

Harbor Bay
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Harbor Bay Community Development District

Balance Sheet

As of 9/30/2016

(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	85,483	0	0	145,819	22,918	254,220	0	0
Investments	2,258,981	0	2,318,290	2,212,003	0	6,789,274	0	0
Investments--Reserves	0	960,563	0	0	0	960,563	0	0
Accounts Receivable	0	0	0	0	0	0	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	44,757	0	0	0	1,000	45,757	0	0
Due From Other Funds	61,043	0	0	8,905	422	70,369	0	0
Amount Available in Debt Service Fund	0	0	0	0	0	0	0	2,318,290
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	10,246,710
Fixed Assets	0	0	0	0	0	0	53,244,417	0
Total Assets	2,455,378	960,563	2,318,290	2,366,726	28,576	8,129,533	53,244,417	12,565,000
Liabilities								
Accounts Payable	130,160	0	0	228,986	4,732	363,878	0	0
Retainage Payable	0	0	0	52,776	0	52,776	0	0
Accrued Expenses Payable	64,461	0	0	81,342	0	145,803	0	0
Other Current Liabilities	9,097	0	0	0	1,539	10,636	0	0
Deposits Held	1,875	0	0	0	0	1,875	0	0
Due To Other Funds	9,326	17,978	0	20,760	22,305	70,369	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	0	12,565,000
Total Liabilities	214,919	17,978	0	383,864	28,576	645,337	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	53,244,417	0
Net Change in Fund Balance	201,031	283,869	(509,612)	(4,827,111)	0	(4,851,823)	0	0
Total Fund Equity & Other Credits	2,240,459	942,585	2,318,290	1,982,862	0	7,484,196	53,244,417	0
Total Liabilities & Fund Equity	2,455,378	960,563	2,318,290	2,366,726	28,576	8,129,533	53,244,417	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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	5,074	5,074	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	1,243	1,243	0.00%
Total Revenues	3,089,327	3,089,327	3,219,580	130,253	(4.22)%
Expenditures					
Legislative					
Supervisor Fees	16,000	16,000	19,000	(3,000)	(18.75)%
Financial & Administrative					
Administrative Services	9,700	9,700	9,700	0	0.00%
District Management	36,050	36,050	40,458	(4,408)	(12.22)%
District Engineer	22,500	22,500	35,991	(13,491)	(59.96)%
Disclosure Report	6,000	6,000	2,500	3,500	58.33%
Trustees Fees	7,812	7,812	7,913	(101)	(1.29)%
Financial Consulting Services	10,000	10,000	18,850	(8,850)	(88.50)%
Accounting Services	19,492	19,492	19,492	0	0.00%
Auditing Services	4,000	4,000	3,600	400	10.00%
Arbitrage Rebate Calculation	650	650	500	150	23.07%
Special Financial Consulting Services	0	0	5,000	(5,000)	0.00%
Public Officials Liability Insurance	6,862	6,862	4,253	2,609	38.02%
Legal Advertising	1,500	1,500	7,784	(6,284)	(418.94)%
Dues, Licenses & Fees	2,558	2,558	3,521	(963)	(37.64)%
Property Taxes	3,615	3,615	3,358	257	7.10%
Website	3,600	3,600	2,920	680	18.88%
Legal Counsel					
District Counsel	85,000	85,000	133,890	(48,890)	(57.51)%
Special Legal Services					
Special Legal Services	10,730	10,730	97,459	(86,729)	(808.28)%
Security Operations					
Florida Highway Patrol	75,000	75,000	39,920	35,080	46.77%
Security Operations (Leased System)	145,000	145,000	185,455	(40,455)	(27.89)%
Electric Utility Services					

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	154,740	154,740	140,357	14,383	9.29%
Utility - Irrigation	23,000	23,000	20,764	2,236	9.72%
Utility - Guardhouse & Gate Electric	5,700	5,700	4,991	710	12.44%
Utility - Recreation Facilities	95,000	95,000	90,478	4,522	4.76%
Gas Utility Services					
Utility Services	5,700	5,700	4,360	1,340	23.51%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	1,800	1,800	1,922	(122)	(6.78)%
Recycled Waste	1,950	1,950	0	1,950	100.00%
Water-Sewer Combination Services					
Utility - Irrigation	9,200	9,200	10,149	(949)	(10.31)%
Utility Services - Amenities	22,500	22,500	25,697	(3,197)	(14.20)%
Stormwater Control					
Aquatic Maintenance	33,600	33,600	34,000	(400)	(1.19)%
Mitigation Area Monitoring & Maintenance	1,500	1,500	300	1,200	80.00%
Fountain Service Repairs	550	550	0	550	100.00%
Fountain Maintenance	3,900	3,900	6,860	(2,960)	(75.89)%
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	5,000	2,800	2,200	44.00%
Landscape Maintenance - General	280,000	280,000	274,023	5,977	2.13%
Irrigation Repairs and Maintenance	31,000	31,000	48,567	(17,567)	(56.66)%
Lighting Maintenance & Repair	26,000	26,000	15,095	10,905	41.94%
Landscape Maintenance - Sea Crest	36,845	36,845	24,495	12,350	33.51%
Landscape Maintenance - Optional Areas	19,000	19,000	3,000	16,000	84.21%
Landscape - Fertilization	85,750	85,750	117,700	(31,950)	(37.25)%
Landscape - Pest Control	27,500	27,500	30,888	(3,388)	(12.32)%
Landscape - Mulching	66,375	66,375	47,040	19,335	29.12%
Landscape - Annuals	13,440	13,440	4,480	8,960	66.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	48,455	(23,455)	(93.82)%
Hand Watering	2,000	2,000	0	2,000	100.00%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Minor Void Repairs	65,000	65,000	18,580	46,420	71.41%
Freeze Protection	6,000	6,000	0	6,000	100.00%
Road & Street Facilities					
Street / Parking Lot Sweeping	4,750	4,750	4,140	610	12.84%
Roadway Repair & Maintenance	1,000	1,000	0	1,000	100.00%
Sidewalk Repair & Maintenance	25,000	25,000	10,999	14,001	56.00%
Gate Maintenance (Minor)	15,000	15,000	17,384	(2,384)	(15.89)%
Parks & Recreation					
Onsite Staffing/Employment	141,104	141,104	141,995	(891)	(0.63)%
WTS Management Fee	36,000	36,000	38,250	(2,250)	(6.25)%
Facility Contribution - MiraBay Club	556,803	556,803	488,098	68,705	12.33%
Boat Lift Sling Repairs & Maintenance	15,000	15,000	15,403	(403)	(2.68)%
Office Supplies	1,000	1,000	2,653	(1,653)	(165.33)%
Cleaning Supplies	1,000	1,000	19	981	98.08%
Printing Supplies	1,500	1,500	0	1,500	100.00%
Computer Support, Maintenance & Repair	5,000	5,000	5,027	(27)	(0.54)%
Pool Operation & Maintenance	43,800	43,800	47,550	(3,750)	(8.56)%
Pool Heater Maintenance	3,200	3,200	4,681	(1,481)	(46.26)%
Clubhouse Audio Equipment	10,000	10,000	0	10,000	100.00%
GEM Car Repairs & Maintenance	2,500	2,500	1,475	1,025	41.00%
Building Repairs & Maintenance	35,000	35,000	87,123	(52,123)	(148.92)%
Facility A/C & Heating Maintenance & Repair	10,000	10,000	1,533	8,467	84.67%
Tennis Court Maintenance & Supplies	20,000	20,000	9,980	10,020	50.10%
Maintenance Supplies	2,000	2,000	7,036	(5,036)	(251.80)%
Basketball Court Maintenance & Supplies	2,500	2,500	0	2,500	100.00%
Pest Control	4,000	4,000	4,113	(113)	(2.83)%
Playground Repairs	5,000	5,000	0	5,000	100.00%
Elevator Maintenance	5,500	5,500	6,928	(1,428)	(25.95)%
Dog Waste Station Supplies	7,500	7,500	3,866	3,634	48.45%
Sign Maintenance & Repairs	5,000	5,000	0	5,000	100.00%
Cell Phone - Maintenance Staff	775	775	639	136	17.60%
Telephone/Internet-Gate, Boat Lift & Club	25,000	25,000	23,032	1,968	7.87%
Holiday Decorations	10,000	10,000	7,000	3,000	30.00%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Contingency					
Miscellaneous Contingency	222,352	222,352	281,262	(58,910)	(26.49)%
Admiral Pointe Operations	0	0	76,532	(76,532)	0.00%
Bay Breeze	0	0	26,036	(26,036)	0.00%
Traffic Enforcement Study	0	0	5,396	(5,396)	0.00%
Capital Outlay	250,000	250,000	3,000	247,000	98.80%
Total Expenditures	<u>3,089,327</u>	<u>3,089,327</u>	<u>3,033,549</u>	<u>55,778</u>	<u>1.81%</u>
Excess of Revenue Over (Under) Expenditures	0	0	186,031	186,031	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	0	201,031	201,031	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>0</u></u>	<u><u>2,240,459</u></u>	<u><u>2,240,459</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 9/30/2016

(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	1,847	1,847	0.00%
Special Assessments				
Tax Roll	300,000	300,000	0	0.00%
Total Revenues	<u>300,000</u>	<u>301,847</u>	<u>1,847</u>	<u>0.62%</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>283,869</u>	<u>283,869</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>283,869</u>	<u>283,869</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>942,585</u></u>	<u><u>942,585</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 9/30/2016

(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	1,008	1,008	0.00%
Special Assessments				
Tax Roll	311,544	311,544	0	0.00%
Total Revenues	<u>311,544</u>	<u>312,553</u>	<u>1,008</u>	<u>0.32%</u>
Expenditures				
Debt Service Payments				
Interest	221,544	218,050	3,494	1.57%
Principal	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>4,503</u>	<u>4,503</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>4,503</u>	<u>4,503</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>728,179</u></u>	<u><u>728,179</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 9/30/2016

(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	2,128	2,128	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>942,129</u>	<u>2,128</u>	<u>0.23%</u>
Expenditures				
Debt Service Payments				
Interest	655,000	681,244	(26,243)	(4.00)%
Principal	<u>285,000</u>	<u>775,000</u>	<u>(490,000)</u>	<u>(171.92)%</u>
Total Expenditures	<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>(514,115)</u>	<u>(514,115)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(514,115)</u>	<u>(514,115)</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>1,590,111</u></u>	<u><u>1,590,111</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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,794	6,794	0.00%
Total Revenues	<u>0</u>	<u>6,794</u>	<u>6,794</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Emergency Seawall Repairs	0	4,141,938	(4,141,938)	0.00%
Master Project	0	691,971	(691,971)	0.00%
Total Expenditures	<u>0</u>	<u>4,833,908</u>	<u>(4,833,908)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(4,827,114)</u>	<u>(4,827,114)</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>(4,827,114)</u>	<u>(4,827,114)</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>1,980,422</u></u>	<u><u>1,980,422</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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Total Revenues	0	3	3	0.00%
Excess of Revenue Over (Under) Expenditures	0	3	3	0.00%
Total Other Financing Sources (Uses)	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	3	3	0.00%
Fund Balance, Beginning of Period	0	2,437	2,437	0.00%
Fund Balance, End of Period	0	2,440	2,440	0.00%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Amenity Center Revenue					
Personal Training	25,000	25,000	17,068	(7,932)	31.72%
Group Exercise	15,750	15,750	17,458	1,708	(10.84)%
Massage	3,300	3,300	815	(2,485)	75.30%
Tennis Lessons	5,000	5,000	9,137	4,137	(82.74)%
Swim Lessons	6,700	6,700	2,714	(3,986)	59.49%
Facials	500	500	490	(10)	2.00%
Facility Rental	5,800	5,800	12,412	6,612	(113.99)%
Merchandise Sales	775	775	429	(346)	44.67%
Food Sales	80,500	80,500	88,029	7,529	(9.35)%
Beverage Sales	68,000	68,000	65,564	(2,436)	3.58%
Programs	122,000	122,000	143,315	21,315	(17.47)%
Beverage Sales - Non Alcoholic	0	0	9,683	9,683	0.00%
Other Miscellaneous Revenues					
General Fund Facility Contribution	556,803	556,803	488,098	(68,705)	12.33%
Proximity Card Replacement	0	0	1,205	1,205	0.00%
Total Revenues	890,128	890,128	856,417	(33,711)	3.79%
Expenditures					
Cost of Goods					
Merchandise Retail	750	750	561	189	25.26%
Spa Retail	450	450	0	450	100.00%
Food	80,000	80,000	86,370	(6,370)	(7.96)%
Beverage	46,000	46,000	34,247	11,753	25.54%
Beverage - Non Alcoholic	0	0	12,821	(12,821)	0.00%
Payroll & Related Expenses					
Payroll Management	94,920	94,920	101,474	(6,554)	(6.90)%
Payroll Concierge	49,000	49,000	0	49,000	100.00%
Payroll Reception	63,030	63,030	66,973	(3,943)	(6.25)%
Payroll Pool Attendants	16,510	16,510	32,009	(15,499)	(93.87)%
Personal Training Commissions	15,000	15,000	14,335	665	4.43%
Aerobics Commissions	0	0	22,483	(22,483)	0.00%
Group Fitness Commissions	24,300	24,300	42,872	(18,572)	(76.42)%
Yoga Commissions	0	0	400	(400)	0.00%
Massage Therapist Commissions	1,700	1,700	481	1,219	71.73%
Tennis Commissions	4,000	4,000	11,898	(7,898)	(197.45)%
Aquatics Commissions	6,001	6,001	5,311	690	11.50%
Nail Commissions	0	0	4,580	(4,580)	0.00%
Facial Commissions	255	255	0	255	100.00%
Payroll Outfitters	8,500	8,500	2,382	6,118	71.97%

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Cafe	93,136	93,136	100,557	(7,421)	(7.96)%
Payroll Activities & Programs	62,535	62,535	14,057	48,478	77.52%
Maintenance Payroll	51,500	51,500	45,000	6,500	12.62%
Payroll Taxes	41,286	41,286	39,904	1,382	3.34%
Payroll HR Admin Support	10,800	10,800	11,796	(996)	(9.22)%
Benefits	50,000	50,000	31,068	18,932	37.86%
Workers Compensation	9,750	9,750	10,617	(867)	(8.89)%
Parks & Recreation					
Credit Card Processing Fees	18,000	18,000	20,926	(2,926)	(16.25)%
Cleaning Supplies	3,500	3,500	3,846	(346)	(9.89)%
Daily Operation Software	7,000	7,000	7,811	(811)	(11.58)%
General Liability Insurance	10,000	10,000	9,877	123	1.22%
Continuing Education	1,000	1,000	161	839	83.88%
Laundry, Towels, Linen	1,000	1,000	1,111	(111)	(11.12)%
Marketing & Promotions	1,325	1,325	804	521	39.34%
Postage & Shipping	500	500	0	500	100.00%
Printing Supplies	4,000	4,000	3,803	197	4.93%
Travel	500	500	0	500	100.00%
Uniforms	2,500	2,500	2,276	224	8.96%
Employee Recognition	500	500	1,215	(715)	(143.00)%
Salon Supplies	500	500	0	500	100.00%
Miscellaneous	3,500	3,500	1,832	1,668	47.67%
Computer Repairs & Maintenance	1,000	1,000	137	863	86.32%
Cellular Phones & Other Reimbursements	2,150	2,150	2,100	50	2.32%
Member & Guest Supplies	7,180	7,180	6,170	1,010	14.07%
Operating Supplies	23,050	23,050	33,266	(10,216)	(44.32)%
Amenities Office Expenses	2,000	2,000	2,472	(472)	(23.58)%
Taxes	275	275	0	275	100.00%
Program Supplies	55,725	55,725	62,646	(6,921)	(12.41)%
Furniture, Fixtures, & Equipment	1,500	1,500	276	1,224	81.60%
Equipment Maintenance/Repair	500	500	230	270	54.04%
Fitness Repairs & Maintenance	3,500	3,500	2,365	1,135	32.44%
Contingency					
Capital Projects	10,000	10,000	900	9,100	91.00%
Total Expenditures	<u>890,128</u>	<u>890,128</u>	<u>856,417</u>	<u>33,711</u>	<u>3.79%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<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</u>	<u>0.00%</u>

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 9/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</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 9/1/2016 Through 9/30/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
Amenity Center Revenue							
Personal Training	1,740	1,500	240	17,068	25,000	(7,932)	25,000
Group Exercise	1,480	1,200	280	17,458	15,750	1,708	15,750
Massage	0	350	(350)	815	3,300	(2,485)	3,300
Tennis Lessons	0	300	(300)	9,137	5,000	4,137	5,000
Swim Lessons	40	0	40	2,714	6,700	(3,986)	6,700
Facials	55	30	25	490	500	(10)	500
Facility Rental	850	85	765	12,412	5,800	6,612	5,800
Merchandise Sales	24	45	(21)	429	775	(346)	775
Food Sales	6,297	5,621	676	88,029	80,500	7,529	80,500
Beverage Sales	4,152	4,400	(248)	65,564	68,000	(2,436)	68,000
Programs	17,861	7,570	10,291	143,315	122,000	21,315	122,000
Beverage Sales - Non Alcoholic	864	0	864	9,683	0	9,683	0
Other Miscellaneous Revenues							
General Fund Facility Contribution	(22,305)	46,400	(68,705)	488,098	556,803	(68,705)	556,803
Proximity Card Replacement	50	0	50	1,205	0	1,205	0
Total Revenues	11,108	67,501	(56,393)	856,417	890,128	(33,711)	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	6,313	5,500	(813)	86,370	80,000	(6,370)	80,000
Beverage	3,205	1,300	(1,905)	34,247	46,000	11,753	46,000
Beverage - Non Alcoholic	1,310	0	(1,310)	12,821	0	(12,821)	0
Payroll & Related Expenses							
Payroll Management	9,546	8,020	(1,526)	101,474	94,920	(6,554)	94,920
Payroll Concierge	0	4,087	4,087	0	49,000	49,000	49,000
Payroll Reception	6,584	5,445	(1,139)	66,973	63,030	(3,943)	63,030
Payroll Pool Attendants	2,548	1,380	(1,168)	32,009	16,510	(15,499)	16,510
Personal Training Commissions	1,496	1,000	(496)	14,335	15,000	665	15,000
Aerobics Commissions	1,690	0	(1,690)	22,483	0	(22,483)	0
Group Fitness Commissions	2,866	1,603	(1,263)	42,872	24,300	(18,572)	24,300
Yoga Commissions	40	0	(40)	400	0	(400)	0
Massage Therapist Commissions	0	150	150	481	1,700	1,219	1,700
Tennis Commissions	983	287	(696)	11,898	4,000	(7,898)	4,000
Aquatics Commissions	96	1,201	1,105	5,311	6,001	690	6,001
Nail Commissions	1,321	0	(1,321)	4,580	0	(4,580)	0
Facial Commissions	0	13	13	0	255	255	255
Payroll Outfitters	0	900	900	2,382	8,500	6,118	8,500
Payroll Cafe	7,002	8,295	1,293	100,557	93,136	(7,421)	93,136
Payroll Activities & Programs	0	5,100	5,100	14,057	62,535	48,478	62,535

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

400 - Mira Bay at Harbor Bay

From 9/1/2016 Through 9/30/2016

(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Maintenance Payroll	3,823	4,253	430	45,000	51,500	6,500	51,500
Payroll Taxes	3,125	3,760	635	39,904	41,286	1,382	41,286
Payroll HR Admin Support	967	990	23	11,796	10,800	(996)	10,800
Benefits	2,691	4,174	1,483	31,068	50,000	18,932	50,000
Workers Compensation	870	900	30	10,617	9,750	(867)	9,750
Parks & Recreation							
Credit Card Processing Fees	1,942	1,500	(442)	20,926	18,000	(2,926)	18,000
Cleaning Supplies	347	200	(147)	3,846	3,500	(346)	3,500
Daily Operation Software	620	584	(36)	7,811	7,000	(811)	7,000
General Liability Insurance	964	815	(149)	9,877	10,000	123	10,000
Continuing Education	0	0	0	161	1,000	839	1,000
Laundry, Towels, Linen	185	50	(135)	1,111	1,000	(111)	1,000
Marketing & Promotions	0	450	450	804	1,325	521	1,325
Postage & Shipping	0	50	50	0	500	500	500
Printing Supplies	0	400	400	3,803	4,000	197	4,000
Travel	0	0	0	0	500	500	500
Uniforms	1,410	100	(1,310)	2,276	2,500	224	2,500
Employee Recognition	310	50	(260)	1,215	500	(715)	500
Salon Supplies	0	50	50	0	500	500	500
Miscellaneous	481	2,490	2,009	1,832	3,500	1,668	3,500
Computer Repairs & Maintenance	0	50	50	137	1,000	863	1,000
Cellular Phones & Other Reimbursements	175	175	0	2,100	2,150	50	2,150
Member & Guest Supplies	587	600	13	6,170	7,180	1,010	7,180
Operating Supplies	5,612	2,500	(3,112)	33,266	23,050	(10,216)	23,050
Amenities Office Expenses	288	200	(88)	2,472	2,000	(472)	2,000
Taxes	0	58	58	0	275	275	275
Program Supplies	11,554	6,000	(5,554)	62,646	55,725	(6,921)	55,725
Furniture, Fixtures, & Equipment	0	125	125	276	1,500	1,224	1,500
Equipment Maintenance/Repair	0	60	60	230	500	270	500
Fitness Repairs & Maintenance	135	310	175	2,365	3,500	1,135	3,500
Contingency							
Capital Projects	900	833	(67)	900	10,000	9,100	10,000
Total Expenditures	<u>81,987</u>	<u>76,008</u>	<u>(5,978)</u>	<u>856,417</u>	<u>890,128</u>	<u>33,711</u>	<u>890,128</u>
Excess of Revenues Over (Under) Expenditures	<u>(70,879)</u>	<u>(8,507)</u>	<u>(62,372)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Harbor Bay CDD
Investment Summary
September 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2016</u>
The Bank of Tampa	Money Market	\$ 248,600
The Bank of Tampa ICS Program:		
Bank of China, New York, NY	Money Market	245,041
Bank of North Carolina	Money Market	40,043
Bofi Federal Bank	Money Market	10,032
Eagle Bank	Money Market	245,041
Flushing Bank	Money Market	245,040
Independent Bank	Money Market	245,040
Morton Community Bank	Money Market	245,040
Oritani Bank	Money Market	245,040
Pinnacle Bank	Money Market	8
Pinnacle Bank	Money Market	245,004
Republic Bank & Trust Company	Money Market	245,040
Western Alliance Bank	Money Market	12
	Total General Fund Investments	\$ 2,258,981
The Bank of Tampa ICS Program:		
Bank of North Carolina	Money Market	\$ 204,968
Empire National Bank	Money Market	245,016
Great Western Bank	Money Market	245,040
Pinnacle Bank	Money Market	23
Puget Sound bank	Money Market	20,448
Stonegate Bank	Money Market	15
The Park National Bank	Money Market	245,040
Western Alliance Bank	Money Market	13
	Total Reserve Fund Investments	\$ 960,563
US Bank S2001A Reserve	First American Treasury Obligation Fund Class Z	\$ 311,651
US Bank S2001AB Revenue	First American Treasury Obligation Fund Class Z	416,528
US Bank S2002AB Revenue	First American Treasury Obligation Fund Class Z	651,823
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	\$ 2,318,290
The Bank of Tampa ICS Program:		
BOKF, National Association	Money Market	\$ 24,612
Banco Popular North America	Money Market	245,040
Bank of North Carolina	Money Market	5
Customers Bank	Money Market	245,040
First National Bank of Omaha	Money Market	245,040
Iberiabank	Money Market	245,040
Illinois Bank & Trust	Money Market	5
Mutual of Omaha Bank	Money Market	245,040
Pinnacle Bank	Money Market	2
Puget Sound Bank	Money Market	224,593
SouthEast Bank	Money Market	245,040
Southwest Bank	Money Market	245,040
Stonegate Bank	Money Market	2
The First Bank and trust Company	Money Market	21
The Washington Trust Company of Westerly	Money Market	245,040
Western Alliance Bank	Money Market	3
	Subtotal ICS Investments	2,209,563
US Bank S2002A Acquisition and Construction	First American Treasury Obligation Fund Class Z	1,501
US Bank S2002 Custody	First American Treasury Obligation Fund Class Z	939
	Total Capital Project Fund Investments	\$ 2,212,003

Harbor Bay Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Ameritt, Inc.	8/31/2016	16-331	Revise CDD Landscape Maint. Map	1,155.00
Ballenger & Company, Inc.	9/30/2016	16528	Irrigation Control Monitor 09/16	435.00
Ballenger & Company, Inc.	9/30/2016	16558	Annual Fee for Communication Module	600.00
BOCC	9/19/2016	Water Summary 09/16	Hills. County Water Summary 09/16	2,764.81
Bright House Networks	9/21/2016	058904501092...	107 Manns Harbor Dr 09/16	76.58
Bright House Networks	9/28/2016	041500701092...	Boat Lift Service 10/16	104.00
Frontier Communications of Florida	9/13/2016	Summary 09/16A	Phone/Internet/Cable 09/16	664.95
Frontier Communications of Florida	9/22/2016	Summary 09/16 B	Phone/Internet/Gate Summary 09/16 B	699.05
Frontier Communications of Florida	9/25/2016	072716-5 09/16	Internet/Gate - Bay Breeze 09/16	84.99
Frontier Communications of Florida	9/28/2016	092203-5 10/16	Clubhouse Telephone 10/16	267.01
Gate Pros, Inc.	9/16/2016	786	Service Call - Bay Breeze	640.00
Gate Pros, Inc.	9/19/2016	791	Service Call - Gate Open - Bay Breeze	80.00
Gate Pros, Inc.	9/25/2016	819	Service Call - Replaced Belt	35.00
Gate Pros, Inc.	9/27/2016	805	Service Call - Barrier Arm Not Working	160.00
Hidden Eyes LLC dba Envera Systems	9/23/2016	655212	N. Gate Monitoring Svc. 08/01-10/31/16	120.00
Hidden Eyes LLC dba Envera Systems	9/27/2016	13545	AWID Windshield Sticker	1,350.00
Hopping Green & Sams	9/30/2016	90083	General Legal Services 08/16	14,059.03
Hopping Green & Sams	9/30/2016	90085	Records Requests 08/16	78.00
Hopping Green & Sams	9/30/2016	90086	Seawall Financing 08/16	3,939.00
Lee Te Kim Lawn Care, Inc.	8/29/2016	AUG 2006	Landscape Maintenance Summary Bill 08/16	48,757.45
LLS Tax Solutions Inc.	9/8/2016	001030	Arbitrage Rebate Calc S2001 PE 08/15/16	500.00
Manson Bolves Donaldson Varn, P.A.	9/26/2016	4522	Legal Svcs Re: Owner's Claims	17,530.70
Republic Services #696	9/17/2016	0696-000609237	Waste Services 10/16	165.43
Rizzetta & Company, Inc.	9/2/2016	3604	Special Services - Seawall Litigation	8,850.00
T E Taylor Co	9/23/2016	6708	Remove & Replace Concrete Footer - Bay B	2,200.00
Tampa Electric Company	9/28/2016	Admiral Summary 9/16	TECO Electric Summary Bill 09/16	1,467.89
Tampa Electric Company	9/30/2016	2198 0067290 09/16	TECO Electric Summary Bill 09/16	21,814.78

Harbor Bay Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
TECO Peoples Gas	9/28/2016	12166138 09/16	Gas Street Lights 09/16	147.96
Terminix Processing Center	5/24/2016	355218405	Admiral Pointe 05/16	25.00
Terminix Processing Center	5/24/2016	355396456	Club House Pest Control 05/16	241.00
Terminix Processing Center	5/24/2016	355396457	Club House Pest Control 05/16	45.00
Terminix Processing Center	9/27/2016	358704320	Admiral Pointe 09/16	25.00
Terminix Processing Center	9/27/2016	358830752	Club House Pest Control 09/16	605.00
Terminix Processing Center	9/27/2016	358830753	Club House Pest Control 09/16	45.00
USA Services of Florida, Inc.	9/30/2016	358453	Street Sweeping 09/30/16	345.00
Zero Waste USA	9/28/2016	121656	Dog Waste Bags	82.00
			Total 001 - General Fund	130,159.63

Harbor Bay Community Development District

Summary A/P Ledger

300 - Capital Projects Fund--Series 2001

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hecker Construction Co., Inc.	3/24/2016	Supp 53 Hecker	Supp 52-57 Seawall Repair Project	2,137.95
Hecker Construction Co., Inc.	9/30/2016	MP10 Hecker	MP8-12 Master Project Interim Repairs	58,968.00
Hecker Construction Co., Inc.	9/30/2016	MP11 Hecker	MP8-12 Master Project Interim Repairs	94,109.40
Hecker Construction Co., Inc.	9/30/2016	MP12 Hecker	MP8-12 Master Project Interim Repairs	15,984.00
Hecker Construction Co., Inc.	9/30/2016	MP8 Hecker	MP8-12 Master Project Interim Repairs	5,528.25
Hecker Construction Co., Inc.	9/30/2016	MP9 Hecker	MP8-12 Master Project Interim Repairs	52,258.50
			Total 300 - Capital Projects Fund--Series 2001	228,986.10

Harbor Bay Community Development District

Summary A/P Ledger

400 - Mira Bay at Harbor Bay

From 9/1/2016 Through 9/30/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Coca Cola Beverages Florida LLC	9/29/2016	MB484205070	Beverage Purchases	389.76
JJ Taylor Distributing Florida, Inc.	9/30/2016	MB12176981	Beverages	244.30
Krishna Reddy	9/2/2016	MBMIR08272...	Comedy Show	100.00
Park Produce	9/28/2016	MB79557	Produce for Harbor Bay	43.93
Pepin Distributing Company Inc	9/28/2016	MB2127456	Beverage Purchases	206.70
Pepin Distributing Company Inc	9/28/2016	MB2127788	Beverage Purchases	147.00
Raymond M. Olivier	9/28/2016	MBMIR08082...	Music for Harvest Fest	600.00
Ready Care Industries, Inc.	9/27/2016	MB00626471	Member/Guest Supplies	62.12
Robertson Billiard Supplies Inc.	9/28/2016	MB533545-vall	Poker Tables	900.00
Southern Glazer's Wine and Spirits of Florida	9/28/2016	MB2188299	Beverage Purchases	390.00
Sysco-West Coast Florida	9/29/2016	MB609291046	Food & Supplies	1,394.59
Victoria's School of Dance LLC	9/28/2016	MBMIR0928216	Dance Uniforms	168.00
WTS International, Inc.	9/9/2016	IN000079989	Background Checks 08/16	85.50
			Total 400 - Mira Bay at Harbor Bay	4,731.90
Report Balance				363,877.63

Harbor Bay Community Development District
Notes to Unaudited Financial Statements
September 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
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.