

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, October 24, 2023



2654 Cypress Ridge Boulevard
Wesley Chapel, Florida 33544
(407) 566-1935

Agenda

Harbour Isles Community Development District

Board of Supervisors

Betty Fantauzzi, Chairman
 Bryce Bowden, Vice Chairman
 Glenn Clavio, Assistant Secretary
 Gregg Letizia, Assistant Secretary
 Bob Nesbitt, Assistant Secretary

Staff:

Angel Montagna, District Manager
 Vivek Babbar, District Counsel
 Stephen Brletic, District Engineer
 Paul Ramsewak, Onsite Manager

Meeting Agenda

Tuesday, October 24, 2023 – 11:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Staff Reports and Updates**
 - A. SÖLitude Lake Management
 - i. Monthly Report..... Page 6
 - ii. Ratification of Fish Cleanup and Disposal Page 21
 - B. Benchmark
 - i. Monthly Report..... Page 24
 - ii. Ratification of Irrigation Repair..... Page 43
 - iii. Arborist Review of Walking Path
 - C. District Counsel: Agreement with HOA for Land Use Page 48
 - D. District Engineer: Proposal for Erosion Restoration Page 54
 - E. Onsite Property Manager
 - i. Monthly Report..... Page 60
 - ii. Discussion of Red Wire vs Securiteam..... Page 66
 - iii. Proposal #1074 from Construction Management Services for Carpentry Work Page 69
 - iv. Proposals for Flag Pole Lighting Page 71
 - v. Proposal from Oasis Palms and Landscaping for Removals Page 77
 - vi. Proposal #1287830 from Home Service Heroes for Landscape Lighting Page 80
 - vii. Ratification of Proposal #4749675 for Guard Shack Lights Page 83
 - F. Homeowner’s Association: Discussion of January Event
 - G. District Manager
 - i. Motion to Assign Fund Balance Page 87
 - ii. Trimac Outdoor
- 5. Consent Agenda**
 - A. Minutes from the September 26, 2023, Meeting Page 90
 - B. Financial Statements (*September 2023*) Page 94
- 6. Discussion Items**
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, November 28, 2023

Section 4

Staff Reports

Subsection 4A

SŌLitude Lake Management

Subsection 4A(i)

Monthly Report



Harbour Isles CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-10-17

Prepared for:

Ms. Angel Montagna, District Manager
Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

Prepared by:

Mitchell Hartwig, Operations Manager

Sun City Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 1

Comments:

Site looks good

Open water looks good, minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2023



October, 2023

Site: 2

Comments:

Site looks good

Minor growth of shoreline weeds present. Fountain operational.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October, 2023



October, 2023

Site: 3

Comments:

Site looks good

Open water looks good, minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

4

Comments:

Normal growth observed
Minor growth of algae observed,
some shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

5

Comments:

Normal growth observed
Specs of algae present in site,
open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October, 2023



October, 2023

6

Comments:

Normal growth observed
Open water looks good, minor
shoreline weeds present and
algae.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 7

Comments:

Treatment in progress
Alligator weed shows positive treatment along the wetland.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



October, 2023



October, 2023

Site: 8

Comments:

Treatment in progress
Alligatorweed shows positive results from previous treatment.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



October, 2023



October, 2023

Site: 9

Comments:

Normal growth observed
Open water looks good, weed treatment on the spillways show positive results. Minor shoreline weed present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 10

Comments:

Site looks good
Site looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Site: 11

Comments:

Normal growth observed
Minor growth of submersed vegetation present. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



October, 2023



October, 2023

Site: 12

Comments:

Site looks good
Native vegetation looks in good health. Open water looks good. Minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 13

Comments:

Treatment in progress

Some algae present in site, open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October, 2023



October, 2023

Site: 14

Comments:

Normal growth observed

Minor growth of shoreline weeds present, open water looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October, 2023



October, 2023

Site: 15

Comments:

Normal growth observed

Hydrilla observed in the site, open water looks good. Minor shoreline weed present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 16

Comments:

Site looks good

Open water looks good, minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2023



October, 2023

Site: 17

Comments:

Normal growth observed

Open water looks good, minor shoreline weeds present in site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Site: 18

Comments:

Normal growth observed

Minor growth of shoreline weeds present. Some algae within the site observed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 19

Comments:

Normal growth observed

Open water looks good, minimal growth of shoreline weeds and algae present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October, 2023



October, 2023

Site: 20

Comments:

Normal growth observed

Canal at the end has been pushed back significantly, clear water flow path in the site from die off.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Site: 21

Comments:

Treatment in progress

Shoreline weeds at a minimal and continued treatments of Hydrilla occurring.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: 22

Comments:

Normal growth observed

Open water looks good, minor growth of shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:



October, 2023



October, 2023

Site: 23

Comments:

Normal growth observed

Water levels higher in area, some algae seen.

Action Required:

Routine maintenance next visit

Target:

Surface algae



October, 2023



October, 2023

Site: MF

Comments:

Treatment in progress

Treatment of invasive weed growth observed, some growth within the vegetation present in some areas. Buffers of Alligator weed show positive treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site: MA

Comments:

Normal growth observed

Native plants beginning to show good growth within the site. Some floating weeds present. Treating lightly to allow the best chance for native plant growth.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



October, 2023



October, 2023

Site: MC

Comments:

Treatment in progress

Brazilian Peppers observed in a few areas of the site. Continuation of treatments with occur.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2023



October, 2023

Management Summary

The waterway inspection for Harbour Isles CDD was completed on October 17th, 2023 for all sites.

Most of the sites look to be doing much better in terms of growth. Site 21 has Hydrilla still but it is continuing to be treated and decomposed, the treatment we performed last month is still taking effect and we look forward to better results in the coming months. The canal at the end of site 20 along the eastern end has been cleared up significantly and there is a good flow of water. The spillways as asked are continued to be treated within the cracks of the structures.

The Alligatorweed and Floating Water Primrose stretching off of the banks of the wetland area of MF have been treated and pushed back. The growth within the MT area is minimal and the native growth looks good in there. Both fountains in the front sites were operating as normal and the vegetation growth within site 3 behind the clubhouse appeared in good condition. MA has some floating weeds beginning to intrude; we will continue to treat this area lightly as the native plants that were just installed need some more time to get established. The growth of the native plants installed looks in good condition.

Wildlife Observed: Gallinules, Great Blue Heron, Turtles, Ducks, Sandhill Cranes

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site	Comments	Target	Action Required
1	Site looks good	Shoreline weeds	Routine maintenance next visit
2	Site looks good	Torpedograss	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Surface algae	Routine maintenance next visit
6	Normal growth observed	Alligatorweed	Routine maintenance next visit
7	Treatment in progress	Alligatorweed	Routine maintenance next visit
8	Treatment in progress	Alligatorweed	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Site looks good	Species non-specific	Routine maintenance next visit
11	Normal growth observed	Submersed vegetation	Routine maintenance next visit
12	Site looks good	Torpedograss	Routine maintenance next visit
13	Treatment in progress	Surface algae	Routine maintenance next visit
14	Normal growth observed	Torpedograss	Routine maintenance next visit
15	Normal growth observed	Species non-specific	Routine maintenance next visit
16	Site looks good	Shoreline weeds	Routine maintenance next visit
17	Normal growth observed	Species non-specific	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
19	Normal growth observed	Shoreline weeds	Routine maintenance next visit
20	Normal growth observed	Species non-specific	Routine maintenance next visit
21	Treatment in progress	Hydrilla	Routine maintenance next visit
22	Normal growth observed		Routine maintenance next visit
23	Normal growth observed	Surface algae	Routine maintenance next visit

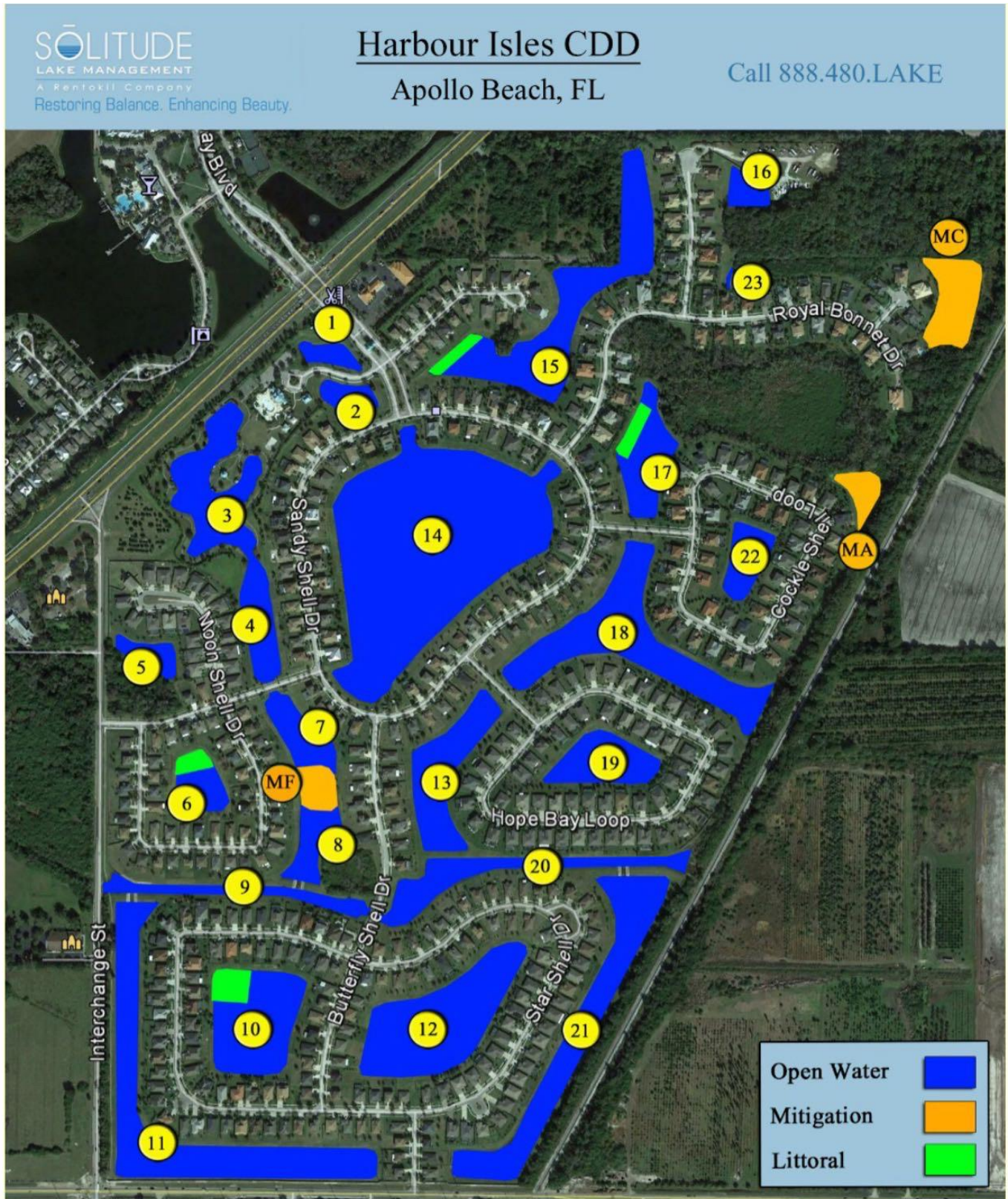
Harbour Isles CDD Waterway Inspection Report

2023-10-17

Site	Comments	Target	Action Required
Mf	Treatment in progress	Species non-specific	Routine maintenance next visit
Ma	Normal growth observed	Floating Weeds	Routine maintenance next visit
Mc	Treatment in progress	Species non-specific	Routine maintenance next visit

Harbour Isles CDD Waterway Inspection Report

2023-10-17



Subsection 4A(ii)

Fish Cleanup and Disposal



Property Name Harbour Isles CDD Created Date 9/5/2023
Description Labor Hours for Fish Kill Cleanup and Disposal. Quote Number 00004131

Prepared By MITCHELL HARTWIG
Email mitchell.hartwig@solitudelake.com

Product	Quantity	Sales Price	Total Price
Labor	24.50	\$250.00	\$6,125.00

Taxes may be applicable Total Price \$6,125.00

Quote Acceptance Information

Signature _____
Name _____
Title _____
Date _____

Subsection 4B

Benchmark Landscaping

Subsection 4B(i)

Monthly Report



October 2023 Landscape Inspection

Harbour Isles CDD

Friday, October 13, 2023

Prepared For Board Of Supervisors

34 Items Identified

Brett Perez
Benchmark Landscaping



Item 1

Assigned To Board Of Supervisors

Weeds being hand pulled from hedges at the lift station.



Item 2

Assigned To Board Of Supervisors

Heavy trimming was completed on the DOT shrubs along Sandy Shell.



Item 3

Assigned To Benchmark

Monitor recovery of lake bank from mower ruts. As a reminder, Bahia mowing starts every other week mow cycle October 1.



Item 4

Assigned To Benchmark

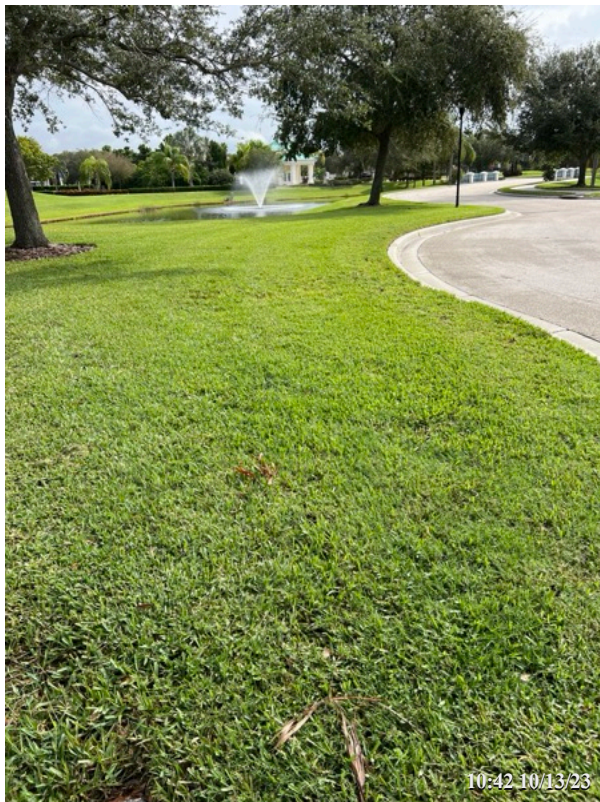
Treat fijoia in DOT beds for fungus.
Monitor recovery.



Item 5

Assigned To Benchmark

Use a pole saw to cut oak tree off of street light in DOT beds.



Item 6

Assigned To Board Of Supervisors

St. Augustine turf areas will stay weekly till November 1.



Item 7

Assigned To Board Of Supervisors

Detail crews blitzed the clubhouse and pool area week 1.



Item 8

Assigned To Benchmark

Work on hand removal of volunteer palms in all beds.



Item 9

Assigned To Benchmark

Use non selective herbicide to treat weeds in the Florida limestone beds



Item 10

Assigned To Benchmark

During next service visit, use a pole saw to remove broken Queen palm fronds by the basketball court.



Item 11

Assigned To Board Of Supervisors

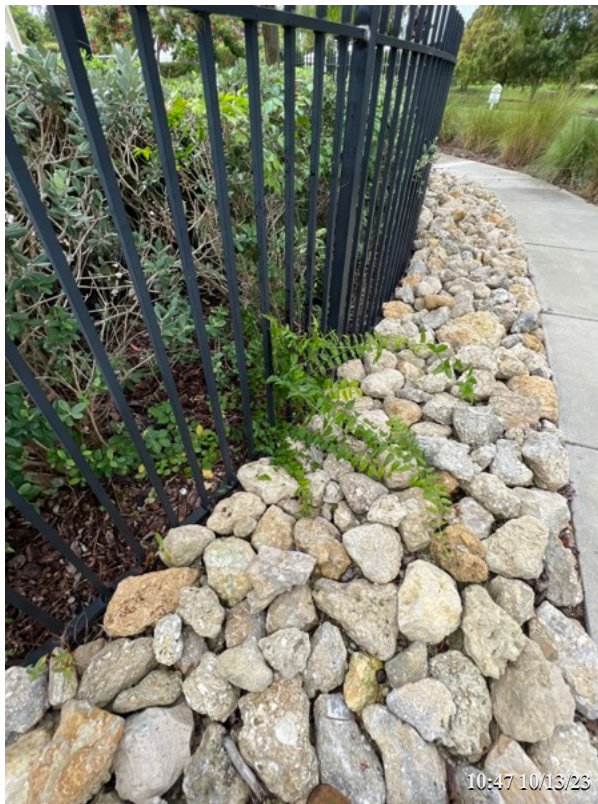
Bed edging was completed during first service



Item 12

Assigned To Benchmark

Crews need to remove tree and palm debris during weekly services



Item 13

Assigned To Benchmark

Detail team needs to remove volunteer
Jasmine along fence line of pool



Item 14

Assigned To Benchmark

Continue work on hand removing
vines, palm volunteers and Brazilian
peppers from landscape beds



Item 15

Assigned To Board Of Supervisors
Trimming inside of pool was
completed



Item 16

Assigned To Board Of Supervisors
Native grass behind the pool we
trimmed and weeds spray during week
1.



Item 17

Assigned To Board Of Supervisors
Firebush were pushed back off rear
pool exit



Item 18

Assigned To Benchmark/ Vesta
Treat wasp nests around pool in plant
material.
This nest is located in the firebush
referenced in Item 17



Item 19

Assigned To Board Of Supervisors

Weeds treated in the volleyball court



Item 20

Assigned To Benchmark

Valve boxes need to be edged every other week during service



Item 21

Assigned To Benchmark

Retreat weeds in playground mulch,
check weekly



Item 22

Assigned To Board Of Supervisors

Trees were elevated along walkway
during week 1



Item 23

Assigned To Board Of Supervisors

Interior bed of pool was cleaned and detailed week 1



Item 24

Assigned To Benchmark

Provide proposal to cut and remove fallen tree behind 209 Royal Bonnet.
Tree has fallen on top of the weir.



Item 25

Assigned To Benchmark

Push back needed on Brazilian pepper behind 209 Royal Bonnet.



Item 26

Assigned To Benchmark

Detail crew needs to hit the RV storage entry for trimming and vine removal.



Item 27

Assigned To Benchmark

Behind lot S and T spray area with non-selective herbicide. Mowers cannot access this area due to a railroad timber retaining wall.



Item 28

Assigned To Benchmark

Hand pull volunteer pepper trees from RV Lot beds



Item 29

Assigned To Benchmark

Schedule palm pruning for entire property, provide date of service to Paul in the office



Item 30

Assigned To Benchmark

Detail crew will work on this bed during week 2



Item 31

Assigned To Benchmark

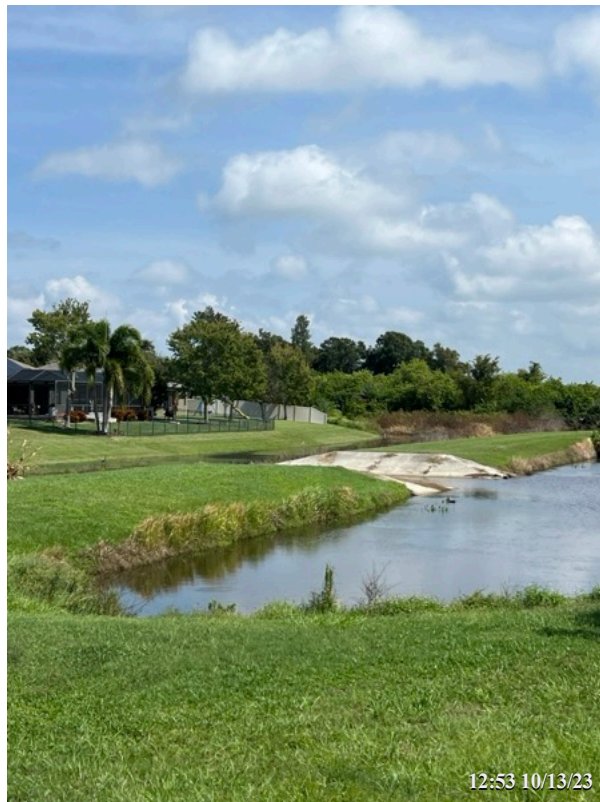
Lift and push back growth over
boardwalk on 12 St



Item 32

Assigned To Board Of Supervisors

Bahia mowing was completed on 19th,
with trash pick up



Item 33

Assigned To Benchmark

Make sure finger islands are mowed throughout the property



Item 34

Assigned To Board Of Supervisors

Lift station detail work was completed week 2. Hand pulled vines, pepper trees and sprayed beds.

Subsection 4B(ii)

Irrigation Repair



Proposal #60862

Date: 10/16/2023

PO #

Customer:

Property:

Harbour Isles CDD
121 Spindle Shell Way
Apollo Beach, FL 33572

October Irrigation Estimate #1

Clock # 1 (Main Clock); Total 54 zones. Working 9 zones.

- a) Replace any low voltage nuts with correct DB Connectors (60)
- b) update Decoder Firmware to 1.9 (54 decoders in all)
- c) 10 hours of wire tracing for sections that aren't responding after above work.

Clock #2 Royal bonnet Drive;

- a) Rewire clock to get it back online 1 hour labor

Clock #8 Butterfly shell drive;

- a) Replace 1 4" rotor
- b) Tracing zone 2 (30 minutes labor)

Clock #9 Sand shell drive

- a) Replace 1 4' rotor

Clock #10 slipper key road

- a) 1 hour of tracing to discover. zone not connected to timer

Clock #11 slipper key rd & Moonshell road

- a) 1 hour of tracing. all three zones are faulting in timer.

Services Billed Upon Completion

Description of Services	Total cost
Irrigation Repair	\$2,135.75

By _____
Cristi Cochran
Date 10/16/2023

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Irrigation Repair

Terms & Conditions

Subsection 4C

District Counsel: Agreement with HOA

Security Camera License Agreement

This Security Camera License Agreement (“**Agreement**”) is entered into as of October 24, 2023 by and between the **Harbour Isles Community Development District** (the “**District**”) and the **Harbour Isles Homeowners Association, Inc.** (the “**Association**”).

Background Information

The District owns the common areas in the community or has an easement over certain properties as depicted on the map attached hereto as **Exhibit A** (the “**District Property**”). The Association requested authorization to install and maintain 3 solar powered security cameras on the District Property. The District desires to grant the Association a license over the District Property to install and maintain security cameras on the District Property pursuant to the terms of this Agreement.

Operative Provisions

1. **Background Information.** The above background information is true and correct and is incorporated herein by this reference and made a part of this Agreement.
2. **Grant of License.** The District hereby grants the Association a non-exclusive license over the District Property for the sole purpose and as necessary for installing, operating, maintaining, retrieving data from, repairing, and replacing security cameras on the District Property (the “**License**”). The License includes rights of ingress and egress, during daylight hours (from sunrise to sunset), as may be reasonably necessary for the Association and its employees and contractors to access the District Property to facilitate such services. The District may revoke this License at any time with or without cause pursuant to the termination provision below.
3. **Association’s Installation and Maintenance of Security Cameras.** The Association, at its sole cost and expense, will engage with reputable, licensed, insured, and professional contractors to install and service the security cameras for normal wear and tear (including repairs for any vandalism which may occur from time to time), routine maintenance of the security cameras, and all repairs necessary for the security cameras (collectively, the “**Association Services**”). The Association will timely pay all invoices from contractors for the Association Services.
4. **Damage.** In the event that the either party causes damage to any improvements maintained by the other party, they shall coordinate to diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition.
5. **Permits, Approvals, and Compliance with Regulations.**
 - a. Any work performed by or on behalf of the Association shall be performed in a good, workmanlike, lien-free manner, and using best management practices.
 - b. The Association shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from any easement holders or applicable governmental entities necessary to perform the Association Services, prior to undertaking any work (including but not limited to ensuring that all Association Services satisfy applicable “line-of-sight” standards).
 - c. The District will cooperate and assist the Association with any paperwork required as the owner of the District Property.
 - d. The Association or its vendors shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder.
 - e. Within 3 business days following receipt, any party shall each promptly deliver and provide

to the other party copies of any governmental notice of non-compliance, violation, warning, letters, electronic or other communication or inquiry of any type or kind relating to the security cameras or this License.

- f. Any fees or fines incurred or imposed due to the Association or its vendor's non-compliance shall be borne solely by the Association or its vendors.

6. **Inspection.** The Association shall conduct regular inspections of the security cameras and shall correct any irregularities in accordance with the terms of this Agreement.
7. **Investigation and Report of Accidents/Claims.** The Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the security cameras or District Property. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. Association shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim.
8. **Term and Termination.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one-year terms pursuant to the same contract provisions as the initial term. Either party may terminate this Agreement at any time, without cause, upon 30 days advance written notice to the other parties.
9. **Insurance.** The Association and its vendors operating under the License shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.
10. **Indemnification.** The Association hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, or (iii) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License. The indemnity obligations under this Section shall survive the expiration or termination of this Agreement.
11. **No Waiver of Sovereign Immunity.** Nothing herein shall be deemed a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity of limits of liability, which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statutes.
12. **Relationship Between the Parties.** It is understood that the Association is an independent entity and shall perform the services contemplated under this Agreement. As an independent entity, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Association and the District. The Association shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Association assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Association during the performance of services to the District.

13. **Public Records.** The Association understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the Association in accordance with Florida law. As such, the Districts shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
14. **No Violation of Bond Covenants.** Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds either in the past or in the future (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.
15. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Association represents that in entering into this Agreement, the Association has not been designated as a "scrutinized company" under the statute and, in the event that the Association is designated as a "scrutinized company", the Association shall immediately notify the District whereupon this Agreement may be terminated by the District.
16. **No Ownership Interest in District Property.** The Association agrees that it does not and shall not claim at any time an ownership interest or estate of any kind or extent whatsoever in the District Property by virtue of this Agreement.
17. **Controlling Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
18. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
19. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
20. **Amendment.** This Agreement cannot be altered or modified except by a written instrument signed by both parties.
21. **No Assignment.** No party may assign this Agreement without written authorization from the other party.
22. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
23. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

24. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this Agreement.

25. Notice. Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:

c/o Inframark
313 Campus Street
Celebration, FL 34747
Attn: Angel Montagna
Angel.Montagna@inframark.com

To the Association:

c/o Wise Property Management, Inc.
3903 Northdale Blvd
#250w
Tampa, FL 33624
Attn: Cody Glass
cglass@wisepropertymanagement.com

26. Severability. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

27. Entire Agreement. This Agreement contains the entire agreement and no party is to rely upon any oral representations made by another party or any other written documents preceding this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed to be effective as of the date above.

**Harbour Isles
Homeowners Association, Inc.**

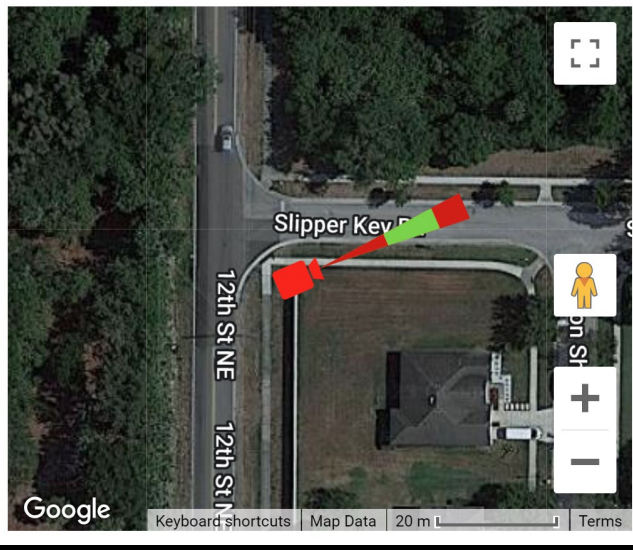
David Smith
President

**Harbour Isles
Community Development District**

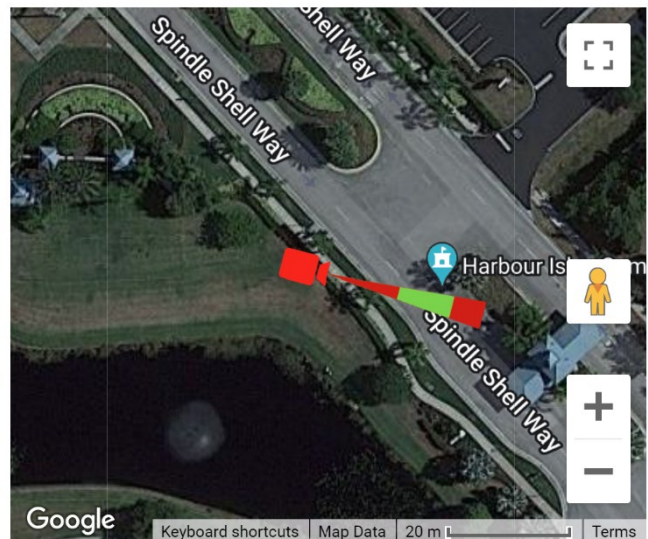
Elizabeth Fantauzzi
Chair of the Board of Supervisors

Exhibit A

#1: Slipper Key Road at 12th St NE



#2: Spindle Shell Way at US Highway 41



#3: Jeweled Cone Place at 19th Ave NE



Subsection 4D

District Engineer: Erosion Restoration

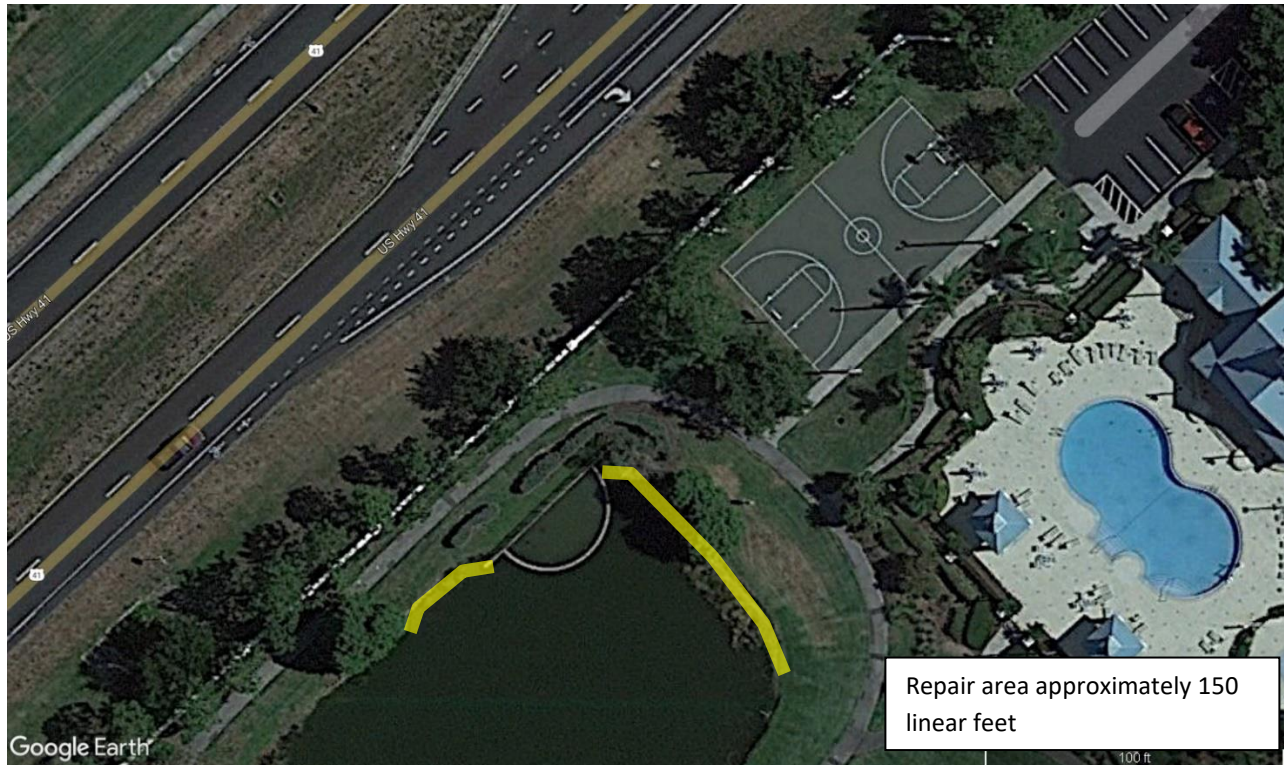
Erosion and Stormwater Specialists
Wetland Mitigation
Nuisance Species Removal
Environmental Consulting



730 20th Ave N
St Petersburg FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

Harbor Isles – Erosion Restoration

Clubhouse Area Weir



Repair Process and Finished Product

The repair for the bank will consist of the installation of an erosion control filter fabric and 6-12" limestone rip rap. The rock will be installed to create a new non-erodible toe of slope. Rip rap will be visible above the water line except during times of exceptionally high water levels. In order to provide the highest quality repair, Finn Outdoor will remove any necessary vegetation from the near-vertical eroded areas and will cut and fill several areas along the bank to remove the most severe variations in the bank. This also includes stripping, filling, and compacting any low spots which could ultimately undermine the finished repair. All staging and access areas will be repaired by stripping turf, grading or filling, and installing new turf as necessary. Any damage to irrigation, sidewalks, or curbs due to the repair process will be repaired.

Erosion and Stormwater Specialists
Wetland Mitigation
Nuisance Species Removal
Environmental Consulting



730 20th Ave N
St Petersburg FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

Staging and Access

Materials will be staged in the parking lot on a daily basis, but will not be left in the parking lot overnight. Access for repairs will be along sidewalks adjacent to the basketball court. Any damage to turf, landscaping, irrigation, etc will be repaired.

Construction Schedule

This repair is expected to take approximately 1 weeks.

Warranty

Finn Outdoor will warranty all parts of the project, except sod, for a period of one year. Sod will be guaranteed to be healthy and viable and to be of appropriate species for the conditions, however no further guarantee of the future growth or health of the sod is offered.

Compensation

Weir area near clubhouse: \$12,750

Additional Information

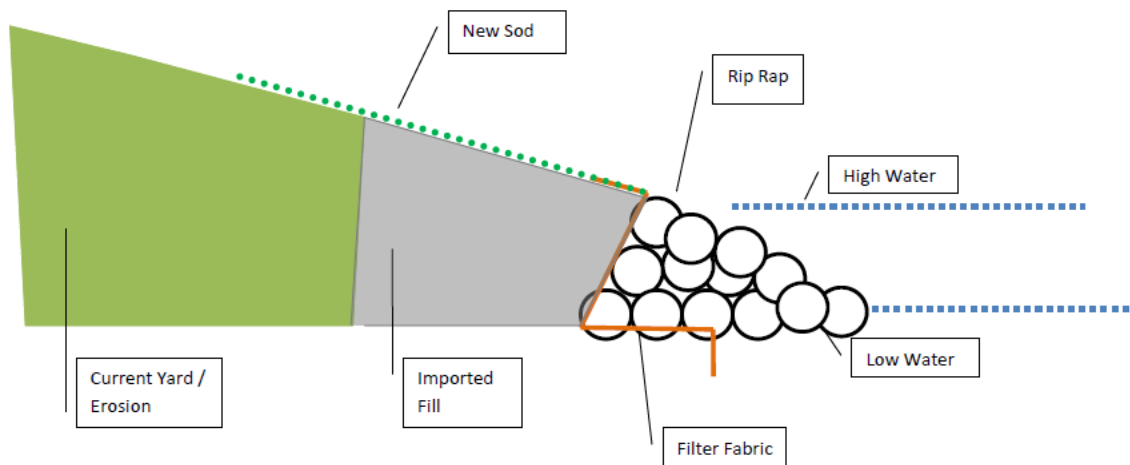


Diagram not to scale. For illustrative purposes only.

Erosion and Stormwater Specialists
Wetland Mitigation
Nuisance Species Removal
Environmental Consulting



730 20th Ave N
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813.957.6075
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Wetland Mitigation
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Environmental Consulting***



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St Petersburg FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com**



Subsection 4E

Property Manager

Subsection 4E(i)

Monthly Report

PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com

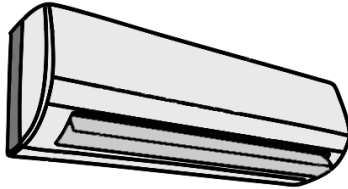


September 26th to October 24th, 2023 Clubhouse Operations/Maintenance Updates: **VENDORS:**

- **SOLITUDE LAKE MANAGEMENT/VERTEX INC:**



- Treating Alligator weeds, Hydrilla, duckweeds and Azolla in all ponds.
 - Doing bi-weekly treatments in all ponds.
 - **PENDING:** bubblers repairs in pond# 1 and 3. Cleaning of Water fountain, in pond# 2.
- **ABM AIR CONDITIONING:** Completed filter replacement and service all units.



- **BENCHMARK LANDSCAPE:**



- Mowed and did some detailing in Common Areas, on their first week.
 - Came two times in week 2 of their start.
- **CONSTRUCTION MANAGEMENT SERVICES:**



- **PENDING:** Proposals for flagpole.
 - **PENDING:** Installation of approved proposal, for goof rings and stucco around eight gooseneck light fixtures, around the Clubhouse.

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propmgt@harbourislesfl.com

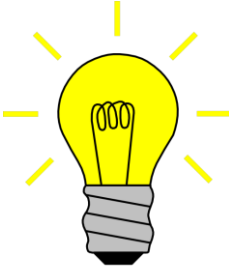


• **OASIS PALMS AND LANDSCAPING: PENDING:** Proposal for landscape work in the back of the Clubhouse. . .
 Replacing two palm trees on Spindle Shell Island.

- **FITNESS REV: PENDING:** Third quarter Routine PM checks for 2023.



- **ELECTRIC TODAY:**
- **PENDING:** Proposal for running wire for lights on Flag pole.



- **HAWKINS ELECTRIC: PENDING:**
- **PENDING:** Proposal to run wire for flag pole lights.
- **HURRICANE PRESSURE WASH:**
- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



- **KAY LIAN CLEANING SERVICES:** Cleans the Gym, restrooms and around the pool deck, twice every week.



PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



11. NVIROTECT:



- **COMPLETED:** October 2023. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.

12. SUNCOAST POOLS: Cleaned and check chlorine levels in both pools, three times a week.



13. SECURITEAM:



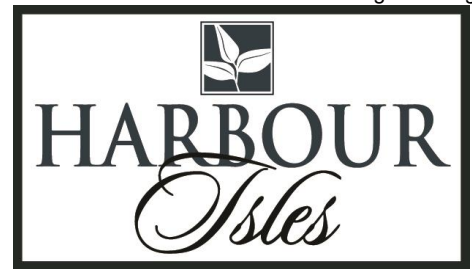
.Rapid Response: Monitoring cameras by pool deck and gym.

14. HILLSBOROUGH COUNTY:

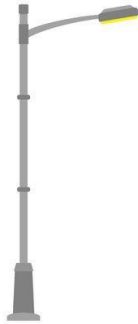


- **PENDING: Revised-**Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 12/14/22.
- **PENDING:** Request for cutting back bushes behind fence, by RV/Boat Storage Facility.
- **PENDING:** Request for repairing street in front of 312, 314 and 316 Royal Bonnet Dr.
- **PENDING:** Request to replace bump pads on Spindle Shell Way, Cockle Shell Loop and corner of Sandy Shell Dr. and Royal Bonnet Dr.

PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



15. TECO: Reported two Street light on in the Community.



16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Repaired Urinal and toilet in Clubhouse restrooms.
- Checking tags inside RV/Boat Storage Facility.... ONGOING...

17. Green Works Inc:



- **PENDING:** quarterly injections for 2023, on palm trees.

18. Site Masters:

19. FINN OUTDOOR: Pond# 14 restoration. Final phase of project.

20. Florida Wild Life:



PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



21. FDOT:



Incident Report

. No Incident Report.

Resident Relations

Rentals/ Events

. One rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing: Pond# 14 restoration.

Subsection 4E(ii)

Discussion of Red Wire vs Securiteam



(877) 371-9473 ext 5091
dmiartus@redwire.com
www.redwire.com

Daniela Miartus
Security Consultant

Clubhouse - NetWatch

Harbour Isles Community
Project: 23841-1-0

Prepared for
Paul Ramsewak
Harbor Isles

Harbour Isles Community
121 Spindle Shell Way
Apollo Beach, FL 33572

(813) 712-9758
pramsewak@vestapropertyservices.com

Proposal Issued
9.29.2023

Proposal Valid To
12.28.2023



(877) 371-9473 ext 5091 | dmiartus@redwire.com | www.redwire.com

Project Description and Investment

Customer Name: Harbour Isles Community

Site:

Harbour Isles Community
121 Spindle Shell Way
Apollo Beach, FL 33572

Billing:

Harbour Isles Community
121 Spindle Shell Way
Apollo Beach, FL 33572

Contact:

Paul Ramsewak
(813) 712-9758
pramsewak@vestapropertyservice.com

Project Investment

NetWatch Clubhouse

\$3,219.26

QTY	Description
1	Carnect All Pro
1	24 Port Web Smart POE Switch w/ 4 GB Ports

Professional Services: Monthly

Description	Ext. Price
Camera Active Video Monitoring	\$1,000.00
Services Include: 24/7 Monitoring 6 Month Money Back Guarantee	

Financial Summary

Total Proposal Amount:

\$3,219.26

Monthly Professional Services:

\$1,000.00

Deposit Due in Advance:

\$1,609.63

Balance Due Upon Completion:

\$1,609.63

Client Authorization

Date

All other terms & conditions of existing contracts between the parties referenced herein apply.

Received By

Date

Subsection 4E(iii)

Proposal from Construction Management Services

Construction Management Services Ilc.

5233 MOON SHELL DR
 Apollo Beach, FL 33572 US
 mikeambriati@live.com

Estimate

ADDRESS

mgt Paul Ramsewak
 Harbour Isles CDD
 121 spindle shell way
 Apollo Beach, FL 33572 USA

ESTIMATE 1074
 DATE 07/13/2023
 EXPIRATION DATE 07/27/2023

DATE	ACTIVITY	AMOUNT
07/13/2023	carpentry - labor and materials Purchase and Install one piece 25 foot commercial grade flagpole at club house. 25 ft ECXA25 Atlas Series external halyard (wind speed 120) Anodized Aluminum satin finish 145 lbs. concrete base and with steel sleeve.	3,200.00
TOTAL		\$3,200.00

Accepted By

Accepted Date

Subsection 4E(iv)

Proposals for Flag Pole Lighting



Quote #1189681 for Job #4795009

Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

Flag pole light install

Customer needs new flag light for new 30ft tall American flag they are getting. Customer wants light to come on with timer and other lights

2 400w lights on side of flag pole

Approximately 40ft from side of building and additional 30ft to timer

We supply light

QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
2	DCC-20 - 15-30a 120V/ 240V Circuit in conduit per 20'	\$418.27	\$836	\$480.26	\$960.52
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>15-30a 120V/ 240V Circuit in conduit per 20'</i>				
1	DCC-MC - 15-30a 120V/240V Circuit MC Cable per Addtl 40'	\$269.43	\$269	\$305.37	\$305.37
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>15-30a 120V/240V Circuit MC Cable per Addtl 40'</i>				
1	E-2R - Small Junction Box	\$200.54	\$200	\$229.36	\$229.36
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i> <i>Small Junction Box</i>				
1	GEN-A - General A/C task	\$0	\$0	\$624.97	\$624.97
	<i>Warranty:</i> <i>Electric Today's Quality 2 Year Service Warranty</i> <i>Supply and install (1) 22,300 lumens led flood light</i>				
				Subtotal	\$2,120.22
				Tax	\$0
				Total	\$2,120.22
				You could have saved:	\$813.71

NOTES

Date	Note
08/09/2023 9:25 AM	Customer needs new switch leg for future flag pole they are getting soon. Flag pole light will come on same time as other lights on timer.

We're here for you if you have any questions:

Call **(813) 653-4221** or email

service@homeserviceheroes.com

Home Service Heroes

235 W Brandon Blvd #639

Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

Thank You for choosing Electric Today's Home Service Heroes!

Electrical - Air Conditioning - Plumbing

ESTIMATE

Hawkins Service Co.

10517 Riverview Dr
Riverview , FI 33578

(813)871-6610

WWW.HawkinsServiceCo.com
Residencial & Marina Department

Date 08/11/2023
Estimate # 291

To

Harbor isles cdd
121 spindle shell way
Apollo Beach, FI 33572
8135074510/8137129758

Item	Quantity	Unit Price	Total
Dedicated 20-amp 120v Circuit/with switch leg	1	\$1,980.00	\$1,980.00
Run circuit from electrical room through the attic, across out to the front of the building, and down the the flag pole location. About 75ft total.			
Dig a trench per Ft	45	\$9.60	\$432.00
Run circuit from electrical room through the attic, across out to the front of the building, and down the the flag pole location. About 75ft total.			
LED Outdoor Flood Light - 45W 120-277V - 5590 Lumens	2	\$380.00	\$760.00
The flood light comes with the garden pole included.			
			Sub Total \$3,172.00
Sales Tax			0% \$0.00
			Total \$3,172.00

*****ATTENTION*****

ALL BIDS ARE HONORED FOR THIRTY (30) DAYS ONLY. ANY BID OVER THIRTY DAYS MAY BE SUBJECT TO INCREASES DUE TO MATERIAL COSTS OR LABOR INCREASE.

PAY TERMS:

Please sign, print full name and date and send back this proposal to initiate work.
50% down payment required to start job and remainder will be due upon completion.

Please, sign here to accept proposal.

X _____ DATE _____
Signature

X _____
Printed Name

WARRANTY TERMS AND CONDITIONS:

- Hawkins Service Co work is warrantied for defects in workmanship for a period of one year.
- Please refer to manufactured warranties for all supplied equipment and materials.
- Materials and equipment supplied by Hawkins Service Co is warrantied according to manufactured terms and conditions.

TERMS AND CONDITIONS:

- By signing the above document confirms you are in agreement the pricing and work to be performed at the address listed on this document.
- By signing the undersigned agrees that payment is due upon completion of work unless specified in actual quote above.
- Work is completed once all materials and labor has been furnished and installed.
- Hawkins Service Co, is responsible for any inspection due after the work has been complete and any corrections notices that will need be correct after the work has been completed.
- Any payment that is not paid within said parameters will result in a mechanic's lien that will be filed against the property where the work was performed. Customer will be responsible for all legal and filing fee per Florida Law.
- No services will be performed for any customer with a past due account. You agree to pay all reasonable collection costs, including reasonable attorney's fees and third-Party fees related to collection.
-

EXCLUSIONS:

- Drywall repair, patch work and paint.
 - Stucco repair, patch work and paint.
 - Landscape repair and replacement/ Sod repair and Sod replacement.
- ***Hawkins Service Company is not liable for any repairs necessitated as a result of fire, flood or Acts of God, damage by negligence or misuse by others, faulty system design, improper operation, mischief or vandalism, or normal wear and tear. ***

Thank you for the opportunity to bid on your Electrical Residential / Docks Marine needs and I look forward to hearing back from you!

Hawkins Service Company.

(813) 871-6610 Office.

mmunoz@hawkinserviceco.com

ALL BIDS ARE HONORED FOR THIRTY (30) DAYS ONLY. ANY BID OVER THIRTY DAYS MAY BE SUBJECT TO INCREASES DUE TO MATERIAL COSTS OR LABOR INCREASE.

Thank you for the opportunity to bid on your Electrical or Dock Service needs and I look forward to hearing back from you!

PLEASE FOLLOW THE LINK PROVIDED IN THE EMAIL TO E-SIGN THE DOCUMENT

Subsection 4E(v)

Proposal from Oasis Palms and Landscaping

propmgt@harbourislesfl.com

From: Oasis Palms and Landscaping, llc <quickbooks@notification.intuit.com>
Sent: Monday, August 14, 2023 2:00 PM
To: propmgt@harbourislesfl.com
Subject: Estimate 1066 from Oasis Palms and Landscaping, llc

Follow Up Flag: Follow up
Flag Status: Completed

Please review the estimate below. Feel free to contact us if you have any questions.
 We look forward to working with you.

Thanks for your business!
 Oasis Palms and Landscaping, llc

----- Estimate -----

1017 Bal Harbour Dr
 Apollo Beach, FL 33572 US
 (813) 433-3376
 www.oasispalmsandlandscaping.com

Estimate #: 1066
 Date: 08/14/2023
 Exp. Date: \$9,225.00

 Address:

Harbour Isles Cdd

Activity	Service	Qty	Rate	Amount
Remove jathropha and re sod area.	Landscapin	1	200.00	200.00
Trim and clean up Hong Kong orchid tree by walk way damaged by storm.	Landscapin	1	450.00	450.00
2 areas- saw cut asphalt, remove oak roots, grade, re compact with base, and install cold patch asphalt	Landscapin	1	1,800.00	1,800.00
Slipper key rd	Landscapin	6	975.00	5,850.00
Remove elm tree (6) (\$125/ea) Install 25' Washingtonian palm (6) (\$850/ea)				
Flush cut dead willow by lake	Landscapin	1	175.00	175.00

Remove dead queen palm along entrance and install new 20' oa.	Landscapin	1	750.00	750.00
---	------------	---	--------	--------

Total:

\$9,225.00

Subsection 4E(vi)

Proposal from Home Service Heroes



Quote #1287830 for Job #5012854

Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

5 landscape lights

Replace 5 landscape lights that were potentially damaged by nearby lighting strike to tree.

Work to be performed

- Demo 5 damaged lights
- Install and test proper operation of new lights

2 year warranty

QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
5	LND-LE - LED Landscape Light (Small) <i>Warranty: Electric Today's Quality 5 Year Warranty</i> LED Landscape Light (Small) Standard Spot Fixture, Black	\$277.66	\$1,388	\$285	\$1,425
1	TFS-E - TFS Charge TFS Charge- Truck and Field Supplies. Miscellaneous material coverage.	\$19.99	\$19	\$20.79	\$20.79
1	DF-W - Waived Dispatch Fee Waived Dispatch Fee	\$0	\$0	\$0	\$0
				Subtotal	\$1,445.79
				Tax	\$0
				Total	\$1,445.79
				You could have saved:	\$37.50

NOTES

Date	Note
	Customer is billable
10/06/2023 12:23 PM	Replaced and tested photo cell for proper operation
	Customer to get approval from board for replacement of additional landscape lights

We're here for you if you have any questions:

Call (813) 653-4221 or email

service@homeserviceheroes.com

Home Service Heroes

235 W Brandon Blvd #639

Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

Thank You for choosing Electric Today's Home Service Heroes!

Electrical - Air Conditioning - Plumbing

Subsection 4E(vii)

Ratification of Proposal from Electric Today



Invoice #4749675 for Job #5012854	
Invoice Date	10/06/2023
Bill To	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572
Service Address	121 Spindle Shell Way Apollo Beach, FL 33572

Gaurd shack lights

Replace photo cell

Qty	Item	Per Unit	Total
1	E-3J - Photo Eye <i>Warranty: Electric Today's Quality 5 Year Warranty</i> Photo Eye	\$288.61	\$288.61
1	TFS-E - TFS Charge TFS Charge- Truck and Field Supplies. Miscellaneous material coverage.	\$20.79	\$20.79
1	DF-W - Waived Dispatch Fee Waived Dispatch Fee	\$0	\$0
1	DIA-01 - Level 1 Diagnostic <i>Warranty: Electric Today's Complete 5 Year Service Guarantee!</i> Single appliance or known device failure	\$211.12	\$211.12
		Subtotal	\$520.52
		Tax	\$0
		Total	\$520.52
		Payments	--
		Balance Remaining	\$520.52
You could have saved:			\$58.59

Work Complete Approved
10/06/2023

NOTES

Date	Note
	Customer is billable
10/06/2023 12:23 PM	Replaced and tested photo cell for proper operation
	Customer to get approval from board for replacement of additional landscape lights

We're here for you if you have any questions:

Call **(813) 653-4221** or email

service@homeserviceheroes.com

Home Service Heroes

235 W Brandon Blvd #639

Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

Thank You for choosing Electric Today's Home Service Heroes!

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Subsection 4G

District Manager

Subsection 4G(i)

Assign Fund Balance

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

MOTION TO ASSIGN FUNDS FY23

The Board hereby assigns the FY2023 reserves per the September 30, 2023 Balance Sheet as follows:

Operating Reserves	\$154,042
--------------------	-----------

Section 5

Consent Agenda

Subsection 5A

Minutes

MINUTES OF MEETING
HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, September 26, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum were the following:

Betty Fantauzzi	Chairman
Bryce Bowden	Vice Chairman
Gregg Letizia	Assistant Secretary
Bob Nesbitt	Assistant Secretary

Also present, either in person or via communication media technology, were the following:

Angel Montagna	District Manager
Vivek Babbar	District Counsel
Stephen Brletic	District Engineer
Paul Ramsewak	Onsite Manager
Jason Jaszak	SOLitude Lake Management
Residents and Members of the Public	

This is not a certified or verbatim transcript, but rather represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Montagna called the meeting to order at 11:00 a.m.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The *Pledge of Allegiance* was recited.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

There being no audience comments, the next order of business followed.

FOURTH ORDER OF BUSINESS **Staff Reports and Updates**

A. SOLitude Lake Management (“SOLitude”)

i. Monthly Report

Mr. Jaszak reviewed the regular report included in the agenda package.

Discussion ensued regarding all sites look good, site #21 has a hydrilla challenge, and wetland plantings are complete.

ii. Proposal for Aeration Repair

Discussion ensued regarding the proposal for aeration repair on ponds #2 and #3. SOLitude will provide a timeline for the repair.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from SÖLitude Lake Management for aeration repair for ponds #2 and #3, in the amount of \$2,444.75.

iii. Ratification of Proposal for Fish Kill Cleanup and Disposal

Discussion ensued regarding the proposal for fish kill cleanup and disposal.

On MOTION by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, unanimous approval was given to ratify the proposal from SÖLitude Lake Management for fish kill cleanup and disposal, in the amount of \$6,125.00.

B. Trimac Outdoor (“Trimac”)

Discussion ensued regarding outstanding items, and Ms. Montagna to provide the list from Mr. Ramsewak and the site audit from Benchmark Landscaping to determine how much will be withheld from the final invoice.

C. Benchmark Landscaping

There being nothing further to report, the next item followed.

D. District Counsel

Mr. Babbar will draft the agreement for the HOA land use, which will be on the October agenda, and has prepared the agreement with Benchmark Landscaping which has been executed.

E. District Engineer

Discussion ensued regarding pond #14 restoration in the amount of \$63,750, work will commence after Thanksgiving but before Christmas, they will take the rocks from the pool area, may lose two to three feet of plants, and need to discuss the structure on pond #17.

F. Onsite Property Manager’s Report

i. Monthly Report

Mr. Ramsewak reviewed the regular report included in the agenda package.

ii. Discussion of Red Wire Proposals for Cameras

Discussion ensued regarding the proposals included on the October agenda.

iii. Proposal for Removal and Replacement of Royal Palm

Discussion ensued regarding the proposal from Oasis Palms and Landscaping to remove and replace the royal palm.

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to the proposal from Oasis Palms and Landscaping to remove and replace the damaged royal palm, in the amount of \$2,410.00.

G. Homeowner’s Association Report

There being nothing further to report, the next item followed.

H. District Manager

There being nothing further to report, the next order of business followed.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Acceptance of the August 22, 2023, Meeting Minutes

B. Acceptance of the August 2023 Financials

Ms. Montagna reviewed the consent agenda items included in the agenda package.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the consent agenda, as presented.

SIXTH ORDER OF BUSINESS Discussion Items

Mr. Heath Fleener requested a waiver of the deposit for his suicide prevention class at the clubhouse on October 21 and October 22, which deposit has been waived previously.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the request from Long Walk Home, Suicide Prevention to use the clubhouse room on October 21 and 22, and to waive the deposit.

Discussion ensued regarding a walking path to be reviewed by an arborist from Benchmark Landscaping, and this item included on the agenda for October.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Letizia will speak with Benchmark Landscaping regarding expectations.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:48 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman

Subsection 5B

Financials

HARBOUR ISLES
Community Development District

Financial Report
September 30, 2023

Prepared By



HARBOUR ISLES

Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

September 30, 2023

HARBOUR ISLES

Community Development District

Governmental Funds

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 192,892	\$ -	\$ -	\$ 192,892
Due From Other Funds	-	248,222	-	248,222
Investments:				
Money Market Account	393,157	-	-	393,157
Revenue Fund	-	-	88,317	88,317
Deposits	-	23,040	-	23,040
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 604,736	\$ 271,262	\$ 88,317	\$ 964,315
<u>LIABILITIES</u>				
Accounts Payable	\$ 7,995	\$ -	\$ -	\$ 7,995
Accrued Expenses	31,418	-	-	31,418
Due To Other Funds	248,222	-	-	248,222
TOTAL LIABILITIES	287,635	-	-	287,635
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	18,687	23,040	-	41,727
Restricted for:				
Debt Service	-	-	88,317	88,317
Assigned to:				
Operating Reserves	154,042	-	-	154,042
Unassigned:	144,372	248,222	-	392,594
TOTAL FUND BALANCES	\$ 317,101	\$ 271,262	\$ 88,317	\$ 676,680
TOTAL LIABILITIES & FUND BALANCES	\$ 604,736	\$ 271,262	\$ 88,317	\$ 964,315

HARBOUR ISLES

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1,133	\$ 23,928	\$ 22,795	2111.92%
Interest - Tax Collector	-	570	570	0.00%
Rental Income	16,000	40,235	24,235	251.47%
Special Assmnts- Tax Collector	944,189	944,188	(1)	100.00%
Special Assmnts- Discounts	(37,768)	(36,046)	1,722	95.44%
Other Miscellaneous Revenues	500	83	(417)	16.60%
Facility Revenue	200	98	(102)	49.00%
TOTAL REVENUES	924,254	973,056	48,802	105.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	11,800	200	98.33%
FICA Taxes	918	903	15	98.37%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	27,581	(7,581)	137.91%
ProfServ-Legal Services	20,000	20,946	(946)	104.73%
ProfServ-Mgmt Consulting	50,003	50,003	-	100.00%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	3,233	3,367	(134)	104.14%
Auditing Services	4,200	3,700	500	88.10%
Website Hosting/Email services	4,000	1,552	2,448	38.80%
Postage and Freight	500	1,058	(558)	211.60%
Insurance - General Liability	3,337	3,337	-	100.00%
Public Officials Insurance	3,256	3,291	(35)	101.07%
Legal Advertising	1,000	2,967	(1,967)	296.70%
Misc-Assessment Collection Cost	18,884	18,163	721	96.18%
Bank Fees	500	1,129	(629)	225.80%
Misc-Web Hosting	1,000	375	625	37.50%
Miscellaneous Expenses	500	657	(157)	131.40%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	149,106	156,004	(6,898)	104.63%
<u>Electric Utility Services</u>				
Electricity - Streetlights	120,000	134,107	(14,107)	111.76%
Utility Services	22,000	25,711	(3,711)	116.87%
Total Electric Utility Services	142,000	159,818	(17,818)	112.55%

HARBOUR ISLES

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	2,500	3,945	(1,445)	157.80%
Total Garbage/Solid Waste Services	2,500	3,945	(1,445)	157.80%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	4,449	1,551	74.15%
Total Water-Sewer Comb Services	6,000	4,449	1,551	74.15%
<u>Stormwater Control</u>				
Midge Fly Treatment	8,000	-	8,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	8,700	8,700	-	100.00%
R&M Lake & Pond Bank	50,000	101,900	(51,900)	203.80%
Fountain Maintenance	2,328	2,425	(97)	104.17%
Aquatic Maintenance	25,704	25,704	-	100.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	97,732	138,729	(40,997)	141.95%
<u>Other Physical Environment</u>				
Insurance - Property	25,603	25,693	(90)	100.35%
Insurance - General Liability	3,945	3,876	69	98.25%
R&M-Irrigation	20,000	6,575	13,425	32.88%
Landscape Maintenance	150,000	115,909	34,091	77.27%
Landscape Replacement	20,000	21,666	(1,666)	108.33%
Landscape Replacement-Annals	6,000	-	6,000	0.00%
Annual Mulching	20,000	15,500	4,500	77.50%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Misc-Hurricane Expense	-	14,516	(14,516)	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	251,548	203,735	47,813	80.99%
<u>Security Operations</u>				
Contracts-Security Services	30,636	13,435	17,201	43.85%
R&M-Security Cameras	1,000	612	388	61.20%
Guard & Gate Facility Maintenance	3,000	3,943	(943)	131.43%
Total Security Operations	34,636	17,990	16,646	51.94%
<u>Contingency</u>				
Miscellaneous Expenses	15,500	32,931	(17,431)	212.46%
Total Contingency	15,500	32,931	(17,431)	212.46%

HARBOUR ISLES

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	10,800	13,320	(2,520)	123.33%
Field Services	7,800	7,800	-	100.00%
Clubhouse - Facility Janitorial Service	5,400	10,520	(5,120)	194.81%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	121,624	109,651	11,973	90.16%
Contracts-Pest Control	2,000	1,944	56	97.20%
Telephone/Fax/Internet Services	5,109	6,770	(1,661)	132.51%
R&M-Pools	1,500	1,100	400	73.33%
R&M-Fitness Equipment	2,500	4,384	(1,884)	175.36%
R&M-Dock	500	-	500	0.00%
Maintenance & Repairs	50,000	59,672	(9,672)	119.34%
Athletic/Park Court/Field Repairs	500	-	500	0.00%
Furniture Repair/Replacement	5,000	12,848	(7,848)	256.96%
Trail/Bike Path Maintenance	500	4,680	(4,180)	936.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Access Control	500	312	188	62.40%
Office Supplies	2,500	970	1,530	38.80%
Dog Waste Station Supplies	2,000	1,421	579	71.05%
Total Parks and Recreation	225,233	235,392	(10,159)	104.51%
TOTAL EXPENDITURES	924,255	952,993	(28,738)	103.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	20,063	20,064	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(15,000)	(15,000)	0.00%
Contribution to (Use of) Fund Balance	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	(15,000)	(15,000)	0.00%
Net change in fund balance	\$ -	\$ 5,063	\$ 5,064	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	312,038	312,038		
FUND BALANCE, ENDING	\$ 312,038	\$ 317,101		

HARBOUR ISLES

Community Development District

Reserve Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	15,000	15,000	0.00%
TOTAL FINANCING SOURCES (USES)	-	15,000	15,000	0.00%
Net change in fund balance	\$ -	\$ 15,000	\$ 15,000	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	256,262		
FUND BALANCE, ENDING	\$ -	\$ 271,262		

HARBOUR ISLES

Community Development District

Debt Service Fund - Series 2021**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 865	\$ 865	0.00%
Special Assmnts- Tax Collector	312,608	312,608	-	100.00%
Special Assmnts- Discounts	(12,504)	(11,934)	570	95.44%
TOTAL REVENUES	300,104	301,539	1,435	100.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	6,013	239	96.18%
Total Administration	6,252	6,013	239	96.18%
<u>Debt Service</u>				
Principal Debt Retirement	226,000	226,000	-	100.00%
Interest Expense	68,308	68,308	-	100.00%
Total Debt Service	294,308	294,308	-	100.00%
TOTAL EXPENDITURES	300,560	300,321	239	99.92%
Excess (deficiency) of revenues				
Over (under) expenditures	(456)	1,218	1,674	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(456)	-	456	0.00%
TOTAL FINANCING SOURCES (USES)	(456)	-	456	0.00%
Net change in fund balance	\$ (456)	\$ 1,218	\$ 2,586	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	87,099	87,099		
FUND BALANCE, ENDING	\$ 86,643	\$ 88,317		

HARBOUR ISLES
Community Development District

Supporting Schedules

September 30, 2023

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

						ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received		General Fund	Debt Service Fund
Assessments Levied FY23					\$ 1,256,797	\$ 944,189	\$ 312,608
Allocation %					100.00%	75.13%	24.87%
11/02/22	\$ 13,679	\$ 710	\$ 279	\$ 14,667		\$ 11,019	\$ 3,648
11/15/22	\$ 71,586	\$ 3,044	\$ 1,461	\$ 76,091		\$ 57,164	\$ 18,926
11/22/22	\$ 51,664	\$ 2,197	\$ 1,054	\$ 54,915		\$ 41,256	\$ 13,659
11/29/22	\$ 87,667	\$ 3,727	\$ 1,789	\$ 93,183		\$ 70,005	\$ 23,178
12/5/22	\$ 852,326	\$ 36,194	\$ 17,394	\$ 905,914		\$ 680,583	\$ 225,332
12/12/22	\$ 14,948	\$ 609	\$ 305	\$ 15,862		\$ 11,916	\$ 3,945
01/05/23	\$ 36,867	\$ 1,365	\$ 752	\$ 38,985		\$ 29,288	\$ 9,697
02/03/23	\$ 9,696	\$ 202	\$ 198	\$ 10,096		\$ 7,585	\$ 2,511
03/09/23	\$ 9,501	\$ 98	\$ 194	\$ 9,793		\$ 7,357	\$ 2,436
04/05/23	\$ 28,899	\$ -	\$ 590	\$ 29,489		\$ 22,154	\$ 7,335
05/05/23	\$ 2,251	\$ -	\$ 46	\$ 2,297		\$ 1,726	\$ 571
06/05/23	\$ 2,624	\$ (78)	\$ 54	\$ 2,600		\$ 1,953	\$ 647
06/15/23	\$ 2,931	\$ (87)	\$ 60	\$ 2,904		\$ 2,182	\$ 722
TOTAL	\$ 1,184,640	\$ 47,980	\$ 24,176	\$ 1,256,796		\$ 944,188	\$ 312,608

% COLLECTED	100%	100%	100%
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HARBOUR ISLES

Community Development District

All Funds**Cash and Investment
September 30, 2023**

GENERAL FUND					
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$ 192,892
Money Market Account	Valley National	Money Market	n/a	5.12%	\$ 393,157
<i>Subtotal</i>					<u>\$ 586,049</u>
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	5.12%	\$ 88,317
<i>Subtotal</i>					<u>\$ 88,317</u>
Total					<u>\$ 674,366</u>

Harbour Isles CDD

Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	192,891.69	Statement Balance	195,936.83
G/L Balance	192,891.69	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	195,936.83
Subtotal	192,891.69	Outstanding Checks	3,045.14
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	192,891.69	Ending Balance	192,891.69
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/6/2023	Payment	DD446	Payment of Invoice 001853	178.14	0.00	178.14
8/17/2023	Payment	3703	SOLITUDE LAKE MANAGEMENT	2,867.00	0.00	2,867.00
Total Outstanding Checks.....				3,045.14		3,045.14

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 09/01/2023 to 09/30/2023

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)							
CHECK # 3713							
09/06/23	Vendor	BRLETIC DVORAK, INC	1213	ENGG SVCS THRU AUG AND SEP 2023	ProfServ-Engineering	001-531013-51501	\$2,352.50
Check Total							\$2,352.50
CHECK # 3714							
09/06/23	Vendor	DIANNE MARTINEZ URSO	083123	COMMERCIAL CLEANING AUG 2023	Clubhouse - Facility Janitorial Service	001-531131-57201	\$795.00
Check Total							\$795.00
CHECK # 3715							
09/06/23	Vendor	STRALEY ROBIN VERICKER , P.A.	23557	PROF SVCS RENDERED THRU AUG 2023	ProfServ-Legal Services	001-531023-51401	\$2,023.00
Check Total							\$2,023.00
CHECK # 3716							
09/14/23	Vendor	ABM INDUSTRIES INC	18476964	ADDITIONAL CHARGES / R 22 REFRIGERANT	Maintenance & Repairs	001-546920-57201	\$1,733.40
Check Total							\$1,733.40
CHECK # 3717							
09/14/23	Vendor	INFRAMARK, LLC.	101184	SEPTEMBER 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,166.92
Check Total							\$4,166.92
CHECK # 3718							
09/14/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI006965	SEP 2023 LAKE ALL MAINT	Aquatic Maintenance	001-546995-53805	\$2,142.00
09/14/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI007364	SEP 2023 MAINT -MT 1/2	R&M-Wetland Monitoring	001-546108-53805	\$725.00
09/14/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI009243	SEP 2023 FOUNTAIN 1 AND 2 MAINT	Fountain Maintenance	001-546472-53805	\$231.00
Check Total							\$3,098.00
CHECK # 3719							
09/14/23	Vendor	SUNCOAST POOL SERVICE	9627	SEP 2023 SWIMMING POOL SERVICE	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
Check Total							\$1,180.00
CHECK # 3720							
09/14/23	Vendor	TAMCO CAPITAL CORP ACH	4212699 ACH	***Voided Voided****			\$0.00
Check Total							\$0.00
CHECK # 3721							
09/14/23	Vendor	T-MOBILE ACH	082023-1124 ACH	***Voided Voided****			\$0.00
Check Total							\$0.00
CHECK # 3722							
09/14/23	Vendor	TRIMAC OUTDOOR	TMG 79916	AUG 2023 MAINT SVCS	Landscape Maintenance	001-546300-53908	\$10,326.75
Check Total							\$10,326.75

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 09/01/2023 to 09/30/2023

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3723							
09/14/23	Vendor	US BANK C/O HARBOUR ISLES CDD	9072023-21000	TRSF 2021 DS ASSESSMENTS	Due From Other Funds	131000	\$2,357.42
Check Total							\$2,357.42
CHECK # 3724							
09/14/23	Vendor	VESTA PROPERTY SERVICES, INC.	412580	SEPTEMBER '23 AMENITY MGMNT SVCS	Contracts-Mgmt Services	001-534001-57201	\$9,163.00
Check Total							\$9,163.00
ACH #DD487							
09/14/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	081723-8408 ACH	SVCS FROM 08/17/23-09/16/23	Telephone/Fax	001-541009-57201	\$208.14
ACH Total							\$208.14
ACH #DD488							
09/14/23	Vendor	REPUBLIC SERVICES - ACH	081723-5809 ACH	09/01/23 - 09/30/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$280.47
ACH Total							\$280.47
ACH #DD489							
09/14/23	Vendor	TAMCO CAPITAL CORP ACH	4212699 ACH	9/15/23 - 10/14/23 BILL PRD	Contracts-Security Services	001-534037-53935	\$451.00
ACH Total							\$451.00
ACH #DD490							
09/14/23	Vendor	T-MOBILE ACH	082023-1124 ACH	813-593-3464 ; 8/21/23 - 9/20/23	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
ACH Total							\$70.00
ACH #DD491							
09/14/23	Vendor	VALLEY NATIONAL BANK - ACH	082123-5409 ACH	AUGUST 2023 PURCHASES	SAM'S CLUB	001-549999-57201	\$113.88
09/14/23	Vendor	VALLEY NATIONAL BANK - ACH	082123-5409 ACH	AUGUST 2023 PURCHASES	CELLGATE	001-549999-57201	\$29.95
09/14/23	Vendor	VALLEY NATIONAL BANK - ACH	082123-5409 ACH	AUGUST 2023 PURCHASES	SAM'S CLUB	001-549999-57201	\$54.32
09/14/23	Vendor	VALLEY NATIONAL BANK - ACH	082123-5409 ACH	AUGUST 2023 PURCHASES	MAILCHIMP	001-549999-57201	\$13.00
09/14/23	Vendor	VALLEY NATIONAL BANK - ACH	082123-5409 ACH	AUGUST 2023 PURCHASES	BELSON OUTDOORS	001-549999-57201	\$415.29
ACH Total							\$626.44
ACH #DD492							
09/27/23	Vendor	TAMPA ELECTRIC CO. ACH	090523 ACH	***Voided Voided****			\$0.00
09/27/23	Vendor	TAMPA ELECTRIC CO. ACH	090523 ACH	***Voided Voided****			\$0.00
ACH Total							\$0.00
ACH #DD493							
09/27/23	Vendor	BOCC - ACH	090523-0000 ACH	08/02/23-09/01/23 WATER UTILITY	Utility Services	001-543063-53601	\$199.84
ACH Total							\$199.84
ACH #DD494							
09/27/23	Vendor	BOCC - ACH	090523-88063 ACH	008/02/23-09/01/23 WATER UTILITY	Utility Services	001-543063-53601	\$125.20
ACH Total							\$125.20

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 09/01/2023 to 09/30/2023

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD495							
09/27/23	Vendor	TAMPA ELECTRIC CO. ACH	090523 ACH	SVCS PRD 07/29/23-08/29/23	Utility Services	001-543063-53100	\$2,523.41
09/27/23	Vendor	TAMPA ELECTRIC CO. ACH	090523 ACH	SVCS PRD 07/29/23-08/29/23	Electricity - Streetlighting	001-543013-53100	\$12,036.92
ACH Total							<u>\$14,560.33</u>
ACH #DD496							
09/27/23	Vendor	TAMPA ELECTRIC CO. ACH	CM090523 ACH	IINVOICE ENTERED INTO INCORRECT MONTH	Electricity - Streetlighting	001-543013-53100	(\$1,073.72)
ACH Total							<u>(\$1,073.72)</u>
Account Total							<u>\$52,643.69</u>