier Communications of Florida	5/25/2016	021516-5 05/16	Internet/Cable - Admiral Pointe 05/16	343.79
Future Plus of Florida, Inc.	4/14/2016	050-915083-01	LED Lights	275.88
Gate Pros, Inc.	5/18/2016	656	Service Call - Battery Pack	710.00
Hawkins Service Company, Inc.	5/27/2016	176773	Fixed Burned Wires inside Junction Box	150.00
Hecker Construction Co., Inc.	5/19/2016	1795	Void Repairs	1,200.00
Hecker Construction Co., Inc.	5/19/2016	1796	Void Repairs	600.00
Hecker Construction Co., Inc.	5/19/2016	1797	Void Repairs	1,600.00
Hecker Construction Co., Inc.	5/23/2016	1798	Void Repairs	1,660.00
Hidden Eyes LLC dba Envera Systems	5/24/2016	12167	Installation of Virtual Gate-Admiral	26,025.49
Hopping Green & Sams	5/23/2016	87951	General Legal Services 04/16	13,110.89
Hopping Green & Sams	5/23/2016	87953	Records Requests 04/16	2,262.00
Mobex, Inc.	5/25/2016	2564	Mobile Calling Services 06/16	192.50
Poseidon Pool Services, LLC	5/28/2016	5785	Monthly Pool/Spa Services 05/16	2,550.00
Prager & Co., LLC	5/24/2016	5935	Amort Sched Series 2002 11/01/15	500.00
Republic Services #696	5/17/2016	0696-000583946	Waste Services 06/16	157.55
Tampa Electric Company	5/27/2016	1976 0780431 05/16	5256 Admiral Pointe Dr 05/16	49.38
Tampa Electric Company	5/27/2016	1976 0789141 05/16	5248 Admiral Pointe Dr Pool 05/16	427.54
Tampa Electric Company	5/27/2016	1976 0790071 05/16	Admiral Pointe Amenity CTR 05/16	129.10
Tampa Electric Company	5/27/2016	1976 0791711 05/16	760 Winterside Gate-Admiral Pointe 05/16	20.99

**Harbor Bay Community Development District**

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Times Publishing Company	5/26/2016	304613 05/26/16	Legal Advertising 05/16	43.78
Verizon Wireless	5/13/2016	9765402447	Wireless Telephone Services 05/16	53.04
			Total 001 - General Fund	61,500.15

**Harbor Bay Community Development District**

## Summary A/P Ledger

300 - Capital Projects Fund--Series 2001

From 5/1/2016 Through 5/31/2016

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
Hecker Construction Co., Inc.	5/27/2016	Supp 65 Hecker	Supp 65-74 Seawall Repair Project	4,905.60
Hecker Construction Co., Inc.	5/27/2016	Supp 66 Hecker	Supp 65-74 Seawall Repair Project	10,640.70
Hecker Construction Co., Inc.	5/27/2016	Supp 67 Hecker	Supp 65-74 Seawall Repair Project	7,537.50
Hecker Construction Co., Inc.	5/27/2016	Supp 68 Hecker	Supp 65-74 Seawall Repair Project	7,037.20
Hecker Construction Co., Inc.	5/27/2016	Supp 69 Hecker	Supp 65-74 Seawall Repair Project	13,432.00
Hecker Construction Co., Inc.	5/27/2016	Supp 70 Hecker	Supp 65-74 Seawall Repair Project	113,688.90
Hecker Construction Co., Inc.	5/27/2016	Supp 71 Hecker	Supp 65-74 Seawall Repair Project	54,818.10
Hecker Construction Co., Inc.	5/27/2016	Supp 72 Hecker	Supp 65-74 Seawall Repair Project	58,086.00
Hopping Green & Sams	5/23/2016	Supp 73 Hopping	Supp 65-74 Seawall Repair Project	39,692.66
Langan Engineering & Environmental Svcs Inc.	5/10/2016	Supp 74 Langan	Supp 65-74 Seawall Repair Project	65,782.05
			Total 300 - Capital Projects Fund--Series 2001	377,758.66

## Harbor Bay Community Development District

Summary A/P Ledger

400 - Mira Bay at Harbor Bay

From 5/1/2016 Through 5/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Brown's Trophies, Inc.	5/6/2016	MB17506 A	Uniforms	22.50
HLC Holding LLC	5/23/2016	MB170395653	Food	537.82
JJ Taylor Distributing Florida, Inc.	5/27/2016	MB11931771	Beverages	171.65
Manuel Laina	5/23/2016	MBMIR061120...	Music-Pool Party	225.00
Park Produce	5/17/2016	MB85042	Produce for Harbor Bay	24.00
Park Produce	5/18/2016	MB85043	Produce for Harbor Bay	36.74
Park Produce	5/22/2016	MB85046	Produce for Harbor Bay	40.69
Park Produce	5/25/2016	MB85048	Produce for Harbor Bay	35.15
Park Produce	5/28/2016	MB79519	Produce for Harbor Bay	17.69
Pepin Distributing Company Inc	5/25/2016	MB2044698	Beverage Purchases	243.90
Pepin Distributing Company Inc	5/25/2016	MB2045000	Beverage Purchases	170.00
Southern Wine & Spirits of Florida	5/26/2016	MB1851643	Beverage Purchases	630.82
Staples Advantage	5/17/2016	MB3302695700	Amenities Office Supplies	51.78
Sysco-West Coast Florida	5/26/2016	MB605260933	Food, Beverage & Supplies	2,430.99
Tampa Bounce, LLC	5/24/2016	MB4162	Bounce House Rental	125.00
WTS International, Inc.	5/1/2016	RC000038991	Health Insurance 06/16	2,691.00
WTS International, Inc.	5/31/2016	RC000039491	Payroll PPE 05/28/16	20,100.37
			Total 400 - Mira Bay at Harbor Bay	27,555.10
Report Balance				466,813.91

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

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/16.
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.