

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, November 28, 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, November 28, 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. SŌLitude Lake Management
 - i. Monthly Report..... Page 6
 - ii. Proposal for Aeration Repair in Pond #1 Page 21
 - B. Benchmark Landscaping/United Land Services
 - i. Monthly Report..... Page 24
 - ii. Proposal #62806 to Add Croton Mammy in Third Median Island Page 43
 - iii. Proposal #66739 Sod Replacement on Slipper Key Bridge..... Page 50
 - C. District Counsel: Ratification of Agreement with HOA for Use of CDD Property Page 54
 - D. District Engineer
 - E. Onsite Property Manager
 - i. Monthly Report..... Page 59
 - ii. Proposal #14821 from Fit Rev for Fitness Equipment Page 65
 - iii. Ratification of Proposal #3506 from Hawkins Electric for Repairs Page 67
 - iv. Ratification of Proposal from Oasis Palm and Landscaping for Palm Removals.... Page 71
 - F. Homeowners Association
 - G. District Manager
 - i. Resolution 2024-01, Amending the Budget for Fiscal Year 2023..... Page 74
 - ii. Engagement Letter from Grau & Associates to Perform Fiscal Year 2023 Audit... Page 77
 - iii. Discussion of RFP for Aquatic Maintenance, and Wetland Mitigation (*scope of services*)
 Page 83
5. **Consent Agenda**
 - A. Minutes from the October 24, 2023, Meeting Page 101
 - B. Financial Statements (*September and October 2023*) Page 107
6. **Discussion Items**
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

The next meeting is scheduled for Tuesday, December 19, 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: 2023-11-14

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)

Harbour Isles CDD Waterway Inspection Report

2023-11-14

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Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 1

Comments:

Site looks good

Open water looks good, minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2023



November, 2023

Site: 2

Comments:

Site looks good

Minor growth of shoreline weeds present. Fountain operational.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



November, 2023



November, 2023

Site: 3

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

4

Comments:

Normal growth observed

Submersed vegetation treated in site, open water looks good and minor growth of shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

5

Comments:

Normal growth observed

Water levels very low, some new growth of native vegetation in spots. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2023



November, 2023

6

Comments:

Normal growth observed

Thalia beginning to die off in the sites from cooler weather. Open water looks good, some of the weeds behind the Thalia show positive treatment results.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 7

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



November, 2023



November, 2023

Site: 8

Comments:

Treatment in progress

Minor growth of shoreline weeds seen in site, some Alligator weed along the backside of the wetland.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



November, 2023



November, 2023

Site: 9

Comments:

Normal growth observed

Open water looks good, water levels low and some shoreline weeds being exposed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 10

Comments:

Site looks good

Site looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Site: 11

Comments:

Normal growth observed

Open water looks good at site,
good growth of native vegetation
around the site.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



November, 2023



November, 2023

Site: 12

Comments:

Normal growth observed

Open water looks good, shoreline
weeds kept to a minimal.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 13

Comments:

Normal growth observed

Submersed vegetation shows positive results from prior treatments. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



November, 2023



November, 2023

Site: 14

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Torpedograss



November, 2023



November, 2023

Site: 15

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 16

Comments:

Site looks good

Open water looks good, minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2023



November, 2023

Site: 17

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Site: 18

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 19

Comments:

Normal growth observed

Shoreline weeds kept to a minimal, Hydrilla appears to have been significantly reduced.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2023



November, 2023

Site: 20

Comments:

Normal growth observed

Water levels getting lower. Bulrush growing eastern end of the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Site: 21

Comments:

Treatment in progress

Hydrilla shows positive treatment results from previous treatment(s) performed in this site. Some shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: 22

Comments:

Normal growth observed

Minor growth of shoreline weeds and algae present in the site.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:



November, 2023



November, 2023

Site: 23

Comments:

Normal growth observed

Water levels dropped in area.
Cleared of vegetation and weeds.

Action Required:

Routine maintenance next visit

Target:



November, 2023



November, 2023

Site: MF

Comments:

Treatment in progress

Positive treatment on the
Alligatorweed extending outside
of the wetland. Continuation of
these treatments to commence.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Harbour Isles CDD Waterway Inspection Report

2023-11-14

Site: MA

Comments:

Normal growth observed

Thalia having positive growth within the site, some floating weeds have returned to the site and will be treated during the next routine visit.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



November, 2023



November, 2023

Site: MC

Comments:

Treatment in progress

Some Brazilian Peppers observed in the site. Vines are dying off in some areas were also seen.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2023



November, 2023

Management Summary

The waterway inspection for Harbour Isles CDD was completed on November 14th, 2023 for all sites.

Most of the sites look to be doing much better in terms of growth. Site 21 has Hydrilla has shown positive results from the different treatment we applied out there. We will continue to do this to keep it down. Some native vegetation is growing at the end of the canal at site 20 but the area has been pushed back significantly for proper flow and most of the invasive species have been treated.

The Alligatorweed and Floating Water Primrose stretching off of the banks of the wetland area of MF show positive treatment and the rhizomes have broken off and floated around some parts of the site but are continually being treated. The wetland itself has had positive treatments of the cattails and primrose within the site.

Both fountains in the front sites were operating as normal. The native Thalia planted in MA is showing positive growth and we will continue to be a little lighter on treatments to promote healthy growth. We are beginning to see the Thalia in several ponds going into dormancy and becoming more brown and dying off. This happened last year and years in the past as well and is part of their routine cycle. The growth of the native plants installed looks in good condition.

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

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

Harbour Isles CDD Waterway Inspection Report

2023-11-14

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	Normal growth observed	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	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	Normal growth observed	Torpedograss	Routine maintenance next visit
13	Normal growth observed	Submersed vegetation	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		Routine maintenance next visit

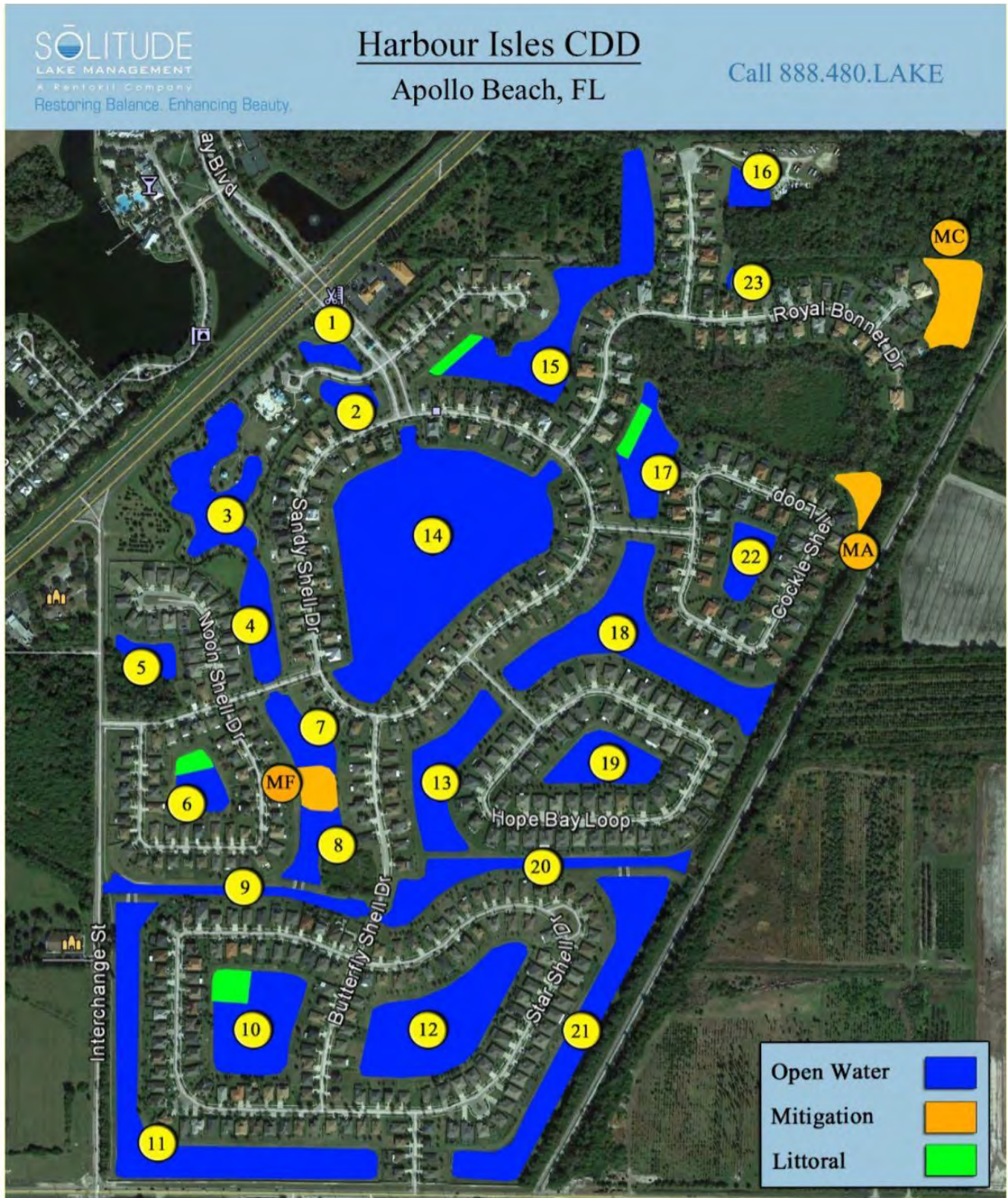
Harbour Isles CDD Waterway Inspection Report

2023-11-14

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

2023-11-14



Subsection 4A(ii)

Proposal for Aeration Repair



Property Name Harbour Isles CDD Created Date 9/15/2023
 Description Aeration Repair for Ponds #2 and #3. Quote Number 00004257

Prepared By Peter Simoes
 Phone (813) 351-0040
 Email peter.simoes@solitudelake.com

Product	Quantity	Sales Price	Total Price
1/3 HP Compressor Kit Single Piston	1.00	\$785.45	\$785.45
Freight	1.00	\$30.00	\$30.00
Labor	1.00	\$107.00	\$107.00
Sweetwater Compressor (3/4HP) 230V	1.00	\$1,322.30	\$1,322.30

Taxes may be applicable Total Price \$2,244.75

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

Subsection 4B

Benchmark Landscaping/ United Land Services

Subsection 4B(i)

Monthly Report



November 2023 Landscape Inspection Report

Harbour Isles CDD

Wednesday, November 8, 2023

Prepared For Board Of Supervisors/ ULS Team

33 Items Identified

Brett Perez
United Land Services /
Benchmark Landscaping



Item 1

Assigned To Board Of Supervisors

ULS cleared out excessive growth and cogon grass behind the rental spots. We will continue to maintain this area until the rainy season.



Item 2

Assigned To Board Of Supervisors

ULS sprayed a thin strip of non-selective herbicide along the RV lot fence to control overgrowth and protect the fence from line trimmers. Lake bank is being mowed bi-weekly or as needed.



Item 3

Assigned To ULS

Work on removing overhanging limbs
wood fence



Item 4

Assigned To Board Of Supervisors

USL cleaned up the vines and
overgrowth in the landscape beds
leading into the RV Lot



Item 5

Assigned To ULS

Lift/push back oak trees leaving the
RV lot

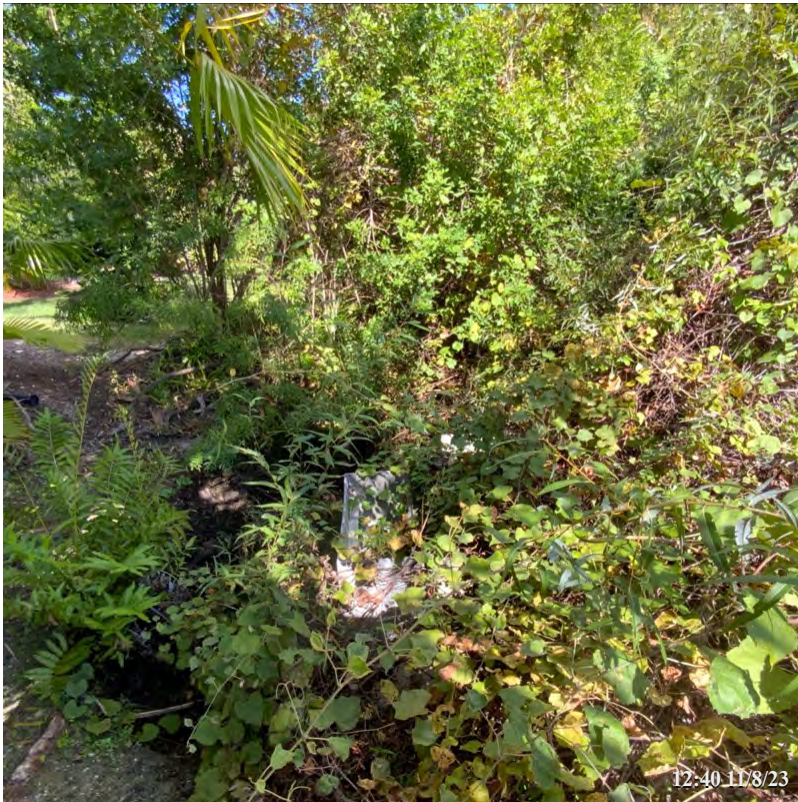


Item 6

Assigned To ULS

Provide a schedule for when all palms
will be trimmed.

Push back conservation areas off
movable areas off Royal Bonnet



Item 7

Assigned To USL

Proposal needed to remove fallen tree
off overflow structure located behind
209 Royal Bonnet



Item 8

Assigned To ULS

Behind 207 Royal Bonnet, push back
Brazilian pepper trees off movable
areas



Item 9

Assigned To Board Of Supervisors

ULS has reached out the Hillsborough County regarding point of connection and service to this area. We are awaiting a response.



Item 10

Assigned To ULS

We need to get the bed weeds in the tree ring on Cockle Shell cleaned up asap



Item 11

Assigned To USL

Once pink blooms turn white, cut back
all Muhly grass on property



Item 12

Assigned To ULS

Bed weeds on Hope Bay Loop need to
be cleaned up asap



Item 13

Assigned To ULS

Make sure crews are edging and mowing turf areas by lift station on Sandy Shell, across from 5462 Sandy Shell



Item 14

Assigned To ULS

Star Shell round about needs attention, bed weeds and palm trimming



Item 15

Assigned To ULS

Bed weeds need to be treated across
from 234 Star Shell



Item 16

Assigned To ULS

Trim powderpuff tree off CDD wall
along 19th Ave



Item 17

Assigned To Board Of Supervisors
Failing plant material was removed
from entry island



Item 18

Assigned To ULS
Turf weed control is needed in areas
where active irrigation is running.



Item 19

Assigned To Board Of Supervisors /
ULS

Sylvester palm is failing at the end of the entry island tip. Appears to be Lethal Bronzing, there is not a cure for this disease. This is the same issue that has taken out other palms in the island. ULS will provide proposal for removal.



Item 20

Assigned To Board Of Supervisors

Detail crew pushed native grasses off the sidewalk



Item 21

Assigned To Board Of Supervisors
Crew dropped height of Firebush in
pool during detail rotation



Item 22

Assigned To ULS
Hand pull vines in landscape beds



Item 23

Assigned To ULS

Hand remove weeds from juniper beds



Item 24

Assigned To Board Of Supervisors

Weed control in volleyball sand is in good shape



Item 25

Assigned To ULS

Provide 3 month map to get berm under control. Including pepper tree, vine and weed removal



Item 26

Assigned To ULS

Control bed weeds in tree rings throughout



Item 27

Assigned To ULS

Expedite irrigation to berm plant material, beginning to see wilt



Item 28

Assigned To Board Of Supervisors

ULS team lifted trees in the rear of the walking trail



Item 29

Assigned To ULS

Bed weed control needed



Item 30

Assigned To ULS

Control bed weeds in landscape beds
around walking trail



Item 31

Assigned To ULS

During rainy season, line trimming this area will be needed



Item 32

Assigned To ULS

Improve bed edging at the clubhouse, avoid round-up overspray in turf



Item 33

Assigned To Board Of Supervisor

New wire installed, looking to install a temp wire from this spot to the basketball

Subsection 4B(ii)

Proposal #62806



Proposal #62806

Date: 10/26/2023

PO #

Customer:

Property:

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

Add Croton Mammy Third Median Island

Provide Labor and Material to Deliver & Install 24 - 3 Gallon Croton Mammy to Replace Weak Plants Around Palm Trees - Third Island at Entrance, Check and Adjust Irrigation for Proper Coverage.









Services Billed Upon Completion

Description of Services		Total cost
Property Improvements		\$505.70

By _____

Cristi Cochran

Date 10/26/2023

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions

Subsection 4B(iii)

Proposal #66739 for Sod Replacement



Proposal #66739

Date: 11/21/2023

PO #

Customer:

Property:

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

Install Sod Slipper Key Bridge

Provide Labor and Material to Install 500 SF of St. Augustine Sod. Prep Area for New Sod, Grade Area, Pick Up and Install New Sod, Check and Adjust Irrigation for Proper Coverage

Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$740.00

By _____

Cristi Cochran

Date 11/21/2023

United Land Services

By _____

Date

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions

Subsection 4C

District Counsel

Community Event License Agreement

This Community Event License Agreement (“**Agreement**”) is entered into as of December 1, 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 clubhouse, grassy area behind the clubhouse, pavilion, bathrooms, and parking lot located at 121 Spindle Shell Way, Apollo Beach, FL 33572 (the “**District Property**”). The Association desires to host an event on the District Property for the exclusive benefit of the community and the District is willing to grant permit the event on 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. **HOA Event Details:** The Association is in the planning and coordinating stage of hosting an outdoor New Years Party as detailed below (the “**HOA Event**”). The Association may reduce or eliminate some event items as it negotiates with vendors and finalizes the event.
 - a. Date: Saturday January 6, 2024.
 - b. Hours: 7-11pm (event ends at 10pm and 10pm-11pm is cleanup).
 - c. Adults only (21 and up).
 - d. Live DJ with dancing.
 - e. Plates, cups, and utensils used for consuming food and drinks will be plastic.
 - f. A vendor will install a commercial tent, and provide all tables, chairs, and furniture.
 - g. A caterer will use the clubhouse meeting room and kitchen to stage and prepare the food (but the clubhouse will not be used in any other capacity for the event).
 - h. Generators will be used for any electrical needs.
3. **Grant of License.** The District hereby grants the Association a non-exclusive license over the District Property for hosting the HOA Event (the “**License**”). The District waived its rental fees but requires a \$500 cleaning deposit that will be refunded after District staff conducts its standard post-event inspection.
4. **Association’s Responsibilities.** The Association, at its sole cost and expense, will engage with reputable, licensed, insured, and professional vendors to perform services related to the above details. The Association will hire an off-duty law enforcement officer to provide security services for the entire duration of the event. The Association or its vendors will secure the approvals required by law or the holder of any copyright in connection with the use of copyrighted materials, regardless of how such copyrighted materials are displayed, broadcasted (e.g., music, television and other forms of transmission), or performed.
5. **Damage.** In the event that the Association, vendors, agents, invitees, or guests cause damage to the District Property, the Association shall coordinate to diligently pursue the restoration of the same to, as nearly as practical, the original condition.
6. **Compliance with Regulations.** The Association its vendors, agents, invitees, or guests shall comply with all applicable requirements related to the HOA Event, including, but not limited to, and noise ordinances or regulations. Any fees or fines incurred shall be borne solely by the Association.

7. **Policies of the Amenity Facilities:** The Association acknowledges and agrees, for itself and its vendors, agents, invitees, or guests, the District's policies governing use of the District Property. A copy of such documents is available upon request to the District Manager.
8. **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.
9. **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.
10. **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.
11. **Relationship Between the Parties.** It is understood that the Association is an independent entity and 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.
12. **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 parties 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.
13. **Controlling Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
14. **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.
15. **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.
16. **Amendment.** This Agreement cannot be altered or modified except by a written instrument signed by both parties.

17. **No Assignment.** No party may assign this Agreement without written authorization from the other party.
18. **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.
19. **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.
20. **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.
21. **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

22. **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.
23. **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

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



October 24th to November 28th, 2023 Clubhouse Operations/Maintenance Updates:

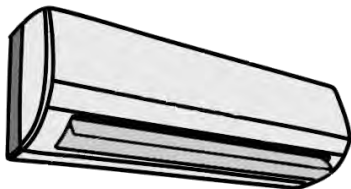
VENDORS:

- **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.

- **ABM AIR CONDITIONING:** Completed filter replacement and service all units.



- Replaced all AC filters in the Clubhouse and Gym.

- **BENCHMARK LANDSCAPE:**



- Mowed common areas, bi-weekly.
- Doing some pruning and trimming in common areas.
- **PENDING:** Working on irrigation issues.

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



- **CONSTRUCTION MANAGEMENT SERVICES:**

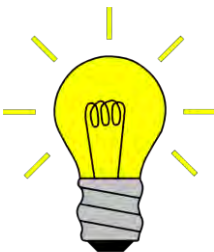


- **PENDING:** Approved proposal for flagpole. Waiting on Schedule date.
- **PENDING:** Installation of approved proposal, for goof rings and stucco around eight gooseneck light fixtures, around the Clubhouse.

• **OASIS PALMS AND LANDSCAPING: PENDING:** Proposal to replaced two declining palm trees, on Spindle Shell Way islands.

. **PENDING:** Scheduling to complete, approved proposal, for work to be done behind the Clubhouse.

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



- **HAWKINS ELECTRIC: PENDING:**
- **PENDING:** Proposal approved to run wire for flagpole lights. Will schedule, after flagpole is installed.

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



- **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.



11. NVIROTECT:



- **COMPLETED:** November 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.



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



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.

15. TECO: Reported one 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.
- Will be installing Christmas lights on the entrance and monument, on Spindle Shell Way, and other common areas, by the Clubhouse.

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



17. Green Works Inc:



•

18. Site Masters:

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

20. Florida Wild Life:



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)

**Proposal #14821 from Fit
Rev**



**7823 N Dale Mabry Hwy STE 107
Tampa, FL 33614**

Quote

Date	Quote #
10/27/2023	14821
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Harbour Isles Paul Ramsewak 121 Spindle Shell Way Apollo Beach, FL 33572

				Rep
				KM
Item	Description	Qty	Cost	Total
Parts	INFLIGHT LEG PRESS	1	48.32	48.32T
Parts	WEIGHT PIN	1	43.20	43.20T
Parts	INFLIGHT ENCH	1		
Parts	POP PIN	1		
Parts	MATRIX TREADMILLS SN# TM523140507951, 063, 7416, 7409	4	411.99	1,647.96T
Parts	RUNNING BELTS	1	66.99	66.99T
Parts	MATRIX RECUMBENT	1	80.00	80.00T
Labor	1RIGHT PEDAL	5	80.00	400.00
Labor	Labor	5	80.00	400.00
Freight Sales (INV)	Freight Charges are subject to change		55.00	55.00
			Subtotal	\$2,261.47
This quote becomes an order with signature approval and returned to service@fitrev.com			Sales Tax (0.0%)	\$0.00
			Total	\$2,261.47

Subsection 4E(iii)

Ratification of Proposal #3506 from Hawkins Electric

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGER MAINTENANCE WORK ORDER REQUEST

VENDOR INFORMATION BELOW:

COMPANY NAME: Hawkins Service Company
 ADDRESS: 10517 Riverview Dr
 CITY & ZIP: Riverview FL, 33578
 PHONE: 866-429-5782
 FAX: 813-871-6726 Invoice # 3506

Work Order Request #:

Harbour Isles CDD Billing Address:
 Harbour Isles CDD
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel FL, 33544
 Attn.: Angel Montagna- CDD District
 Manager

PLEASE NOTE TO PREVENT PAYMENT DELAYS:

- THIS WORK ORDER MUST BE SIGNED BY THE HARBOUR ISLES FIELD MANAGER AND A COPY RETURNED WITH ORIGINAL INVOICE TO THE HARBOUR ISLES BILLING ADDRESS ABOVE.
- NEW VENDOR ? A FORM W-9 MUST BE SUBMITTED WITH WORK ORDER AND INVOICE TO INSURE SPEEDY PROCESSING AND PAYMENT APPROVAL.

Background/Problem:

The ground lights and plugs on the center islands and the monument areas, by the entrance of the Community, have issues with power to the outlets and broken lights.

Scope of Work to be performed:

All the broken ground lights and bad outlets were found. Outlets photocell and wiring were replaced.

TOTAL or NOT TO EXCEED AMOUNT

\$ 1,935.00

Authorized by:

☒

Field Manager

☐

District Manager

☐

Chairman

☐

Board

Field Manager Signature

Date

Work has been inspected and is complete: YES

Field Manager, Operations Manager, District Manager

Date



Hawkins Service Co.
10517 Riverview Dr.
Riverview, FL 33578

Date Created: 10/26/2023 4:28 PM

WORK ORDER

WO-3506

Customer

Name:	Harbour Isles CDD	Contact:	Paul Ramsewack - Property Manager
Site Address:	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572		
Billing Address:	Billing address is same as Site address.		

Problem

3.RESIDENTIAL / MARINE ELECTRICAL SERVICES Landscape Lighting Done

Trip charge \$89.00 + repairs
called 10/26/23

** landscaping light need to be repaired or replaced

Work Done

Description: Troubleshoot level 2 - Lights and outlets not working (Needs to replaced (5) WR outlet with new bubble cover, replaced (1) photocell and (1) BR 120v breaker 20amp.
TOTAL: \$1,935.00
BILL OUT TO HARBOUR ISLES CDD

Invoice

No Invoice

Attachments

There are no attachments.



**10517 Riverview Dr
Riverview, FL 33578**

Fax # 813.871.6726

Invoice

Date	Invoice #
11/1/2023	240729

Bill To
Harbor Isles CDD 210 N University Dr Suite 702, Coral Springs, FL 33071

Project Address
Paul Ramsewack 121 Spindle Shell Way Apollo Beach, FL 33572

P.O. No.	Terms
WO-3506	Net 30

Quantity	Description	Rate	Amount
1	Troubleshooting level 2 - Lights and outlets not working (Needs to replaced (5) WR outlet with new bubble cover, replaced (1) photocell and (1) BR 120v breaker 20amp.	1,935.00	1,935.00

Invoice Amount	\$1,935.00
Balance Due	\$1,935.00

Thank you for Choosing Hawkins Service Company

Subsection 4E(iv)

Ratification of Proposal from Oasis Palm

propmgt@harbourislesfl.com

From: Oasis Palms and Landscaping, llc <quickbooks@notification.intuit.com>
Sent: Thursday, November 9, 2023 1:54 PM
To: propmgt@harbourislesfl.com
Subject: Estimate 1073 from Oasis Palms and Landscaping, llc

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

6210 Camino Dr
 Apollo Beach, FL 33572 US
 (813) 433-3376
www.oasispalmsandlandscaping.com

Estimate #: 1073
 Date: 11/09/2023
 Exp. Date: \$4,725.00

Address:

Harbour Isles Cdd

Activity	Service	Qty	Rate	Amount
Remove dead Sylvester palm single	Landscapin	1	250.00	250.00
Plant 12' Grey wood royal palm in place of dead Sylvester's (2)	Landscapin	2	2,050.00	4,100.00
Remove dead Sylvester palm double	Landscapin	1	375.00	375.00

Total: \$4,725.00

Subsection 4G

District Manager

Subsection 4G(i)

Resolution 2024-01

RESOLUTION 2024-01**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE FISCAL YEAR 2023 RESERVE FUND BUDGET,
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Harbour Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) adopted a general fund budget and a reserve fund budget for fiscal year 2023, which year begins October 1, 2022, and concludes September 30, 2023 (“Fiscal Year 2023”); and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriating revenues and expenses approved during Fiscal Year 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT THE
FOLLOWING:**

Section 1. The reserve fund budget is hereby amended in accordance with Exhibit A, attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Section 189.016, Florida Statutes, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

Passed and Adopted this 28th day of November, 2023.

Attest:

**Harbour Isles
Community Development District**

Angel Montagna, Secretary

Elizabeth Fantauzzi, Chair

Exhibit A: Fiscal Year 2023 Budget Amendment

HARBOUR ISLES

Community Development District

Reserve Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	-
<u>EXPENDITURES</u>					
<u>Contingency</u>					
Capital Outlay	-	151,379	151,379	151,379	-
Total Contingency	-	151,379	151,379	151,379	-
TOTAL EXPENDITURES	-	151,379	151,379	151,379	-
Excess (deficiency) of revenues Over (under) expenditures	-	(151,379)	(151,379)	(151,379)	-
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	-	15,000	15,000
TOTAL FINANCING SOURCES (USES)	-	-	-	15,000	15,000
Net change in fund balance	-	(151,379)	(151,379)	(136,379)	15,000
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	-	256,263	256,263
FUND BALANCE, ENDING	\$ -	\$ (151,379)	\$ (151,379)	\$ 119,884	\$ 271,263

Subsection 4G(ii)

Engagement Letter from Grau & Associates



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

November 20, 2023

To Board of Supervisors
 Harbour Isles Community Development District
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

We are pleased to confirm our understanding of the services we are to provide Harbour Isles Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Harbour Isles Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Harbour Isles Community Development District

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Harbour Isles Community Development District

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,900 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Harbour Isles Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Harbour Isles Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Harbour Isles Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

Subsection 4G(iii)

RFP for Aquatic and Wetland Mitigation

Stormwater Ponds Aquatic Maintenance Agreement

This Stormwater Ponds Aquatic Maintenance Agreement (this “**Agreement**”) is entered into as of August 1, 2021 between the **Harbour Isles Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Solitude Lake Management, LLC**, a Virginia limited liability company registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the stormwater ponds within the boundaries of the District. The District desires to retain an independent contractor to provide stormwater pond monitoring and maintenance services on a regular basis. The Contractor represents that it has any and all required approvals and licenses and is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement. The parties will be entering into a separate agreement for the maintenance of conservation and mitigation areas as those services are performed less frequently.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. The Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. The Contractor is licensed to apply herbicides, pesticides, and other chemicals necessary for the work to be performed pursuant to this Agreement.
 - c. The Contractor shall be liable for the decline or death of any beneficial aquatic plants, turf, shrubs, or trees due to the negligence of the Contractor.
3. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the services described in **Schedule A** attached hereto for the District’s 21 stormwater ponds, plus 1 canal and 1 environmental area (a total of 23 sites) as depicted in the map also included in Schedule A. Contractor’s monthly reports will include, but not be limited to, areas of concern, declining vegetation, and any water use restrictions or pertinent information after treatment.
4. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

- d. Contractor will not store materials within the community or park any vehicles or vessels on any property within the community without the prior written permission of the District.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of \$2,142 per month. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice.
6. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
7. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
8. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor 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 Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
13. **Limitations on Government Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
14. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

15. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
16. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

17. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FLORIDA 33071.

18. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
19. **Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
20. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
21. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
22. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
23. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor 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.
24. **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.

25. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
26. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the Contractor:
 2844 Crusader Circle
 Suite 450
 Virginia Beach, Virginia 23453
 Attn: Kevin Wilt
kevin.wilt@solitudelake.com

To the District:
 c/o Inframark
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Angel Montagna
Angel.Montagna@inframark.com

27. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
28. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Solitude Lake Management, LLC
 a Virginia limited liability company

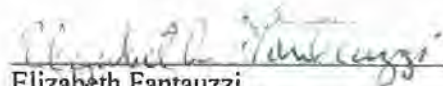


Name: Trina L. Duncan

Title: Business Manager

08/03/2021

Harbour Isles
Community Development District



Elizabeth Fantauzzi

Chair of the Board of Supervisors

SCHEDULE A – ANNUAL MANAGEMENT SERVICES

Aquatic Weed Control:

1. Ponds, canal, and environmental area will be inspected on a **three (3) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the ponds, canal and environmental area at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **three (3) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the ponds, canal and environmental area shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Ponds, canal and environmental area will be inspected on a **three (3) times per month** basis.
2. Any algae found in the ponds, canal and environmental area with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control: Pond 6,7,8,10,15 (105,415 Sq. Ft., 2.42 Acres)

1. Littoral area will be inspected and treated on a as needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.

2. Future plantings will be maintained at an additional cost.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on a **one (1) time per month** basis to help shade the pond(s) from sunlight penetration, thus helping to slow the growth of algae and aquatic weeds.
2. A combination of blue and black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will continue to maintain all appropriate training and licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
7. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.

Harbour Isles CDD



Wetland and Mitigation Areas Maintenance Agreement

This Wetland and Mitigation Areas Maintenance Agreement (this “**Agreement**”) is entered into as of August 1, 2021 between the **Harbour Isles Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Solitude Lake Management, LLC**, a Virginia limited liability company registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the wetland and mitigation areas within the boundaries of the District. The District desires to retain an independent contractor to provide monitoring and maintenance services for its wetland and mitigation areas on a regular basis. The Contractor represents that it has any and all required approvals and licenses and is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement. The parties will be entering into a separate agreement for the maintenance of conservation and mitigation areas as those services are performed less frequently.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. The Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. The Contractor is licensed to apply herbicides, pesticides, and other chemicals necessary for the work to be performed pursuant to this Agreement.
 - c. The Contractor shall be liable for the decline or death of any beneficial aquatic plants, turf, shrubs, or trees due to the negligence of the Contractor.
3. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the services described in **Schedule A** attached hereto for the District’s wetland and mitigation areas (MT 1¹ and MT 2²) as depicted in the map also included in Schedule A. Contractor’s monthly reports will include, but not be limited to, areas of concern, declining vegetation, and any water use restrictions or pertinent information after treatment.
4. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be

¹ MT 1 has 3 mitigation areas and 4 buffer areas and Contractor estimates it to be approximately 4.64 acres.

² MT 2 has 1 wetland area and Contractor estimates it to be approximately 11.67 acres.

responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

- d. Contractor will not store materials within the community or park any vehicles or vessels on any property within the community without the prior written permission of the District.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of \$725 per month. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice.
6. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
7. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
8. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor 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 Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

12. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Government Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

15. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

17. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FLORIDA 33071.

18. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
19. **Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
20. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
21. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
22. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
23. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor 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.
24. **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.

25. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
26. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the Contractor:
 2844 Crusader Circle
 Suite 450
 Virginia Beach, Virginia 23453
 Attn: Kevin Wilt
kevin.wilt@solitudelake.com

To the District:
 c/o Inframark
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Angel Montagna
Angel.Montagna@inframark.com

27. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
28. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Solitude Lake Management, LLC
 a Virginia limited liability company


 Name: Trina L. Duncan
 Title: Business Manager

08/03/2021

Harbour Isles
Community Development District


 Elizabeth Fantauzzi
 Chair of the Board of Supervisors

SCHEDULE A – ANNUAL MANAGEMENT SERVICES

Wetland Management:

1. Mitigation areas, buffers and wetland areas will be inspected on a **one (1) time per month** basis.
2. Kill in place all Category 1 & 2 nuisance and exotic species.
3. No removal or disposal.
4. Any Brazilian Pepper trees that are cut down by landscaping will be trump treated by Solitude Lake Management.
5. Additional treatments will be billed at time and materials.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will continue to maintain all appropriate training and licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
7. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.

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, October 24, 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
Glenn Clavio	Assistant Secretary
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 Jaszczak	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. Jaszczak reviewed the regular report included in the agenda package.

Discussion ensued regarding plants that have died on pond #4 which Mr. Jaszczak will review.

<p>On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, unanimous approval was given to go out to bid for pond maintenance services at the November meeting.</p>
--

ii. **Ratification of Fish Cleanup and Disposal**

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

On MOTION by Mr. x, seconded by Mr. x, with all in favor, unanimous approval was given to ratify the proposal from SŌLitude Lake Management for fish kill cleanup and disposal, in the amount of \$6,125.

B. Benchmark Landscaping (“Benchmark”)

i. **Monthly Report**

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

Discussion ensued regarding irrigation issues, merger of Benchmark Landscaping with United Land Services, Benchmark to provide a mulch proposal and a new hedge proposal, and Benchmark and Mr. Paul Corsetti to provide a proposal for providing irrigation through potable water.

ii. **Ratification of Irrigation Repair**

Discussion ensued regarding proposal #60862 from United Land Services (formerly Benchmark) for irrigation repairs.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to ratify proposal #60862 from United Land Services (merged with Benchmark) for irrigation repairs, in the amount of \$2,135.75.

iii. **Proposal for Irrigation Repair**

Discussion ensued regarding a proposal #from United Land Services for irrigation repairs.

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to proposal #62129 from United Land Services for irrigation repairs, in the amount of \$3,168.15.

iv. **Arborist Review of Walking Path**

Discussion ensued regarding waiting for the arborist report.

C. District Counsel: Agreement with HOA for Land Use

Mr. Babbar reviewed the security camera license agreement for the homeowners association use of District property.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to the security camera license agreement with Harbour Isles Homeowners Association for use of District-owned property, in substantial form with final review by counsel and the Chair.

D. District Engineer: Proposal for Erosion Restoration

Mr. Brletic will provide a proposal for erosion restoration for the next meeting. New pond work will begin the end of November.

E. Onsite Property Manager's Report

i. Monthly Report

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

ii. Discussion of Red Wire Versus Securiteam

Discussion ensued regarding the proposals, and the manager to send out a comparison of Red Wire and Securiteam.

iii. Proposal #1074 from Construction Management Services for Carpentry Work

Discussion ensued regarding proposal #1074 from Construction Management Services for carpentry work on the flag pole at the clubhouse.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to proposal #1074 from Construction Management Services for carpentry work on the flag pole at the clubhouse, in the amount of \$3,200.

iv. Proposals for Flag Pole Lighting

Discussion ensued regarding the proposals for flag pole lighting.

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Hawkins for electricity to the flag pole, in the amount of \$3,172.

v. Proposal from Oasis Palms and Landscaping for Removals

Discussion ensued regarding the proposal from Oasis Palms and Landscaping for root and tree removals.

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 for removals, in the amount of \$1,575.

vi. Proposal #1287830 from Home Service Heroes for Landscape Lighting

Discussion ensued regarding proposal #1287830 from Home Service Heroes for landscape lighting.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to proposal #1287830 from Home Service Heroes for landscape lighting, in the amount of \$1,445.79.

vii. Ratification of Proposal #4749675 for Guard Shack Lights

Discussion ensued regarding proposal #4749675 from Home Service Heroes for guard shack lights.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, unanimous approval was given to ratify proposal #4749675 from Home Service Heroes for guard shack lights, in the amount of \$520.52.

F. Homeowners Association Report: Discussion of January Event

Discussion ensued regarding a New Year's party on January 6, 2024.

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to the homeowners association to hold a New Year's party on January 6, 2024, from 7:00 to 11:00 p.m., in substantial form, pending approval from counsel and the Chair, including a \$250 cleaning deposit, to be ratified at the November meeting.

G. District Manager

i. Motion to Assign Fund Balance

Discussion ensued regarding the proposed motion to assign fund balance as of September 30, 2023.

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, unanimous approval was given to assign fund balance, moving operating reserves in the amount of \$154,042 as of September 30, 2023, to reserves.

ii. Trimac Outdoor

Discussion ensued regarding withholding payment for the September invoice for work not completed.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the September 26, 2023, Meeting Minutes

B. Acceptance of the September 2023 Financials

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

The Board requested a breakout of rental income.

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

SIXTH ORDER OF BUSINESS

Discussion Items

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

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. Clavio, with all in favor, the meeting was adjourned at 1:21 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman

Subsection 5B

Financials

HARBOUR ISLES
Community Development District

Revised Financial Report

September 30, 2023

Prepared By



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 Gov'tl Units	7,200	-	2,384	9,584
Due From Other Funds	-	119,884	-	119,884
Investments:				
Money Market Account	393,157	-	-	393,157
Revenue Fund	-	-	88,317	88,317
Prepaid Items	3,995	-	-	3,995
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 615,931	\$ 119,884	\$ 90,701	\$ 826,516
<u>LIABILITIES</u>				
Accounts Payable	\$ 60,303	\$ -	\$ -	\$ 60,303
Accrued Expenses	1,102	-	-	1,102
Sales Tax Payable	352	-	-	352
Due To Other Funds	119,884	-	-	119,884
TOTAL LIABILITIES	181,641	-	-	181,641
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	3,995	-	-	3,995
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	90,701	90,701
Assigned to:				
Operating Reserves	154,042	-	-	154,042
Unassigned:	257,566	119,884	-	377,450
TOTAL FUND BALANCES	\$ 434,290	\$ 119,884	\$ 90,701	\$ 644,875
TOTAL LIABILITIES & FUND BALANCES	\$ 615,931	\$ 119,884	\$ 90,701	\$ 826,516

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	\$ 23,929	\$ 22,796	2112.00%
Interest - Tax Collector	-	570	570	0.00%
Rental Income	16,000	39,882	23,882	249.26%
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	972,704	48,450	105.24%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	12,200	(200)	101.67%
FICA Taxes	918	903	15	98.37%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	27,371	(7,371)	136.86%
ProfServ-Legal Services	20,000	21,142	(1,142)	105.71%
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	1,087	(587)	217.40%
Insurance - General Liability	3,337	3,337	-	100.00%
Public Officials Insurance	3,256	3,291	(35)	101.07%
Legal Advertising	1,000	3,345	(2,345)	334.50%
Misc-Assessment Collection Cost	18,884	10,963	7,921	58.05%
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	149,597	(491)	100.33%

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>Electric Utility Services</u>				
Electricity - Streetlights	120,000	134,153	(14,153)	111.79%
Utility Services	22,000	26,629	(4,629)	121.04%
Total Electric Utility Services	142,000	160,782	(18,782)	113.23%
<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	4,405	1,595	73.42%
Total Water-Sewer Comb Services	6,000	4,405	1,595	73.42%
<u>Stormwater Control</u>				
Midge Fly Treatment	8,000	-	8,000	0.00%
R&M-Stormwater System	500	40	460	8.00%
R&M-Wetland Monitoring	8,700	8,700	-	100.00%
R&M Lake & Pond Bank	50,000	7,625	42,375	15.25%
Fountain Maintenance	2,328	2,664	(336)	114.43%
Aquatic Maintenance	25,704	25,704	-	100.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	97,732	44,733	52,999	45.77%
<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	123,082	26,918	82.05%
Landscape Replacement	20,000	21,666	(1,666)	108.33%
Landscape Replacement-Annuals	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	210,908	40,640	83.84%
<u>Security Operations</u>				
Contracts-Security Services	30,636	15,988	14,648	52.19%
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	20,543	14,093	59.31%

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>Contingency</u>				
Miscellaneous Expenses	15,500	8,929	6,571	57.61%
Total Contingency	15,500	8,929	6,571	57.61%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	10,800	13,846	(3,046)	128.20%
Field Services	7,800	7,150	650	91.67%
Clubhouse - Facility Janitorial Service	5,400	10,620	(5,220)	196.67%
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	68,762	(18,762)	137.52%
Athletic/Park Court/Field Repairs	500	-	500	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
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	231,610	(6,377)	102.83%
TOTAL EXPENDITURES	924,255	835,452	88,803	90.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	137,252	137,253	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	\$ -	\$ 122,252	\$ 122,253	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	312,038	312,038		
FUND BALANCE, ENDING	\$ 312,038	\$ 434,290		

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>				
<u>Contingency</u>				
Capital Outlay	-	151,379	(151,379)	0.00%
Total Contingency	-	151,379	(151,379)	0.00%
TOTAL EXPENDITURES	-	151,379	(151,379)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(151,379)	(151,379)	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	\$ -	\$ (136,379)	\$ (136,379)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	256,263		
FUND BALANCE, ENDING	\$ -	\$ 119,884		

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	\$ -	\$ 866	\$ 866	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	301,540	1,436	100.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	3,630	2,622	58.06%
Total Administration	6,252	3,630	2,622	58.06%
<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	297,938	2,622	99.13%
Excess (deficiency) of revenues Over (under) expenditures	(456)	3,602	4,058	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)	\$ 3,602	\$ 4,970	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	87,099	87,099		
FUND BALANCE, ENDING	\$ 86,643	\$ 90,701		

HARBOUR ISLES
Community Development District

Financial Report

October 31, 2023

Prepared By



HARBOUR ISLES
Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

October 31, 2023

HARBOUR ISLES
Community Development District

Governmental Funds

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 246,596	\$ -	\$ -	\$ 246,596
Due From Other Funds	-	271,262	2,384	273,646
Investments:				
Money Market Account	214,399	-	-	214,399
Revenue Fund	-	-	88,698	88,698
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 479,682	\$ 271,262	\$ 91,082	\$ 842,026
<u>LIABILITIES</u>				
Accounts Payable	\$ 5,551	\$ -	\$ -	\$ 5,551
Accrued Expenses	13,600	-	-	13,600
Accrued Taxes Payable	122	-	-	122
Due To Other Funds	273,646	-	-	273,646
TOTAL LIABILITIES	292,919	-	-	292,919
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	91,082	91,082
Assigned to:				
Operating Reserves	154,042	-	-	154,042
Unassigned:	14,034	271,262	-	285,296
TOTAL FUND BALANCES	\$ 186,763	\$ 271,262	\$ 91,082	\$ 549,107
TOTAL LIABILITIES & FUND BALANCES	\$ 479,682	\$ 271,262	\$ 91,082	\$ 842,026

HARBOUR ISLES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ 5,000	\$ 1,242	\$ (3,758)	24.84%
Rental Income	16,000	2,755	(13,245)	17.22%
Special Assmnts- Tax Collector	1,011,034	-	(1,011,034)	0.00%
Special Assmnts- Discounts	(40,441)	-	40,441	0.00%
Other Miscellaneous Revenues	500	9	(491)	1.80%
Facility Revenue	200	-	(200)	0.00%
TOTAL REVENUES	992,293	4,006	(988,287)	0.40%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	1,000	11,000	8.33%
FICA Taxes	918	61	857	6.64%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	1,030	18,970	5.15%
ProfServ-Legal Services	20,000	-	20,000	0.00%
ProfServ-Mgmt Consulting	51,504	4,292	47,212	8.33%
ProfServ-Special Assessment	5,000	-	5,000	0.00%
ProfServ-Trustee Fees	3,500	4,041	(541)	115.46%
Auditing Services	3,700	-	3,700	0.00%
Website Hosting/Email services	4,000	-	4,000	0.00%
Postage and Freight	500	29	471	5.80%
Insurance - General Liability	7,000	7,000	-	100.00%
Public Officials Insurance	3,620	3,620	-	100.00%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Assessment Collection Cost	20,221	-	20,221	0.00%
Bank Fees	1,000	123	877	12.30%
Misc-Web Hosting	900	-	900	0.00%
Miscellaneous Expenses	1,600	-	1,600	0.00%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	157,238	21,371	135,867	13.59%

HARBOUR ISLES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - Streetlights	132,000	11,000	121,000	8.33%
Utility Services	25,000	2,100	22,900	8.40%
Total Electric Utility Services	157,000	13,100	143,900	8.34%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	280	3,720	7.00%
Total Garbage/Solid Waste Services	4,000	280	3,720	7.00%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	500	5,500	8.33%
Total Water-Sewer Comb Services	6,000	500	5,500	8.33%
<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	725	7,975	8.33%
R&M Lake & Pond Bank	75,000	-	75,000	0.00%
Fountain Maintenance	2,700	384	2,316	14.22%
Aquatic Maintenance	25,704	2,142	23,562	8.33%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	123,104	3,251	119,853	2.64%
<u>Other Physical Environment</u>				
Insurance - Property	28,262	29,742	(1,480)	105.24%
Insurance - Flood	3,000	3,000	-	100.00%
R&M-Irrigation	30,000	-	30,000	0.00%
Landscape Maintenance	147,000	12,250	134,750	8.33%
Landscape Replacement	33,800	-	33,800	0.00%
Annual Mulching	20,000	-	20,000	0.00%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	268,062	44,992	223,070	16.78%
<u>Security Operations</u>				
Contracts-Security Services	30,636	451	30,185	1.47%
R&M-Security Cameras	1,500	301	1,199	20.07%
Guard & Gate Facility Maintenance	3,000	-	3,000	0.00%
Total Security Operations	35,136	752	34,384	2.14%

HARBOUR ISLES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Miscellaneous Expenses	15,871	-	15,871	0.00%
Total Contingency	15,871	-	15,871	0.00%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	14,000	1,180	12,820	8.43%
Clubhouse - Facility Janitorial Service	9,000	-	9,000	0.00%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	125,272	9,163	116,109	7.31%
Contracts-Pest Control	2,000	158	1,842	7.90%
Telephone/Fax/Internet Services	5,109	351	4,758	6.87%
R&M-Pools	1,500	-	1,500	0.00%
R&M-Fitness Equipment	2,500	-	2,500	0.00%
Maintenance & Repairs	50,000	845	49,155	1.69%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	82	2,418	3.28%
Dog Waste Station Supplies	2,000	134	1,866	6.70%
Total Parks and Recreation	225,881	11,913	213,968	5.27%
TOTAL EXPENDITURES	992,292	96,159	896,133	9.69%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(92,153)	(92,154)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ (92,153)	\$ (92,154)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	278,916	278,916		
FUND BALANCE, ENDING	\$ 278,916	\$ 186,763		

HARBOUR ISLES
Community Development District

Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	271,262		
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 October 31, 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	\$ -	\$ 382	\$ 382	0.00%
Special Assmnts- Tax Collector	312,608	-	(312,608)	0.00%
Special Assmnts- Discounts	(12,504)	-	12,504	0.00%
TOTAL REVENUES	300,104	382	(299,722)	0.13%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	-	6,252	0.00%
Total Administration	6,252	-	6,252	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	229,000	-	229,000	0.00%
Interest Expense	65,848	-	65,848	0.00%
Total Debt Service	294,848	-	294,848	0.00%
TOTAL EXPENDITURES	301,100	-	301,100	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(996)	382	1,378	-38.35%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(996)	-	996	0.00%
TOTAL FINANCING SOURCES (USES)	(996)	-	996	0.00%
Net change in fund balance	\$ (996)	\$ 382	\$ 3,370	-38.35%
FUND BALANCE, BEGINNING (OCT 1, 2023)	90,700	90,700		
FUND BALANCE, ENDING	\$ 89,704	\$ 91,082		

HARBOUR ISLES
Community Development District

Supporting Schedules

October 31, 2023

HARBOUR ISLES
Community Development District

All Funds

**Cash and Investment
October 31, 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%	\$ 246,596
Money Market Account	Valley National	Money Market	n/a	5.03%	\$ 214,399
				<i>Subtotal</i>	\$ 460,995
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	5.35%	\$ 88,698
				<i>Subtotal</i>	\$ 88,698
				Total	\$ 549,693

Harbour Isles CDD

Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	246,596.17	Statement Balance	276,738.03
G/L Balance	246,596.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	276,738.03
Subtotal	246,596.17	Outstanding Checks	30,141.86
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	246,596.17	Ending Balance	246,596.17
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
10/20/2023	Payment	3736	BRLETIC DVORAK, INC	1,790.00	0.00	1,790.00
10/24/2023	Payment	3744	ELECTRIC TODAY INC	6,837.05	0.00	6,837.05
10/24/2023	Payment	3745	HAWKINS SERVICE COMPANY LLC	239.00	0.00	239.00
10/26/2023	Payment	3747	ABM INDUSTRIES INC	324.00	0.00	324.00
10/26/2023	Payment	3748	BENCHMARK LANDSCAPING, LLC	12,250.00	0.00	12,250.00
10/26/2023	Payment	3749	DEPT OF ECONOMIC OPPORTUNITY	175.00	0.00	175.00
10/26/2023	Payment	3750	GREGG LETIZIA	400.00	0.00	400.00
10/26/2023	Payment	3751	QFC SUPPLY COMPANY INC	216.22	0.00	216.22
10/26/2023	Payment	3752	STRALEY ROBIN VERICKER , P.A.	2,196.00	0.00	2,196.00
10/30/2023	Payment	3754	ALVAREZ PLUMBING COMPANY	2,326.75	0.00	2,326.75
10/30/2023	Payment	3755	NVIROTECT PEST CONTROL SERVICES, I	158.00	0.00	158.00
10/31/2023	Payment	3753	ROBERT NESBITT	184.70	0.00	184.70
Total Outstanding Checks.....				30,141.86		30,141.86

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)

CHECK # 3725

10/02/23	Vendor	U.S. BANK	7033911	ADMINISTRATION FEES SERIES 2021 REV FUND	ProfServ-Trustee Fees	001-531045-51301	\$4,040.63
Check Total							\$4,040.63

CHECK # 3726

10/11/23	Employee	ROBERT NESBITT	PAYROLL	October 11, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 3727

10/09/23	Vendor	ABM INDUSTRIES INC	18534127	MAINT BILL SEPT 2023	Maintenance & Repairs	001-546920-57201	\$324.00
Check Total							\$324.00

CHECK # 3728

10/09/23	Vendor	FEDEX	8-252-39697	FED EX SHIPMENT FEE 08/31/23	Postage and Freight	001-541006-51301	\$28.92
Check Total							\$28.92

CHECK # 3729

10/09/23	Vendor	FITREV	29331	QUARTERLY PREVENTATIVE MAINTENANCE	QUARTERLY MAINT	001-546115-57201	\$210.00
Check Total							\$210.00

CHECK # 3730

10/09/23	Vendor	INFRAMARK, LLC.	101891		Postage and Freight	001-541006-51301	\$13.23
10/09/23	Vendor	INFRAMARK, LLC.	101891		Postage and Freight	001-541006-51301	\$646.90
Check Total							\$660.13

CHECK # 3731

10/09/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	305527	PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check Total							\$158.00

CHECK # 3732

10/09/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI013640	MAINT SVCS OCT 2023	fish kill cleanup	001-549999-53985	\$6,125.00
Check Total							\$6,125.00

CHECK # 3733

10/09/23	Vendor	SUNCOAST POOL SERVICE	9722	OCT 2023 POOL SVCS & CHEMICALS	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
Check Total							\$1,180.00

CHECK # 3734

10/20/23	Vendor	ADMIRAL FURNITURE, LLC	147879	50% DEPOSIT FURNITURE REPAIR	50% deposit	001-546988-57201	\$12,847.65
10/20/23	Vendor	ADMIRAL FURNITURE, LLC	147928	50 % DEPOSIT	Furniture Repair/Replacem	001-546988-57201	\$2,243.27
Check Total							\$15,090.92

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3735							
10/20/23	Vendor	ASSURED PARTNERS CAPITAL, INC	20285	ANNUAL RENEWAL 10/1/2023-10/1/2024	Insurance - General Liabilit	001-545002-51301	\$7,000.00
10/20/23	Vendor	ASSURED PARTNERS CAPITAL, INC	20285	ANNUAL RENEWAL 10/1/2023-10/1/2024	Public Officials Insurance	001-545008-51301	\$3,620.00
10/20/23	Vendor	ASSURED PARTNERS CAPITAL, INC	20285	ANNUAL RENEWAL 10/1/2023-10/1/2024	Insurance - Property	001-545001-53908	\$29,742.00
10/20/23	Vendor	ASSURED PARTNERS CAPITAL, INC	20285	ANNUAL RENEWAL 10/1/2023-10/1/2024	Insurance-Flood	001-545005-53908	\$3,000.00
Check Total							\$43,362.00
CHECK # 3736							
10/20/23	Vendor	BRLETIC DVORAK, INC	1232	PROF ENGG 9/12/23-9/29/2023	ProfServ-Engineering	001-531013-51501	\$1,790.00
Check Total							\$1,790.00
CHECK # 3737							
10/20/23	Vendor	CROSSCREEK ENVIRONMENTAL, INC.	14639	POND B & 94A WINGWALL REPAIR/ EAST CANAL WEIR STRU	R&M Lake & Pond Bank	001-546185-53908	\$3,995.00
Check Total							\$3,995.00
CHECK # 3738							
10/20/23	Vendor	DIANNE MARTINEZ URSO - EFT	093023	FULL COMMERCIAL CLEANING	Clubhouse - Facility Janitor	001-531131-57201	\$895.00
Check Total							\$895.00
CHECK # 3739							
10/20/23	Vendor	FEDEX	8-267-26529	SHIPMENT FEE 09/14/23	Postage and Freight	001-541006-51301	\$29.04
Check Total							\$29.04
CHECK # 3740							
10/20/23	Vendor	HAWKINS SERVICE COMPANY LLC	231980	POOL PUMP REPAIRS	Maintenance & Repairs	001-546920-57201	\$447.00
Check Total							\$447.00
CHECK # 3741							
10/20/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI019498	OCT 2023 LAKE ALL MAINT	Aquatic Maintenance	001-546995-53805	\$2,142.00
10/20/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI018319	OCT 2023 ARERATOR MAINT	Fountain Maintenance	001-546472-53805	\$383.55
10/20/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI019400	OCT 2023 MAINT WETLANDS/ MT 1 Y MT 2	R&M-Wetland Monitoring	001-546108-53805	\$725.00
Check Total							\$3,250.55
CHECK # 3742							
10/20/23	Vendor	TAMPA BAY TIMES	0000310047	REGULAR MEETING	Legal Advertising	001-548002-51301	\$378.00
Check Total							\$378.00
CHECK # 3743							
10/20/23	Vendor	VESTA PROPERTY SERVICES, INC.	413655	OCTOBER 23 AMENITY MGMNT SVCS	Contracts-Mgmt Services	001-534001-57201	\$9,163.00
Check Total							\$9,163.00

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3744							
10/24/23	Vendor	ELECTRIC TODAY INC	4396440	LED LANDSCAP LIGHTS	Maintenance & Repairs	001-546920-57201	\$2,881.54
10/24/23	Vendor	ELECTRIC TODAY INC	4435598	ELECTRIC REPAIR	Maintenance & Repairs	001-546920-57201	\$3,216.00
10/24/23	Vendor	ELECTRIC TODAY INC	5012854	GAURD SHACK LIGHT	Maintenance & Repairs	001-546920-57201	\$520.52
10/24/23	Vendor	ELECTRIC TODAY INC	2896561	ELECTRIC REPAIR	Maintenance & Repairs	001-546920-57201	\$218.99
Check Total							\$6,837.05
CHECK # 3745							
10/24/23	Vendor	HAWKINS SERVICE COMPANY LLC	236880	FOUNTAINS REPAIRS	Fountain Maintenance	001-546472-53805	\$239.00
Check Total							\$239.00
CHECK # 3746							
10/24/23	Vendor	SECURITEAM, INC	17434	BUTTON GATE REMOTE	R&M-Security Cameras	001-546345-53935	\$301.40
10/24/23	Vendor	SECURITEAM, INC	17158	REMOTE VIDEO MONITORING	Contracts-Security Service	001-534037-53935	\$2,553.00
Check Total							\$2,854.40
CHECK # 3747							
10/26/23	Vendor	ABM INDUSTRIES INC	18615718	MAINT BILL OCT 2023	Maintenance & Repairs	001-546920-57201	\$324.00
Check Total							\$324.00
CHECK # 3748							
10/26/23	Vendor	BENCHMARK LANDSCAPING, LLC	1217	OCT 2023 MAINT SVC	Landscape Maintenance	001-546300-53908	\$12,250.00
Check Total							\$12,250.00
CHECK # 3749							
10/26/23	Vendor	DEPT OF ECONOMIC OPPORTUNITY	88657	FY2024 DISTRICT FILING FEES	Annual District Filing Fee	001-554007-51301	\$175.00
Check Total							\$175.00
CHECK # 3750							
10/26/23	Vendor	GREGG LETIZIA	072523-BP	BOARD MEETING 7/25/23	P/R-Board of Supervisors	001-511001-51101	\$200.00
10/26/23	Vendor	GREGG LETIZIA	092823	BOARD MEETING 09/28/23	P/R-Board of Supervisors	001-511001-51101	\$200.00
Check Total							\$400.00
CHECK # 3751							
10/26/23	Vendor	OFC SUPPLY COMPANY INC	15-15564	DOG WASTE ROLL BAG 2000 BAGS	Dog Waste Station Supplie	001-552160-57201	\$134.00
10/26/23	Vendor	OFC SUPPLY COMPANY INC	15-15564	DOG WASTE ROLL BAG 2000 BAGS	Office Supplies	001-551002-57201	\$82.22
Check Total							\$216.22
CHECK # 3752							
10/26/23	Vendor	STRALEY ROBIN VERICKER , P.A.	23714	PROF SVCS RENDERED THRU 09/15/23	ProfServ-Legal Services	001-531023-51401	\$2,196.00
Check Total							\$2,196.00

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3753							
10/31/23	Employee	ROBERT NESBITT	PAYROLL	October 31, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 3754							
10/30/23	Vendor	ALVAREZ PLUMBING COMPANY	38780	INSTALL 2-WAY CLEANOUT ON SEWER LINE	Maintenance & Repairs	001-546920-57201	\$1,295.00
10/30/23	Vendor	ALVAREZ PLUMBING COMPANY	35162	CLEAN OUT LINE	Maintenance & Repairs	001-546920-57201	\$679.00
10/30/23	Vendor	ALVAREZ PLUMBING COMPANY	36786		Maintenance & Repairs	001-546920-57201	\$352.75
Check Total							<u>\$2,326.75</u>
CHECK # 3755							
10/30/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	308126	PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check Total							<u>\$158.00</u>
ACH #DD497							
10/11/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	October 11, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD498							
10/11/23	Employee	BRYCE L. BOWDEN	PAYROLL	October 11, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD499							
10/26/23	Vendor	BOCC - ACH	100423-8063	ACH SRV PERIOD 9/4-10/3/23	Utility Services	001-543063-53601	\$110.34
ACH Total							<u>\$110.34</u>
ACH #DD500							
10/26/23	Vendor	BOCC - ACH	100423-20000	ACI SRVC PERIOD 9/1-10/2/23	Utility Services	001-543063-53601	\$345.55
ACH Total							<u>\$345.55</u>
ACH #DD501							
10/26/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	091123-1826	ACH SVCS FROM 09/11/23-10/10/23	TELEPHONE/FAX	001-541009-57201	\$281.12
ACH Total							<u>\$281.12</u>
ACH #DD502							
10/26/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	091723-8408	ACH SVCS PRD 09/17/23-10/16/23	TELEPHONE/FAX	001-541009-57201	\$208.14
ACH Total							<u>\$208.14</u>
ACH #DD503							
10/26/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	2441826101123	SVCS FROM 10/11-11/10/23	TELEPHONE/FAX	001-541009-57201	\$281.12
ACH Total							<u>\$281.12</u>
ACH #DD504							
10/26/23	Vendor	REPUBLIC SERVICES - ACH	0696-001132541	10/01/23-10/31/23 WASTE REMOVAL	Garbage - Recreation Facil	001-531133-53401	\$280.47
ACH Total							<u>\$280.47</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD505							
10/26/23	Vendor	TAMCO CAPITAL CORP ACH	4240789 ACH	SVC PRD 10/15/23-11/14/23	Contracts-Security Service: 001-534037-53935		\$451.00
ACH Total							<u>\$451.00</u>
ACH #DD506							
10/26/23	Vendor	TAMPA ELECTRIC CO. ACH	100423 ACH	SRVC PRD 8/30-9/28/23	Utility Services	001-543063-53100	\$3,417.69
10/26/23	Vendor	TAMPA ELECTRIC CO. ACH	100423 ACH	SRVC PRD 8/30-9/28/23	Electricity - Streetlighting	001-543013-53100	\$12,045.24
ACH Total							<u>\$15,462.93</u>
ACH #DD507							
10/26/23	Vendor	T-MOBILE ACH	092023-1124 ACH	SEP 21-OCT 21 2023	Telephone/Fax/Internet Ser	001-541009-57201	\$69.99
ACH Total							<u>\$69.99</u>
ACH #DD508							
10/26/23	Vendor	VALLEY NATIONAL BANK - ACH	091923-5409		CELLGATE	001-549999-57201	\$29.95
10/26/23	Vendor	VALLEY NATIONAL BANK - ACH	091923-5409		MAILCHIP	001-549999-57201	\$13.00
10/26/23	Vendor	VALLEY NATIONAL BANK - ACH	091923-5409		HOME DEPOT	001-549999-57201	\$100.53
10/26/23	Vendor	VALLEY NATIONAL BANK - ACH	091923-5409		AMAZON	001-549999-57201	\$27.68
10/26/23	Vendor	VALLEY NATIONAL BANK - ACH	091923-5409		HOME DEPOT	001-549999-57201	\$17.37
ACH Total							<u>\$188.53</u>
ACH #DD509							
10/31/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	October 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD510							
10/31/23	Employee	GLENN A. CLAVIO	PAYROLL	October 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD511							
10/31/23	Employee	BRYCE L. BOWDEN	PAYROLL	October 31, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
Account Total							<u><u>\$138,075.70</u></u>