

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, January 23, 2024



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, January 23, 2024 – 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. SŌLitide Lake Management: Regular Report Page 5
 - B. Benchmark Landscaping/United Land Services
 - i. Regular Report..... Page 21
 - ii. Proposal #70481 to Flush 11 Dead Trees Page 39
 - iii. Proposal #73040 for Landscaping at the Guard Shack Page 43
 - iv. Proposal #73533 to Grind Stumps Page 48
 - C. District Counsel
 - D. District Engineer
 - E. Onsite Property Manager:
 - i. Regular Report..... Page 53
 - ii. Ratification of Proposal #9264 from Hawkins Electric for Ground Lights Page 59
 - F. Homeowners Association
 - G. District Manager
- 5. Consent Agenda**
 - A. Minutes from the December 19, 2023, Meeting..... Page 62
 - B. Financial Statements (*December 2023*)..... Page 67
- 6. Discussion Items**
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, February 27, 2024

District Office: Inframark

2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, Florida 33544

Meeting Location: Harbour Isles Clubhouse

121 Spindle Shell Way
 Apollo Beach, Florida 33572

www.HarbourIslesCDD.org

Section 4

Staff Reports

Subsection 4A

SŌLitude Lake Management: Regular Report



Harbour Isles CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2024-01-04

Prepared for:

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

Prepared by:

Mitchell Hartwig, Operations Manager

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

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Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 1

Comments:

Site looks good

Bulrush continues to grow within the perimeter areas of the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 2

Comments:

Site looks good

Minor shoreline weeds present in site.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 3

Comments:

Normal growth observed

Minor shoreline weeds present in the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Harbour Isles CDD Waterway Inspection Report

2024-01-04

4

Comments:

Normal growth observed
Some specs of algae observed in the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



5

Comments:

Normal growth observed
Planktonic algae has been reduced in the site, will address on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



6

Comments:

Treatment in progress
Alligatorweed is dying off in the site. Minor algae seen on the bottom of the pond.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 7

Comments:

Treatment in progress
Open water looks good, minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 8

Comments:

Treatment in progress
Weeds sticking out from the wetland have been addressed, open water looks good.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 9

Comments:

Normal growth observed
Canal looks good, minor weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 10

Comments:

Site looks good
Site looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 11

Comments:

Normal growth observed
Site looks in good condition, some shoreline weeds and algae present in the site.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 12

Comments:

Normal growth observed
Lots of wildlife at this site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 13

Comments:

Normal growth observed

Minor growth of submersed vegetation present in the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 14

Comments:

Normal growth observed

Site looks good, minor growth of weeds and algae seen.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 15

Comments:

Normal growth observed

Many erosion spots noted along the northern side of this site. Open water looks good. Minor weeds present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 16

Comments:

Site looks good

Open water looks good, minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 17

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:

Species non-specific



Site: 18

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 19

Comments:

Normal growth observed

Open water looks good, some spots of algae seen around parts of the site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 20

Comments:

Normal growth observed

Bulrush growth within the site looks good, minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 21

Comments:

Treatment in progress

Site is continuing to improve, the Hydrilla around the site looks much better and much as have treated and is dead.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: 22

Comments:

Normal growth observed

Erosion observed on the eastern side of the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 23

Comments:

Normal growth observed

Site looks good.

Action Required:

Routine maintenance next visit

Target:



Site: MF

Comments:

Treatment in progress

Lots of vegetation has been affected by the colder weather. See many native Duck Potato spots within the site and recently treated invasives.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Harbour Isles CDD Waterway Inspection Report

2024-01-04

Site: MA

Comments:

Normal growth observed

Site is looking better from last visit. Minor floating weeds present. Thalia and Bulrush look good.



Action Required:

Routine maintenance next visit

Target:

Floating Weeds

Site: MC

Comments:

Treatment in progress

Some Brazilian Peppers observed in some of the site and recently treated grasses and Caesar Weed.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

The waterway inspection for Harbour Isles CDD was completed on January 4th, 2024 for all sites.

Site 21's Hydrilla has been significantly decreased within the site and looks much better. Both sides of wetland MF looks better from the Alligator growth protruding from the ends of the wetland. Site 1 has some more positive growth from Bulrush within the site. Both fountains in the front sites were operating as normal.

Wildlife Observed: Ducks, Sandhill Cranes, Coots, Gallinules

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

Harbour Isles CDD Waterway Inspection Report

2024-01-04

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	Planktonic algae	Routine maintenance next visit
6	Treatment in progress	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	Surface algae	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	Surface algae	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	Surface algae	Routine maintenance next visit
23	Normal growth observed		Routine maintenance next visit

Harbour Isles CDD Waterway Inspection Report

2024-01-04

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

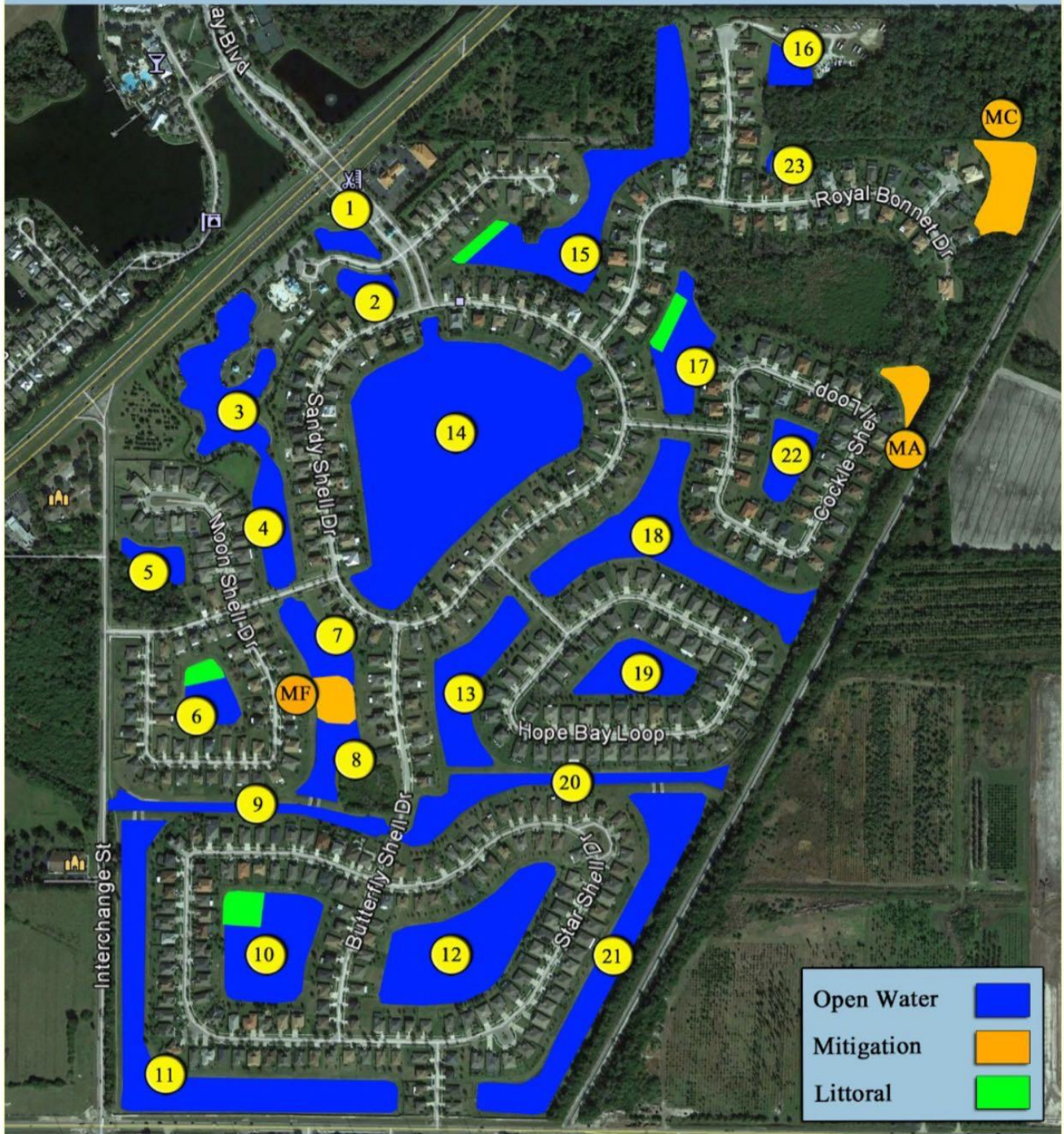
Harbour Isles CDD Waterway Inspection Report

2024-01-04

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
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Harbour Isles CDD Apollo Beach, FL

Call 888.480.LAKE



Subsection 4B

Benchmark Landscaping/ United Land Services

Subsection 4B(i)

Regular Report



January 2024 Landscape Inspection Report

Harbour Isles CDD

Tuesday, January 9, 2024

Prepared For Board Of Supervisors

32 Items Identified

Brett Perez

United Land Services / Benchmark Landscaping



Item 1

Assigned To Board Of Suopervisors
Common Bermuda on Moon Shell has weed pressure, but is not irrigated. This makes applications difficult as the herbicide may damage the turf if not watered in



Item 2

Assigned To ULS
Elm trees were removed from Slipper Key. Consider proposal for Sable palm replacement



Item 3

Assigned To Board Of Supervisors

12th Street entry is under construction, both sides have sod damage. Any areas behind the silt fence and construction barriers will be left along till construction is completed.



Item 4

Assigned To Board Of Supervisors

19th and Jeweled Cone, ULS pushed back trees off the wall.



Item 5

Assigned To ULS

Bed weeds in the round about have been treated. Follow up treatment needed



Item 6

Assigned To Board Of Supervisors

Pond Bahia is being mowed as needed on a bi-weekly schedule. Cooler temps have decreased growth, crews are spot mowing weeds, but not dropping the decks



Item 7

Assigned To ULS

Continue work on pushing back pepper trees past the conservation posts. This is located on Butterfly Shell next to 5212



Item 8

Assigned To ULS

Treat ant mounds in landscape beds during service visits



Item 9

Assigned To ULS

Treat native grasses for spider mites
and cutback post treatment



Item 10

Assigned To ULS

Remove volunteer Washy palm and
control bed weeds in landscape beds on
Hope Bay Loop



Item 11

Assigned To ULS

Schedule cutbacks of Muhly grasses
once pink blooms turn white.



Item 12

Assigned To ULS

Work on pushing back conservation to
posts behind Cockleshell Loop homes



Item 13

Assigned To Board Of Supervisors
New Bahia turf installed at intersection of Royal Bonnet and Sandy Shell is taking root. ULS mow crews will stay off this turf till mid-February to allow for proper establishment



Item 14

Assigned To Board Of Supervisors
Hedge row exiting RV storage lot has been cleaned of weeds and vines. Flushing out nicely.



Item 15

Assigned To Board Of Supervisors

New crotons are in good health.

Continue to monitor irrigation in this island. Avoid over watering and increased disease pressure



Item 16

Assigned To ULS

Revisit proposal to sod zoysia around the basketball court



Item 17

Assigned To ULS

Schedule Muhly grass cutbacks around the clubhouse



Item 18

Assigned To ULS

Treat ligustrum tree for leaf spot



Item 19

Assigned To Board Of Supervisors

Removed declining oleander trees from front of clubhouse



Item 20

Assigned To ULS

Keep Jasmine contained to current growing area. Do not allow it to overtake the fence line again.



Item 21

Assigned To ULS

Remove dead Firebush from front of clubhouse



Item 22

Assigned To ULS

Remove damaged palm frond



Item 23

Assigned To ULS

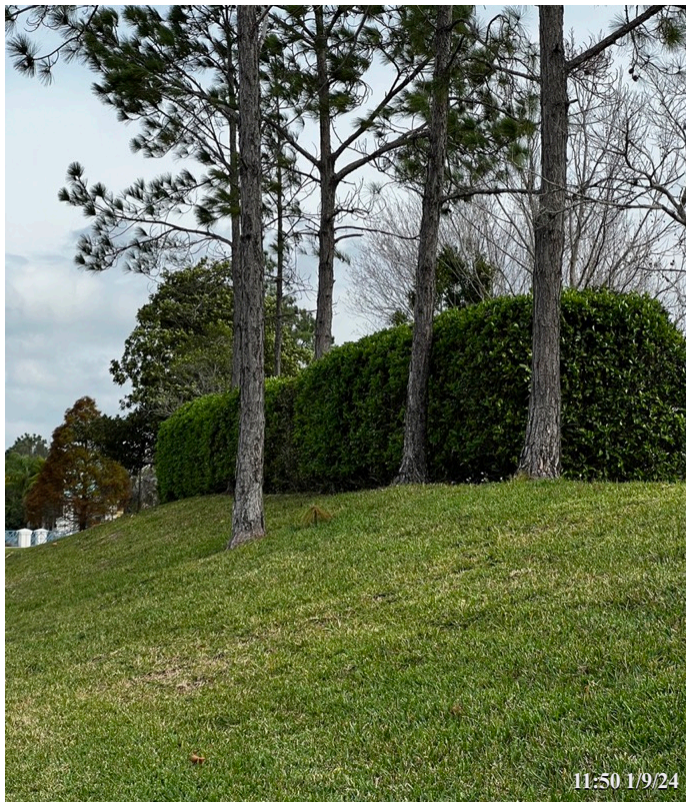
During service visits, spray or hand pull weeds in the playground mulch



Item 24

Assigned To Board Of Supervisors

Volleyball sand is free of weeds



Item 25

Assigned To Board Of Supervisors

Viburnum hedge is showing recovery after pruning. New green leaf growth is healthy. We will monitor for aphid activity on the new growth



Item 26

Assigned To ULS

Treat weeds in mulched bed around bench



Item 27

Assigned To Board Of Supervisors
Hong Kong Orchid limb has been removed



Item 28

Assigned To ULS
Provide proposal to flush cut and remove dead slash pines on walking path



Item 29

Assigned To ULS

Spot treat fire ant mounds during weekly services



Item 30

Assigned To ULS

During weekly services, remove wind fall debris from landscape areas



Item 31

Assigned To USL

During pruning rotations, remove
pepper trees from hedge row



Item 32

Assigned To ULS

Treat weeds in asphalt walk

Subsection 4B(ii)

Proposal #70481



Proposal #70481

Date: 12/18/2023

PO #

Customer:

Property:

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

2023 Flush Cut Dead Trees

Provide Labor and Equipment to Flush Cut 11 Various Dead Trees Noted in December Landscape Inspection Report, Haul Debris

Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$1,100.00

By _____

Cristi Cochran

Date 12/18/2023

United Land Services

By _____

Date

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions

Subsection 4B(iii)

Proposal #73040



Proposal #73040

Date: 1/5/2024

PO #

Customer:

Harbour Isles CDD
Inframark
313 Campus Street
Celebration, FL 34747

Property:

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

2024 Guard Shack Quote

Provide Labor and Material to Fill In Bare Areas with 122 - 1 Gallon Confederate Jasmine, Replace Existing Crotons with 32 - 3 Gallon Arboricola Trinette; Check and Adjust Irrigation for Proper Coverage





Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$2,044.44

By _____

Cristi Cochran

Date 1/5/2024

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions

Subsection 4B(iv)

Proposal #73533



Proposal #73533

Date: 1/9/2024

PO #

Customer:

Harbour Isles CDD
Inframark
313 Campus Street
Celebration, FL 34747

Property:

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

2024 Grind Stumps for 11 Dead Trees

Provide Labor and Equipment to Grind Stumps for 11 Dead Trees In Clubhouse Area Noted in December Inspection Report; Backfill As Needed

Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$877.50

By _____

Cristi Cochran

Date 1/9/2024

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions

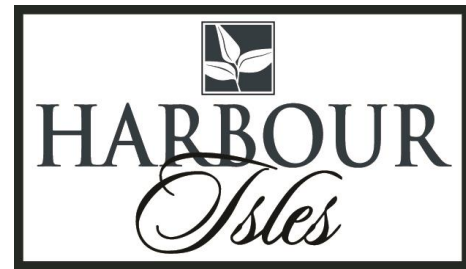
Subsection 4E

Property Manager

Subsection 4E(i)

Regular Report

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



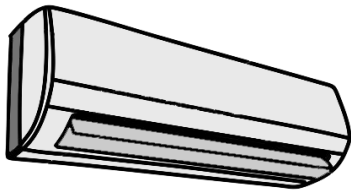
December 19th to January 23rd, 2024 Clubhouse Operations/Maintenance Updates:
VENDORS:

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



- Treating Alligator weeds, Hydrilla, duckweeds and Azolla in all ponds.
- Doing bi-weekly treatments in all ponds.
- Bubblers repairs in pond# 1 and 3, were completed.

- **ABM AIR CONDITIONING:**



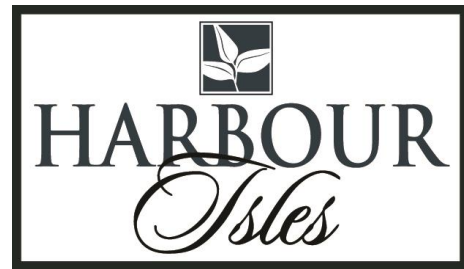
- Replaced all AC filters in the Clubhouse and Gym.

- **BENCHMARK/UNITED LANDSCAPE:**



- Mowed common areas, bi-weekly.
- Doing some pruning and trimming in common areas.
- Did some weed control on several beds.
- Scheduled trimming of all the palm trees.
- **PENDING:** Mulching of common areas.
- **PENDING:** Cut backs on train tracks, Royal Bonnet Dr, Butterfly Shell Dr and Inside walkway on 12th street side.

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



- **CONSTRUCTION MANAGEMENT SERVICES:**

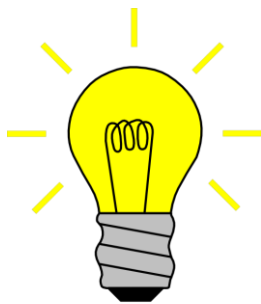


- **PENDING:** flag pole installation.

- **OASIS PALMS AND LANDSCAPING:**

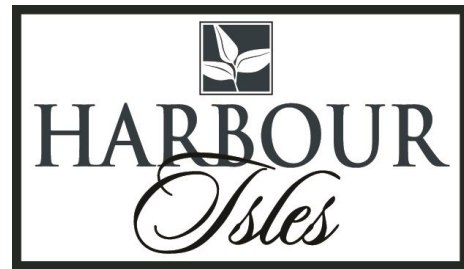
. **PENDING:** approved proposal, for work to be done behind the Clubhouse, and filling pot hole by RV/Boat Storage Facility gate.

- **FITNESS REV:** PENDING: First quarter Routine PM checks for 2024.
- **PENDING:** Approved estimate, to repair gym equipment.

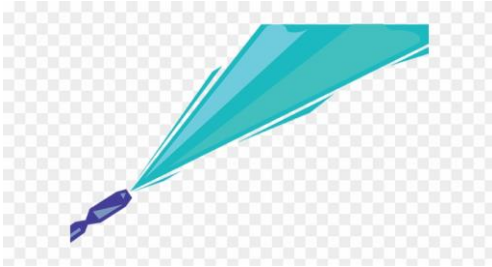


- **HAWKINS ELECTRIC:**
- **COMPLETED:** Proposal to run wire and flood lights, for Flag pole.

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.
- **PENDING:** Proposal for cleaning the Gym floor carpet.

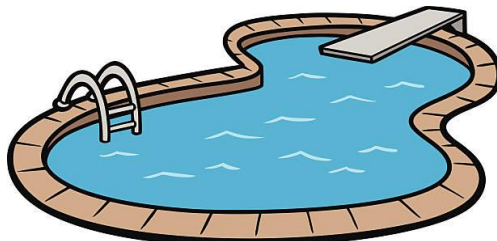


11. NVIROTECT:

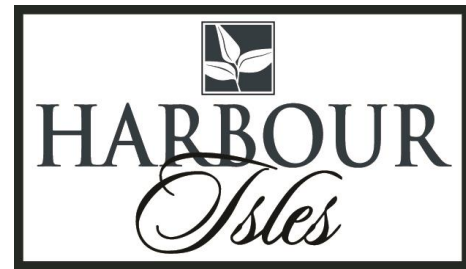


- **COMPLETED:** January 2024. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.

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



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



13. SECURITEAM: PENDING: Repairs for fallen exit button pole, by pool emergency gate.



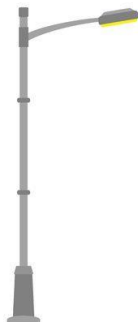
.Rapid Response: Monitoring cameras by pool deck and gym.

14. HILLSBOROUGH COUNTY:



- **PENDING: Revised-**Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 1/8/24.
- **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:** Cockle Shell Loop and corner of Sandy Shell Dr. and Royal Bonnet Dr.
- **COMPLETED:** Bumps pads on Spindle Shell Way, were replaced.

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



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



16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Patch potholes on Sandy Shell Dr and Cockle Shell Loop.
- Took down Christmas lights.
- Reinforce fence by retention pond# 3.

17. Green Works Inc:



18. Site Masters:

19. FINN OUTDOOR: Completed final phase in Pond# 14 restoration 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:

Subsection 4E(ii)

Ratification of Proposal from Hawkins Service



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

Date Created: 01/08/2024 4:19 PM

WORK ORDER

WO-9264

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 OTHER

Done

Return trip

Board is saying that some of the lights that were installed on 01/03 are not working

Work Done

Description:	Removed (2) existing landscape lights, and install (2) new lights. PROPOSAL: When we come back to install lights, will diagnose about (8-9) lights on the roof about 20ft up, they are not working. TOTAL: \$606.00 WAITING ON CUSTOMER.
---------------------	--

Invoice

No Invoice

Attachments

There are no attachments.

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, December 19, 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
Heather Alexander	Onsite Manager
Cristi Cochran	Benchmark Landscaping
Mitchell Hartwig	SOLitude Lake Management
Brett Perez	Benchmark Landscaping
Paul Ramsewak	Onsite Manager
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”)

Discussion ensued regarding aerator lights are being worked on and should be working now.

i. Proposal for Fountain Maintenance

The Board rejected this proposal since there is already an agreement for fountain maintenance.

B. Benchmark Landscaping/United Land Services (“Benchmark”)

i. Monthly Report

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

Discussion ensued regarding proposals be provided for the January agenda for new plant material at the clubhouse and in front of the guardhouse, jasmine or whatever will work best.

Further discussion ensued regarding irrigation in the storage area needs to be fixed. A permit was given to Benchmark at the meeting to move forward with the irrigation work.

ii. Proposal #69442 to Reroute Pond Lateral

Discussion ensued regarding proposal #69442 to reroute the pond lateral.

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, unanimous approval was given to proposal #69442 from Benchmark Landscaping/United Land Services to reroute the pond lateral, in the amount of \$1,267.

iii. Proposal #69091 to Replace Latching Solenoid for Slipper Key Irrigation

Discussion ensued regarding proposal #69091 to replace the latching solenoid for Slipper Key irrigation.

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to proposal #69091 from Benchmark Landscaping/United Land Services to replace the latching solenoid for Slipper Key irrigation, in the amount of \$267.

C. District Counsel: RFP for Aquatic Maintenance and Wetland Mitigation

Mr. Babbar reviewed the request for proposals ("RFP").

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to authorize staff to put out the RFP to include aquatics, wetlands, Brazilian peppers, and fountain maintenance.

D. District Engineer

Discussion ensued regarding payment to Finn Outdoor, which the engineer has released. Finn Outdoor will be back to replace the sod.

Pond #22 behind a home has a steep slope, which the engineer will review.

E. Onsite Property Manager's Report

i. Monthly Report

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

ii. Proposal from Hawkins Service Company for Landscape Lights

Discussion ensued regarding the proposal for landscape lights.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, unanimous approval was given to the proposal from Hawkins Service Company for landscape lights, in the amount of \$2,730.

iii. Proposal from Oasis Palms and Landscape for Landscaping

Discussion ensued regarding the proposal from Oasis Palms and Landscape.

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Oasis Palm and Landscaping to provide rock in the storage area, in the amount of \$1,300.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from Oasis Palm and Landscaping to provide rock for the walking path, in the amount of \$1,800.

F. Homeowners Association Report

The next HOA meeting is December 19. The engineer will provide the Board with a pressure washing map of common areas.

G. District Manager

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

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the November 28, 2023, Meeting Minutes

B. Acceptance of the November 2023 Financials

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

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

SIXTH ORDER OF BUSINESS

Discussion Items

A. Yoga Class at the Clubhouse

Discussion ensued regarding the request to have a yoga class at the clubhouse.

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to approve yoga classes in the Board room at the clubhouse beginning January 13, 2024, through March 30, 2024, from 9:15 to 10:15 a.m. at \$10 per class with Ms. Christa Evans as the instructor. Counsel will draft an agreement.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

The Board requested a summary comparison of Red Wire and Securiteam, and terms with TAMCO.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

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NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:43 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

Subsection 5B

Financials

HARBOUR ISLES
Community Development District

Financial Report

December 31, 2023

Prepared By



HARBOUR ISLES

Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

December 31, 2023

HARBOUR ISLES

Community Development District

Governmental Funds

Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,280,294	\$ -	\$ -	\$ 1,280,294
Due From Other Funds	-	115,889	239,659	355,548
Investments:				
Money Market Account	216,342	-	-	216,342
Prepayment Account	-	-	5,313	5,313
Revenue Fund	-	-	56,422	56,422
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 1,515,323	\$ 115,889	\$ 301,394	\$ 1,932,606
<u>LIABILITIES</u>				
Accounts Payable	\$ 28,464	\$ -	\$ 38,214	\$ 66,678
Accrued Expenses	26,900	-	-	26,900
Due To Other Funds	355,548	-	-	355,548
TOTAL LIABILITIES	410,912	-	38,214	449,126
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	301,394	301,394
Assigned to:				
Operating Reserves	248,073	-	-	248,073
Unassigned:	837,651	115,889	-	953,540
TOTAL FUND BALANCES	\$ 1,104,411	\$ 115,889	\$ 301,394	\$ 1,521,694
TOTAL LIABILITIES & FUND BALANCES	\$ 1,515,323	\$ 115,889	\$ 339,608	\$ 1,970,820

HARBOUR ISLES

Community Development District

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

For the Period Ending December 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	\$ 3,189	\$ (1,811)	63.78%
Rental Income	16,000	4,230	(11,770)	26.44%
Special Assmnts- Tax Collector	1,011,034	947,080	(63,954)	93.67%
Special Assmnts- Discounts	(40,441)	(37,911)	2,530	93.74%
Other Miscellaneous Revenues	500	14	(486)	2.80%
Facility Revenue	200	51	(149)	25.50%
TOTAL REVENUES	992,293	916,653	(75,640)	92.38%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	3,000	9,000	25.00%
FICA Taxes	918	184	734	20.04%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	1,830	18,170	9.15%
ProfServ-Legal Services	20,000	5,077	14,923	25.39%
ProfServ-Mgmt Consulting	51,504	12,876	38,628	25.00%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	3,500	4,041	(541)	115.46%
Auditing Services	3,700	-	3,700	0.00%
Website Hosting/Email services	4,000	1,538	2,462	38.45%
Postage and Freight	500	106	394	21.20%
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	18,183	2,038	89.92%
Bank Fees	1,000	261	739	26.10%
Misc-Web Hosting	900	-	900	0.00%
Miscellaneous Expenses	1,600	40	1,560	2.50%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	157,238	62,931	94,307	40.02%
<u>Electric Utility Services</u>				
Electricity - Streetlights	132,000	36,100	95,900	27.35%
Utility Services	25,000	6,744	18,256	26.98%
Total Electric Utility Services	157,000	42,844	114,156	27.29%

HARBOUR ISLES

Community Development District

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

For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	943	3,057	23.58%
Total Garbage/Solid Waste Services	4,000	943	3,057	23.58%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	952	5,048	15.87%
Total Water-Sewer Comb Services	6,000	952	5,048	15.87%
<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	2,175	6,525	25.00%
R&M Lake & Pond Bank	75,000	-	75,000	0.00%
Fountain Maintenance	2,700	615	2,085	22.78%
Aquatic Maintenance	25,704	6,426	19,278	25.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	123,104	9,216	113,888	7.49%
<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	36,750	110,250	25.00%
Landscape Replacement	33,800	9,460	24,340	27.99%
Annual Mulching	20,000	-	20,000	0.00%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Holiday Lighting & Decorations	2,000	371	1,629	18.55%
Total Other Physical Environment	268,062	79,323	188,739	29.59%
<u>Security Operations</u>				
Contracts-Security Services	30,636	3,906	26,730	12.75%
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	4,207	30,929	11.97%
<u>Contingency</u>				
Miscellaneous Expenses	15,871	73	15,798	0.46%
Total Contingency	15,871	73	15,798	0.46%

HARBOUR ISLES

Community Development District

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

For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	14,000	3,540	10,460	25.29%
Clubhouse - Facility Janitorial Service	9,000	2,485	6,515	27.61%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	125,272	29,434	95,838	23.50%
Contracts-Pest Control	2,000	474	1,526	23.70%
Telephone/Fax/Internet Services	5,109	1,889	3,220	36.97%
R&M-Pools	1,500	-	1,500	0.00%
R&M-Fitness Equipment	2,500	277	2,223	11.08%
Maintenance & Repairs	50,000	7,341	42,659	14.68%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	468	2,032	18.72%
Dog Waste Station Supplies	2,000	134	1,866	6.70%
Total Parks and Recreation	225,881	46,042	179,839	20.38%
TOTAL EXPENDITURES	992,292	246,531	745,761	24.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	670,122	670,121	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	\$ -	\$ 670,122	\$ 670,121	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	434,289	434,289		
FUND BALANCE, ENDING	\$ 434,289	\$ 1,104,411		

HARBOUR ISLES

Community Development District

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

For the Period Ending December 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>				
<u>Contingency</u>				
Capital Outlay	-	3,995	(3,995)	0.00%
Total Contingency	-	3,995	(3,995)	0.00%
TOTAL EXPENDITURES	-	3,995	(3,995)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,995)	(3,995)	0.00%
Net change in fund balance	\$ -	\$ (3,995)	\$ (3,995)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	119,884		
FUND BALANCE, ENDING	\$ -	\$ 115,889		

HARBOUR ISLES

Community Development District

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

For the Period Ending December 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	\$ -	\$ 1,028	\$ 1,028	0.00%
Special Assmnts- Tax Collector	312,608	292,834	(19,774)	93.67%
Special Assmnts- Prepayment	-	5,313	5,313	0.00%
Special Assmnts- Discounts	(12,504)	(11,722)	782	93.75%
TOTAL REVENUES	300,104	287,453	(12,651)	95.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	5,622	630	89.92%
Total Administration	6,252	5,622	630	89.92%
<u>Debt Service</u>				
Principal Debt Retirement	229,000	-	229,000	0.00%
Interest Expense	65,848	32,923	32,925	50.00%
Total Debt Service	294,848	32,923	261,925	11.17%
TOTAL EXPENDITURES	301,100	38,545	262,555	12.80%
Excess (deficiency) of revenues				
Over (under) expenditures	(996)	248,908	249,904	-24990.76%
<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)	\$ 248,908	\$ 251,896	-24990.76%
FUND BALANCE, BEGINNING (OCT 1, 2023)	90,700	90,700		
FUND BALANCE, ENDING	\$ 89,704	\$ 339,608		

HARBOUR ISLES
Community Development District

Supporting Schedules

December 31, 2023

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY24				\$ 1,323,642	\$ 1,011,034	\$ 312,608
Allocation %				100.00%	76.38%	23.62%
11/07/23	\$ 17,980	\$ 940	\$ 367	\$ 19,286	\$ 14,731	\$ 4,555
11/16/23	\$ 79,965	\$ 3,400	\$ 1,632	\$ 84,997	\$ 64,923	\$ 20,074
11/21/23	\$ 53,768	\$ 2,286	\$ 1,097	\$ 57,151	\$ 43,654	\$ 13,498
12/06/23	\$ 891,773	\$ 37,915	\$ 18,199	\$ 947,887	\$ 724,022	\$ 223,865
12/6/23	\$ 97,042	\$ 4,126	\$ 1,980	\$ 103,149	\$ 78,788	\$ 24,361
12/15/23	\$ 25,947	\$ 967	\$ 530	\$ 27,444	\$ 20,962	\$ 6,482
TOTAL	\$ 1,166,476	\$ 49,633	\$ 23,806	\$ 1,239,914	\$ 947,080	\$ 292,834
% COLLECTED				94%	94%	94%
TOTAL OUTSTANDING				\$ 83,727	\$ 63,953	\$ 19,774

HARBOUR ISLES

Community Development District

All Funds

**Cash and Investment
December 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%	\$ 1,280,294
Money Market Account	Valley National	Money Market	n/a	5.38%	\$ 216,342
<i>Subtotal</i>					\$ 1,496,635
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	5.25%	\$ 56,422
Series 2021 Redemption Account	US Bank	Open-Ended Comm. Paper	n/a	5.250%	\$ 5,313
<i>Subtotal</i>					\$ 61,735
Total					<u>\$ 1,558,371</u>

Harbour Isles CDD

Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING
Statement No. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	1,280,293.66	Statement Balance	1,331,812.90
G/L Balance	1,280,293.66	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,331,812.90
Subtotal	1,280,293.66	Outstanding Checks	51,519.24
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,280,293.66	Ending Balance	1,280,293.66
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
12/15/2023	Payment	3774	OASIS PALMS & LANDSCAPING LLC	9,460.00	0.00	9,460.00
12/15/2023	Payment	3776	BRLETIC DVORAK, INC	800.00	0.00	800.00
12/22/2023	Payment	3782	US BANK C/O HARBOUR ISLES CDD	38,214.10	0.00	38,214.10
Total Outstanding Checks.....				51,519.24		51,519.24

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/1/23 to 12/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
------	------------	-------	-------------	---------------------	--------------------------	---------------	-------------

HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)

CHECK # 3769							
12/05/23	Employee	ROBERT NESBITT	PAYROLL	December 05, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 3770							
12/15/23	Vendor	GREGG LETIZIA	112623	BOARD MEETING 11/26/23	P/R-Board of Supervisors	001-511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 3771							
12/15/23	Vendor	INNERSYNC STUDIO	21728	ANNUAL SERVICE 10/1/2023 - 9/30/2024	Website Hosting/Email services	001-534369-51301	\$1,537.50
Check Total							<u>\$1,537.50</u>
CHECK # 3772							
12/15/23	Vendor	MICHELLE M AMBRIATI	38A	CARPENTRY- Labor and materials	Maintenance & Repairs	001-546920-57201	\$600.00
Check Total							<u>\$600.00</u>
CHECK # 3773							
12/15/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	310803	PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check Total							<u>\$158.00</u>
CHECK # 3774							
12/15/23	Vendor	OASIS PALMS & LANDSCAPING LLC	1662	REMOVAL OF SYLVESTER PALM AND REPLACMENT FOR GREY	Landscape Replacement	001-546338-53908	\$4,725.00
12/15/23	Vendor	OASIS PALMS & LANDSCAPING LLC	1663	REMOVE JATHROPHA AND RE SOD AREA/FLOW CUT WILLOW B	Landscape Replacement	001-546338-53908	\$1,575.00
12/15/23	Vendor	OASIS PALMS & LANDSCAPING LLC	1655	INSTALL & BRACE ONE 12 ROYAL PALM TO MATCH EXISTIN	Landscape Replacement	001-546338-53908	\$3,160.00
Check Total							<u>\$9,460.00</u>
CHECK # 3775							
12/15/23	Vendor	ABM INDUSTRIES INC	18705431	MAINTENANCE BILLING NOV 23	Maintenance & Repairs	001-546920-57201	\$356.42
Check Total							<u>\$356.42</u>
CHECK # 3776							
12/15/23	Vendor	BRLETIC DVORAK, INC	1300	ENGINEERING SRVCS NOV 2023	ProfServ-Engineering	001-531013-51501	\$800.00
Check Total							<u>\$800.00</u>
CHECK # 3777							
12/15/23	Vendor	INFRAMARK, LLC.	104832	NOV 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,292.00
12/15/23	Vendor	INFRAMARK, LLC.	104980	VARIABLE CHARGES OCT 23	Postage and Freight	001-541006-51301	\$5.67
12/15/23	Vendor	INFRAMARK, LLC.	105384	NOV 2023 VARIABLE CHARGES	Postage and Freight	001-541006-51301	\$23.94
Check Total							<u>\$4,321.61</u>
CHECK # 3778							
12/15/23	Vendor	SUNCOAST POOL SERVICE	9876	DEC 2023 POOL SVCS & CHEMICALS	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
Check Total							<u>\$1,180.00</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/1/23 to 12/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3779							
12/26/23	Employee	ROBERT NESBITT	PAYROLL	December 26, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 3780							
12/22/23	Vendor	FITREV	30163	QUARTERLY PREVENTATIVE MAINTENANCE	QUARTERLY MAINT	001-546115-57201	\$210.00
Check Total							<u>\$210.00</u>
CHECK # 3781							
12/22/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI035241	DEC 2023 LAKE ALL MAINT	R&M-Wetland Monitoring	001-546108-53805	\$725.00
12/22/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI035186	DEC 2023 LAKE ALL MAINT	Aquatic Maintenance	001-546995-53805	\$2,142.00
12/22/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI033654	DEC 2023 WATER MGMT TREATMENT	Fountain Maintenance	001-546472-53805	\$231.00
Check Total							<u>\$3,098.00</u>
CHECK # 3782							
12/22/23	Vendor	US BANK C/O HARBOUR ISLES CDD	12052023-21000	TRSF 2021 DS ASSESSMENTS	Due From Other Funds	202-131000-51301	\$38,214.10
Check Total							<u>\$38,214.10</u>
CHECK # 3783							
12/22/23	Vendor	VOIDED CHECK		***Voided Voided****			\$0.00
Check Total							<u>\$0.00</u>
CHECK # 3784							
12/29/23	Vendor	VOIDED CHECK		***Voided Voided****			\$0.00
Check Total							<u>\$0.00</u>
ACH #DD516							
12/05/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	December 05, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD517							
12/05/23	Employee	GLENN A. CLAVIO	PAYROLL	December 05, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD518							
12/05/23	Employee	BRYCE L. BOWDEN	PAYROLL	December 05, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD523							
12/07/23	Vendor	REPUBLIC SERVICES - ACH	0696-001145941 ACH	12/01/23 - 12/31/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$280.47
ACH Total							<u>\$280.47</u>
ACH #DD524							
12/15/23	Vendor	TAMCO CAPITAL CORP ACH	4269119 ACH	SERVICE PERIOD 11/15-12/14/2023	Contracts-Security Services	001-534037-53935	\$451.00
ACH Total							<u>\$451.00</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/1/23 to 12/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD525							
12/15/23	Vendor	TAMCO CAPITAL CORP ACH	4297516 ACH	SERVICE PERIOD 12/15-1/14/2024	Contracts-Security Services	001-534037-53935	\$451.00
ACH Total							<u>\$451.00</u>
ACH #DD526							
12/15/23	Vendor	T-MOBILE ACH	112023-1124 ACH	SRVC PRD 11/21-12/21/23	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
ACH Total							<u>\$70.00</u>
ACH #DD527							
12/26/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	December 26, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD528							
12/26/23	Employee	GLENN A. CLAVIO	PAYROLL	December 26, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD529							
12/26/23	Employee	BRYCE L. BOWDEN	PAYROLL	December 26, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD530							
12/26/23	Vendor	DIANNE MARTINEZ URSO - EFT	083123-103123	CLEANING SERVICES	Clubhouse - Facility Janitorial Service	001-531131-57201	\$795.00
ACH Total							<u>\$795.00</u>
ACH #DD531							
12/26/23	Vendor	DIANNE MARTINEZ URSO - EFT	113023	COMMERCIAL CLEANING NOV 2023	Clubhouse - Facility Janitorial Service	001-531131-57201	\$795.00
ACH Total							<u>\$795.00</u>
ACH #DD532							
12/29/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	2378408111723	SRVC PRD 11/17-12/16/23	Telephone/Fax	001-541009-57201	\$208.14
ACH Total							<u>\$208.14</u>
ACH #DD533							
12/29/23	Vendor	TAMPA ELECTRIC CO. ACH	12052023 ACH	SERV PRD 10/28-11/29/23	Utility Services	001-543063-53100	\$2,266.54
12/29/23	Vendor	TAMPA ELECTRIC CO. ACH	12052023 ACH	SERV PRD 10/28-11/29/23	Electricity - Streetlighting	001-543013-53100	\$12,052.81
ACH Total							<u>\$14,319.35</u>
ACH #DD534							
12/29/23	Vendor	VALLEY NATIONAL BANK - ACH	112123	Purchases from 10/24-11/06	Cellgate	001-554020-51301	\$29.95
12/29/23	Vendor	VALLEY NATIONAL BANK - ACH	112123	Purchases from 10/24-11/06	Mailchimp	001-554020-51301	\$13.00
12/29/23	Vendor	VALLEY NATIONAL BANK - ACH	112123	Purchases from 10/24-11/06	Sams Club	001-551002-57201	\$24.86
12/29/23	Vendor	VALLEY NATIONAL BANK - ACH	112123	Purchases from 10/24-11/06	15 sets of cool white	001-549940-53908	\$370.59
12/29/23	Vendor	VALLEY NATIONAL BANK - ACH	112123	Purchases from 10/24-11/06	pumis toilet bowl cleaner	001-551002-57201	\$39.16
12/29/23	Vendor	VALLEY NATIONAL BANK - ACH	112123	Purchases from 10/24-11/06	4 basketball hoop nets	001-546115-57201	\$66.79
ACH Total							<u>\$544.35</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/1/23 to 12/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD535							
12/27/23	Vendor	BOCC - ACH	20000-120423	SERV PRD 10/30-12/01/23	Utility Services	001-543063-53601	\$180.67
ACH Total							<u>\$180.67</u>
ACH #DD536							
12/27/23	Vendor	BOCC - ACH	120423-8063	SERV PRD 11/01-12/04/23	Utility Services	001-543063-53601	\$97.62
ACH Total							<u>\$97.62</u>
Account Total							<u>\$79,805.83</u>