

**HARBOUR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Tuesday, June 27, 2023**

**Remote Participation:**

Call in (audio only) 1 (646) 838-1601  
Conference ID 562622539#



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  
 Bob Nesbitt, Assistant Secretary  
 Vacant, Seat #5

## Staff:

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

## Meeting Agenda Tuesday, July 25, 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. **Administrative Matters**
  - A. Appointment of Supervisor to Fill the Unexpired Term for Seat 5..... Page 5
  - B. Oath of Office for Newly Appointed Supervisor ..... Page 8
5. **Staff Reports and Updates**
  - A. Field Manager
    - i. Monthly Report (*separate cover*)
    - ii. Termination of Field Services with Inframark and Award to Harbour Isles Community Property Manager
  - B. SÖLitude Lake Management
    - i. Monthly Report..... Page 14
    - ii. Proposal for Quarterly Fountain Maintenance..... Page 29
  - C. Trimac Outdoor
  - D. District Counsel
  - E. District Engineer
  - F. Onsite Property Manager
    - i. Monthly Report..... Page 38
    - ii. Proposal #1130312 from Home Service Heroes for Gooseneck Light Repair ..... Page 44
    - iii. Proposal #1073 from Construction Management Services for Carpentry Work ..... Page 47
    - iv. Proposal #1074 from Construction Management Services to Install Flag Pole..... Page 49
  - G. Homeowner’s Association: Flock Safety ..... Page 51
  - H. District Manager
    - i. Proposed Fiscal Year 2024 Budget..... Page 56
6. **Consent Agenda**
  - A. Minutes from the June 27, 2023, Meeting..... Page 78
  - B. Financial Statements (*June 2023*) ..... Page 83
7. **Discussion Items**
8. **Supervisor Requests**
9. **Audience Comments – Three- (3) Minute Time Limit**
10. **Adjournment**

*The next meeting is scheduled for Tuesday, August 22, 2023*

## District Office:

### Inframark

2654 Cypress Ridge Blvd., Suite 101  
 Wesley Chapel, Florida 33544  
[www.HarbourIslesCDD.org](http://www.HarbourIslesCDD.org)

## Meeting Location:

### Harbour Isles Clubhouse

121 Spindle Shell Way  
 Apollo Beach, Florida 33572  
 Call In: 1-646-838-1601, 562622539#

# **Section 4**

## **Administrative Matters**



# **Subsection 4A**

## **Appointment of Supervisor for Seat 5**

**From:** gregg letizia <[gmetizia@hotmail.com](mailto:gmetizia@hotmail.com)>  
**Sent:** Tuesday, June 27, 2023 4:53 PM  
**To:** Montagna, Angel <[Angel.Montagna@inframark.com](mailto:Angel.Montagna@inframark.com)>  
**Subject:** Fw: CDD Board Of Supervisors

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Hi Angel,

I am interested in the open Board seat. I was previously a CDD board member for 9 years and chairman for 5 of those 9 yrs. I have been retired since 2012 so my resume might not be of much value. I had a 26 year career in finance and risk management at various banks/brokerage firms and within the hedge fund industry.

I hope that is sufficient.

Thanks

-----Original Message-----

From: KC Smith <[kcsmith35@hotmail.com](mailto:kcsmith35@hotmail.com)>

Sent: Tuesday, June 27, 2023 9:53 PM

To: Montagna, Angel <[Angel.Montagna@inframark.com](mailto:Angel.Montagna@inframark.com)>

Subject: Letter of intent

Salutation,

My name is Kenneth Smith and I would love the opportunity to serve on the board. I am currently serving as second Vice President with the current HOA. Prior to serving here at Harbor Isles I served for several years at my HOA in Virginia. I have a Bachelor Science and a Master's degree from Keller Graduate School of Management. I had a stellar career with the federal government, working for Department of Defense, The State Department and the Department of Homeland Security. I am currently serving as the CEO of LYKIRK Technology Consulting Group. I also work with Sandia National Laboratories located in Livermore California. If afforded this wonderful opportunity I am confident that I will be a great team player. Humbly I ask you to consider my request to serve as a board member.

Respectfully Submitted,

Kenneth Smith

340 Hope Bay Loop

785.317.7580

Sent from my iPhone

# **Subsection 4B**

## **Oath of Office**

# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## OATH OF OFFICE

I, \_\_\_\_\_, a citizen of the State of Florida and of the United States of America, and being employed by or an officer of the Harbour Isles Community Development District and a recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the State of Florida, and as a recipient of public funds, I will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor.

\_\_\_\_\_  
Signature

## ACKNOWLEDGEMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, personally appeared and is known to me to be the person described herein and who took the aforementioned oath as a Board Member of the Board of Supervisors of the Harbour Isles Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

SEAL

\_\_\_\_\_  
Notary Public  
STATE OF FLORIDA

\_\_\_\_\_  
Printed name

My commission expires on: \_\_\_\_\_

# **Section 5**

## **Staff Reports and Updates**

# **Subsection 5A**

## **Field Manager**

# **Subsection 5A(i)**

## **Monthly Report**



# **JULY 2023 FIELD INSPECTION REPORT**

**HARBOUR ISLES CDD**

**Tuesday, 18 July 2023**

**Prepared For Prepared For Board Of Supervisors**

**39 Issues Identified**

Leo Lluberes

Inframark Management Services





### Item 1

Main entrance - Dead palm tree needs to be replaced please provide quote.



### Item 2

Main entrance bed - The irrigation box lid is broken and needs to be replaced.



### Item 3

At the main entrance, the flower bed must be cleaned of all debris. Also, it will need to be weeded.



### Item 4

This area in front of the clubhouse was identified at our last inspection that it needed help with treatment, and the matter has gotten worse. Please treat for fungi.

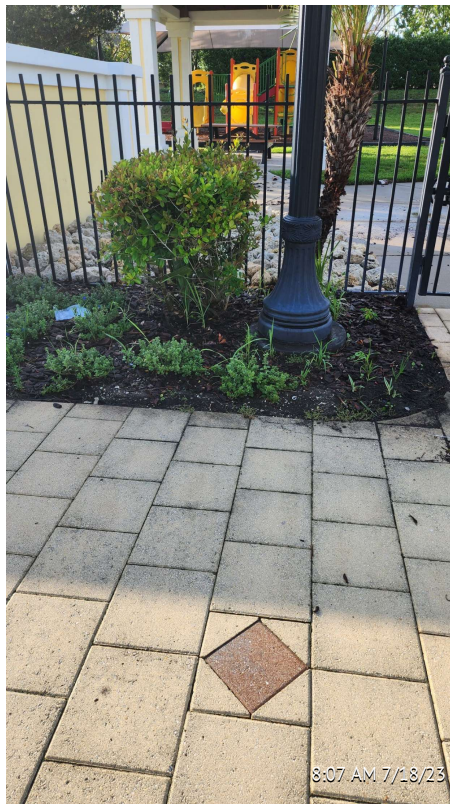




### Item 5

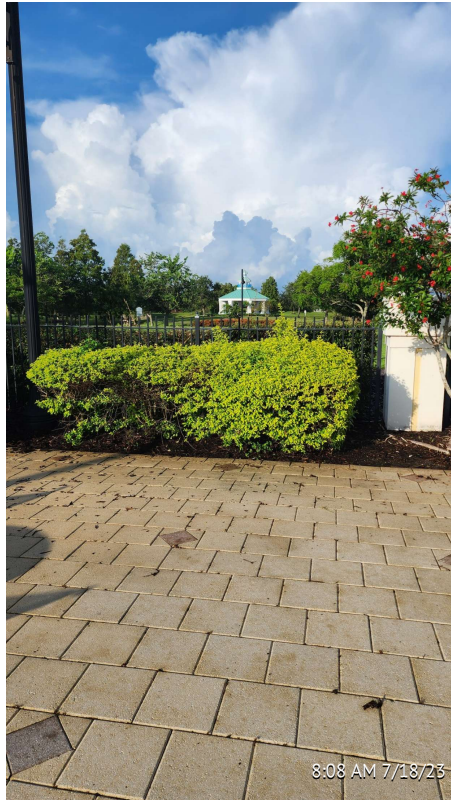
Assigned To Paul

The fan needs to be replaced due to having a broken blade.



### Item 6

Weed control is needed.



### Item 7

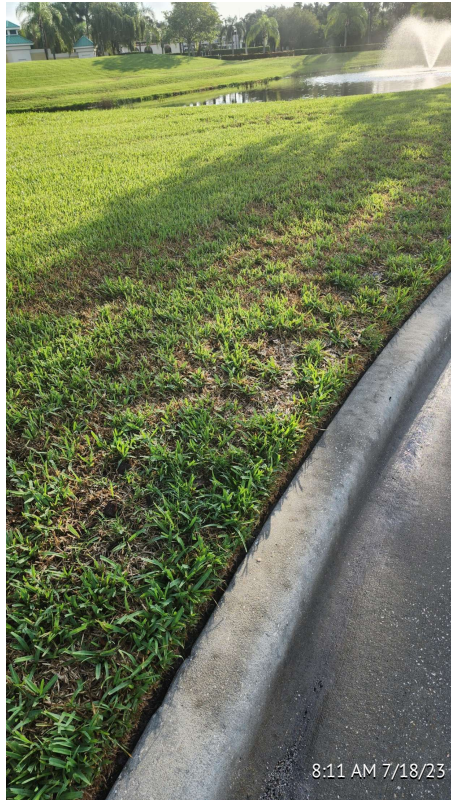
The hedges are poorly maintained please trim.



### Item 8

The berms are in bad condition and need attention. There are a lot of patches and signs of fungus.





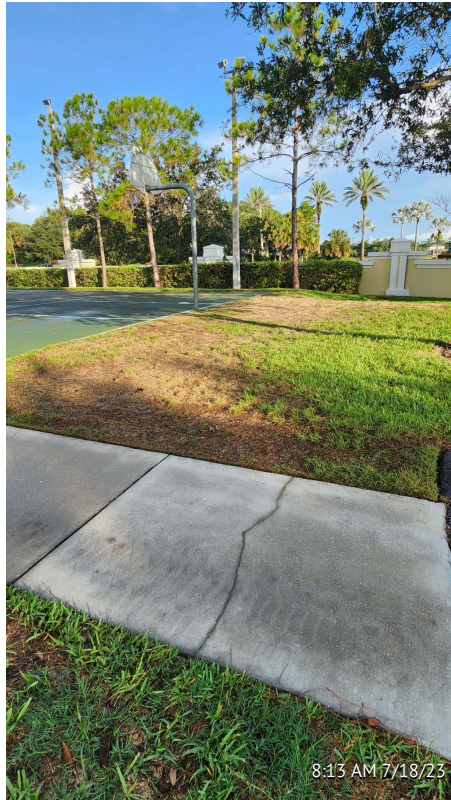
#### Item 9

The sod around the roundabout is in very poor condition. There is evidence of fungus in the area.



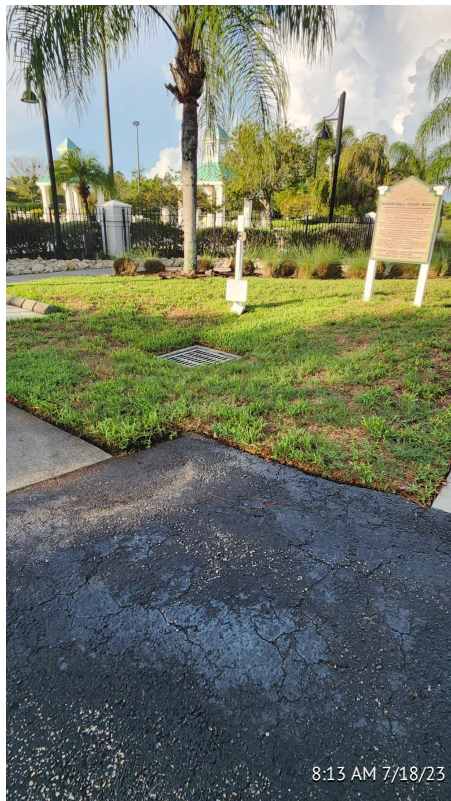
#### Issue 10

The berms are in bad condition and need attention. There are a lot of patches and signs of fungus.



### Item 11

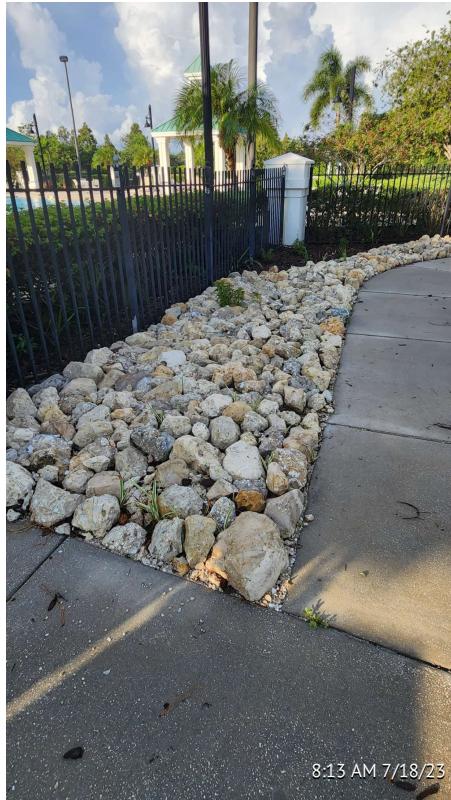
The Sod at the basketball court is entirely dead. The sod should be replaced and should be under warranty. This has been mentioned multiple times.



### Item 12

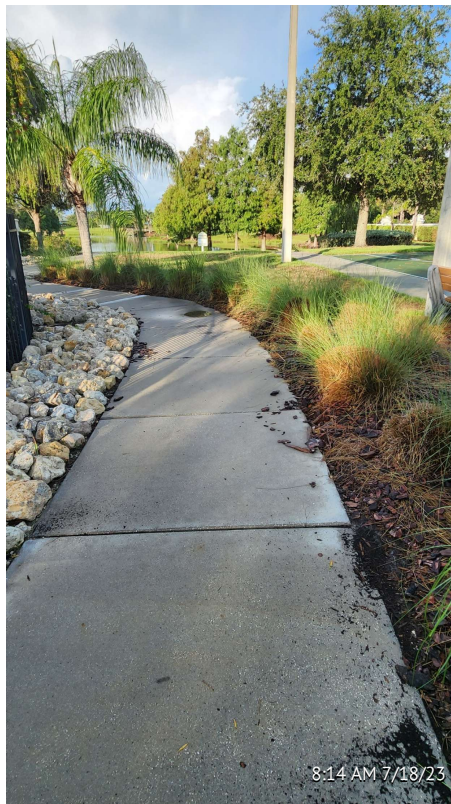
The sod by the side of the pool and basketball court is in very poor condition. There is evidence of fungus in the area.





### Item 13

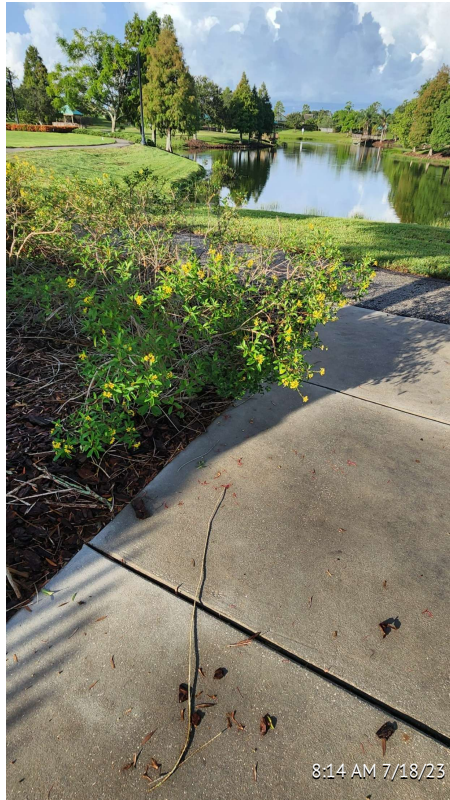
Weed control is needed in the Rock beds.



### Item 14

Grass needs to be trimmed back away from the sidewalk.





### Item 18

Please trim the goldshower back away from the walking path.



### Item 19

This button tree is dead. Please confirm this is on the warranty. If not, please provide a proposal to replace the tree.



#### Item 20

The palm needs to be pruned By the fishing pier.



#### Item 21

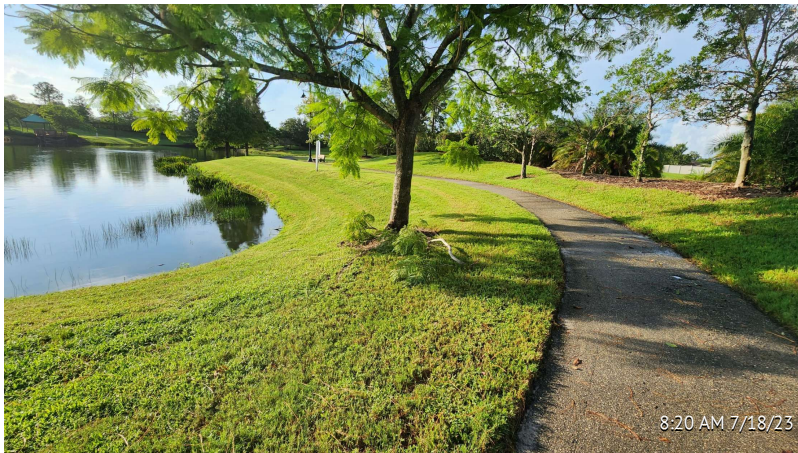
The sod around the fishing pier is in very poor condition. There is evidence of fungus in the area.





### Item 22

Please treat the bed for weeds as needed.



### Item 23

Please remove debris and tree limbs from around the tree bed.



### Item 24

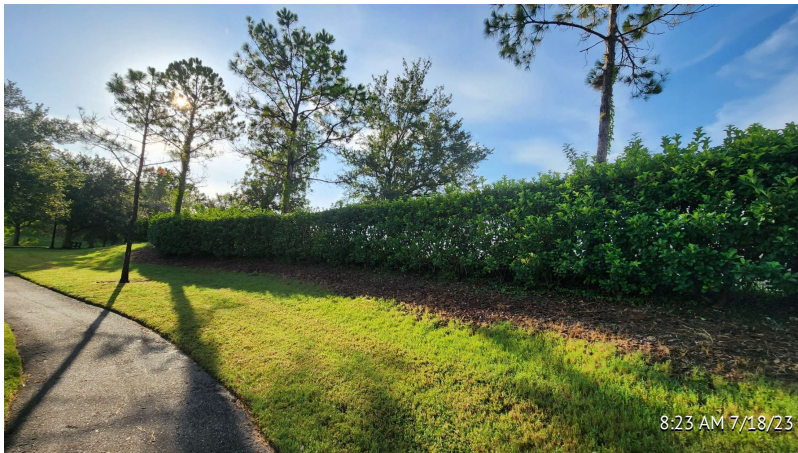
The hedges need to be properly trimmed and maintained.





### Item 25

The hedges need to be properly trimmed and maintained.



### Item 26

The hedges need to be properly trimmed and maintained.



### Item 27

The hedges need to be properly trimmed and maintained.



### Item 28

The hedges need to be properly trimmed and maintained.



### Item 29

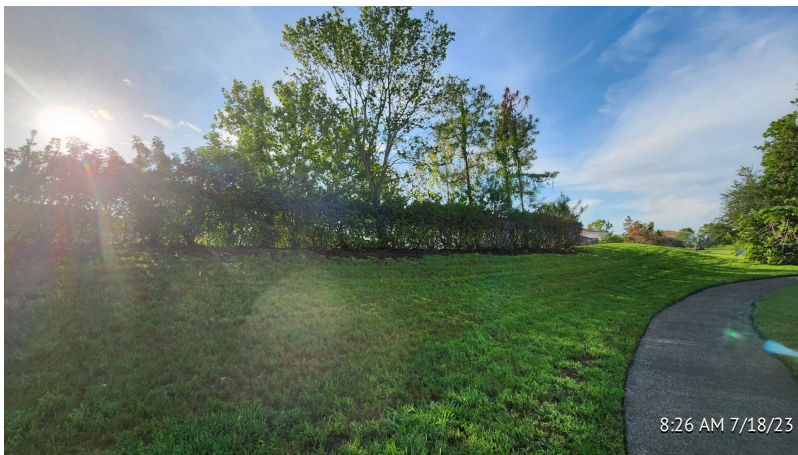
Please remove debris from tree limbs.





### Item 30

Edging needs to be addressed around the bed, and treating for weeds needs to occur during every visit.



### Item 31

The hedges need to be properly trimmed and maintained.



### Item 32

Assigned To Paul

This bench needs to be roped off. All four slats are broken on this bench and need immediate attention.





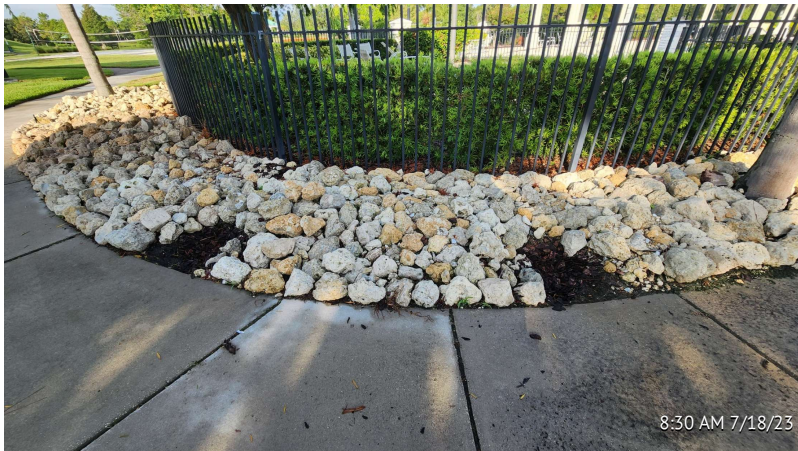
### Item 33

Irrigation covers throughout the Community are all uncovered, and the lid needs to be reinstalled.



### Item 34

The dead weeds on the volleyball court need to be pulled out.



### Item 35

Debris needs to be removed away from the drain. This has been brought up multiple times.





### Issue 36

Irrigation covers throughout the Community are all uncovered, the lid needs reinstalling, and some are broken.



### Item 37

The sod on the left side of the clubhouse is in very poor condition. There is evidence of fungus in the area.





### Item 38

On slipper key on both sides of the road, the sod is completely dead. We need an update on the warranty replacement.



### Item 39

On slipper key on both sides of the road, the sod is completely dead. We need an update on the warranty replacement.



#### Item 40

The slipper key and 12th St entrance Sod are dead and need to be replaced. Any updates on this was previously reported?



#### Item 41

Royal Bonnet & Sandy Shell Hedges need to be trimmed and maintained.



#### Item 42

Royal Bonnet & Sandy shell. We are looking for any updates on this warranty to replace the sod in this area.

# **Subsection 5B**

## **SŌLitude Lake Management**

# **Subsection 5B(i)**

## **Monthly Report**





## Harbour Isles CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2023-07-17

**Prepared for:**

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

**Prepared by:**

Mitchell Hartwig, Project Manager, Aquatic Biologist

Sun City Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 1

### Comments:

Normal growth observed  
Open water looks good, minor growth of algae and some shoreline weeds. Fountain operational.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



July, 2023



July, 2023

## Site: 2

### Comments:

Normal growth observed  
Minor shoreline weed growth at site. Fountain operational and open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



July, 2023



July, 2023

## Site: 3

### Comments:

Normal growth observed  
Algae has been reduced around the site as well as floating weeds. Some Hydrilla seen within the site that was also treated. Lots of grass clippings seen within site.

### Action Required:

Routine maintenance next visit

### Target:

Hydrilla



July, 2023



July, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

4

## Comments:

Normal growth observed  
Minor algae in the site along with some patches of Hydrilla.

## Action Required:

Routine maintenance next visit

## Target:

Hydrilla



July, 2023



July, 2023

5

## Comments:

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

## Action Required:

Routine maintenance next visit

## Target:

Surface algae



July, 2023



July, 2023

6

## Comments:

Normal growth observed  
Some algae seen within the site and bottom algae that was treated during today's visit. Grass and Alligatorweed growth on the wildside of Thalia recently treated

## Action Required:

Routine maintenance next visit

## Target:

Surface algae



July, 2023



July, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 7

### Comments:

Normal growth observed  
Some spots of algae seen around the perimeter of the site and shoreline weeds. Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



July, 2023



July, 2023

## Site: 8

### Comments:

Normal growth observed  
Minor shoreline weed growth around site. Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



July, 2023



July, 2023

## Site: 9

### Comments:

Normal growth observed  
Grasses near the western end show positive treatment and die off. Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



July, 2023



July, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 10

### Comments:

Normal growth observed  
Waterway looks in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



July, 2023



July, 2023

## Site: 11

### Comments:

Treatment in progress  
Minor shoreline weeds around the site, some submersed vegetation present.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



July, 2023



July, 2023

## Site: 12

### Comments:

Site looks good  
Waterway looks good, some shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



July, 2023



July, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 13

### Comments:

Treatment in progress

Some minor growth of algae around the site. Open water looks good and some shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



July, 2023



July, 2023

## Site: 14

### Comments:

Treatment in progress

Open water looks good, some shoreline weeds present and within some parts of the rip rap.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



July, 2023



July, 2023

## Site: 15

### Comments:

Normal growth observed

Algae present in spots around the perimeter of the site and will be assessed on the next routine visit.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



July, 2023



July, 2023

# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 16

### Comments:

Normal growth observed

Minor growth of algae present in site 16. Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



July, 2023



July, 2023

## Site: 17

### Comments:

Normal growth observed

Open water looks good, some shoreline weeds and bottom algae present in the site.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



July, 2023



July, 2023

## Site: 18

### Comments:

Normal growth observed

Some algae in site 18 and minor growth of shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



July, 2023



July, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 19

### Comments:

Normal growth observed

Minor growth of shoreline weeds and some submersed vegetation seen in the site previously treated.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



July, 2023



July, 2023

## Site: 20

### Comments:

Normal growth observed

Made some good progress on the western end of the canal. Some Alligatorweed choking up some points of the site.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



July, 2023



July, 2023

## Site: 21

### Comments:

Normal growth observed

Positive treatment of algae in the site, open water looks good and Hydrilla has been reduced in the site.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



July, 2023



July, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

## Site: 22

### Comments:

Normal growth observed

Some submersed seen in the site, open water looks good and shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



July, 2023



July, 2023

## Site: 23

### Comments:

Site looks good

Ditch dried up and minor weed present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



July, 2023



July, 2023

## Site: MF

### Comments:

Normal growth observed

Treated within the area a little bit and will make more progress on MT visit. Water Primrose reaching out into the sites 7 and 8,

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



July, 2023



July, 2023



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

**Site:** MA

## Comments:

Normal growth observed

Are completely dried out, wildside weeds dying off from positive treatments.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



July, 2023



July, 2023

**Site:** MC

## Comments:

Treatment in progress

Some BP and Caesar weed growth in some of the MT area seen.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



July, 2023



July, 2023

## Management Summary

The waterway inspection for Harbour Isles CDD was completed on June 12th, 2023 for all sites.

Water levels are pretty low in some areas of the community with reduced amount of algae growth in the sites. Sites 9, 11, 19 and 20 have reduced amounts of Hydrilla in the site, there is still some there but you can observe positive treatment of the sites.

Wetland MA has zero water left in it and is completely dried out and the invasive growth in there shows positive treatments on it. This area will be address on its next routine visit for other invasive growth. Area MF has some more of the Alligatorweed growing into the sites as well as Water Primrose reaching out; these will also be addressed during the MT routine treatment visit.

Native vegetation is starting to bloom and come in more, we are beginning to get more rains that will help the native growth but will also produce more invasive growth. We will continue to maintain the sites as appropriate to do so.

Wildlife Observed: Gallinules, Great Blue Heron, Turtles

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!



# Harbour Isles CDD Waterway Inspection Report

2023-07-17

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

## Harbour Isles CDD Waterway Inspection Report

2023-07-17

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

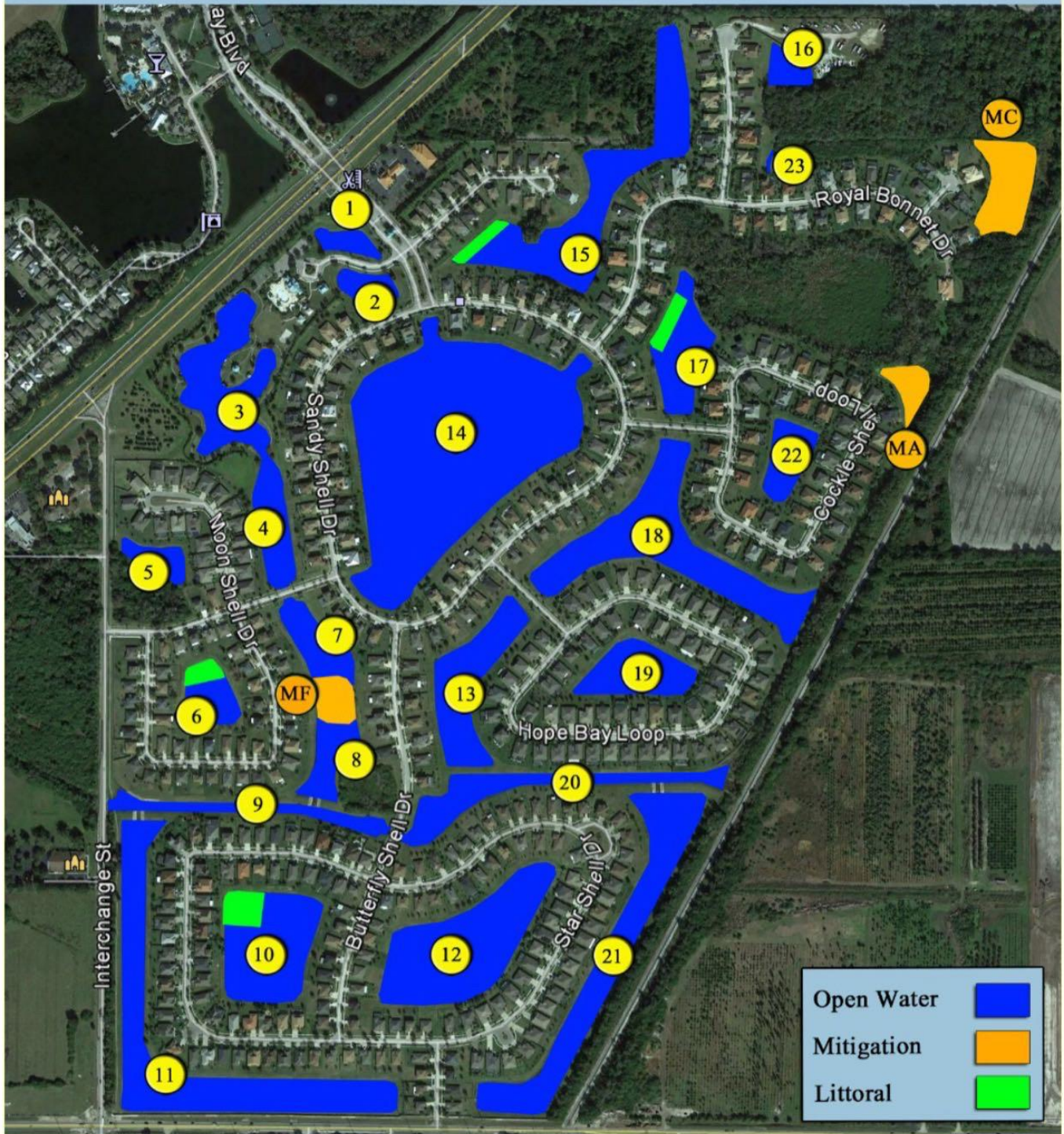
# Harbour Isles CDD Waterway Inspection Report

2023-07-17

**SOLITUDE**  
LAKE MANAGEMENT  
A Rentokil Company  
Restoring Balance. Enhancing Beauty.

## Harbour Isles CDD Apollo Beach, FL

Call 888.480.LAKE



# **Subsection 5B(ii)**

## **Fountain Maintenance**



### **SERVICES CONTRACT**

CUSTOMER NAME: Harbour Isles CDD

SUBMITTED TO: Angel Montagna

CONTRACT EFFECTIVE DATE: July 1, 2023, through June 30, 2024

SUBMITTED BY: Jason Jaszak

SERVICES: Fountain Maintenance

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$1,160.00**. SOLitude shall invoice Customer **\$290.00 per quarter (July, October, January and April)** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each quarter, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



## Services Contract

Page 2 of 7

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

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10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of

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the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Harbour Isles CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

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**SCHEDULE A - SERVICES**  
***Fountain Maintenance ponds 1 and 2***

Fountain Maintenance Service:

1. Company will service each of the fountains **Four (4) times per year** on a once per quarter basis as follows:
  - Perform Amp test on the motor to verify appropriate amp load.
  - Check incoming and outgoing Voltage.
  - Test Motor GFCI Protection Breaker.
  - Test Contactor (starter).
  - Test motor overload protection to make sure it is set and functioning properly.
  - Check fuses.
  - Make sure all wires, breakers, and other electronic parts are securely attached
  - Check timer and set as needed.
  - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
  - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
  - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
  - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
  - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
  - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
  - Clean all lighting lens covers.
  - Check each light and replace lamps that have burnt out.
  - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.

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6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.

Service Reporting:

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

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

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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 prescriptive site-specific water quality management 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 furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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# **Subsection 5F**

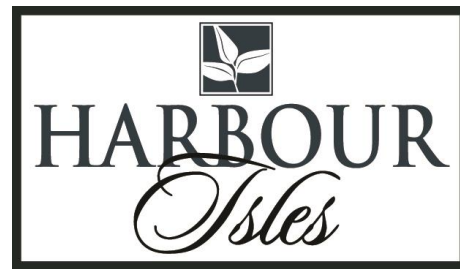
## **Property Manager**

# **Subsection 5F(i)**

## **Monthly Report**



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



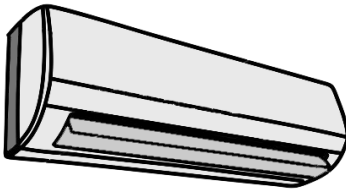
**June 27<sup>th</sup> to July 25<sup>th</sup>, 2023 Clubhouse Operations/Maintenance Updates:**  
**VENDORS:**

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



- Treating Alligator weeds, Hydrilla, duckweeds and Azolla in all ponds.
- Doing bi-weekly treatments in all ponds.

- **ABM AIR CONDITIONING:**



- **TRIMAC OUTDOORS**



- Mowed areas on Common Property weekly.
- **PENDING:** Cutbacks on the edge of mowing: Train track and Slipper Key Rd.
- **PENDING:** Working on Irrigation issues around the Clubhouse and other common areas.

- **CONSTRUCTION MANAGEMENT SERVICES:**



- **PENDING:** Proposals for flagpole and new notice boards.

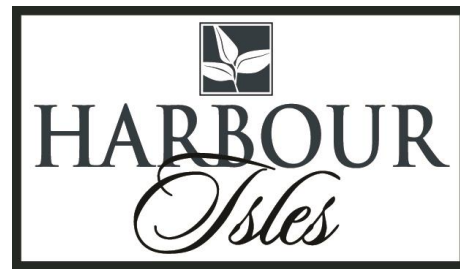
**PROPERTY MANAGER**

**121 Spindle Shell Way**

**Apollo Beach, Florida 33572**

**Office Phone: (813) 507-4510**

**[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)**



• **OASIS PALMS AND LANDSCAPING: PENDING:** Two 14" Fox Tail palm trees, will be install in the parking lot, in two weeks time.

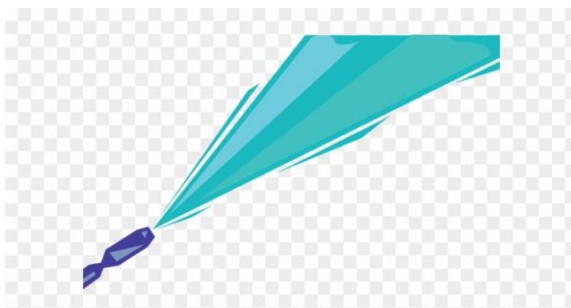
- **FITNESS REV: PENDING:** Third quarter Routine PM checks for 2023.



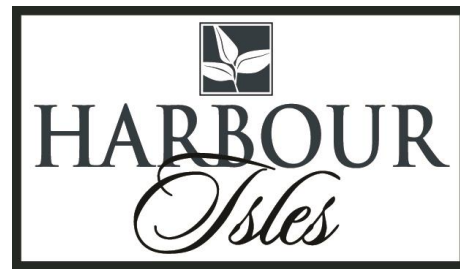
- **ELECTRIC TODAY:**
- **Completed:** replacement of eight gooseneck lights around Clubhouse deck.
- **PENDING:** Proposal to install Goof Ring around gooseneck lights.



- **HAWKINS ELECTRIC: PENDING:** Replace double breaker, inside pool pump enclosure.
- **HURRICANE PRESSURE WASH:**
- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



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**Apollo Beach, Florida 33572**  
**Office Phone: (813) 507-4510**  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



- **KAY LIAN CLEANING SERVICES:** Cleans the Gym, restrooms and around the pool deck, twice every week.
- Cleaned and seal tiles in both Clubhouse and Gym restrooms.



#### 11. NVIROTECT:



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

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



#### 13. SECURITEAM:



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

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[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)

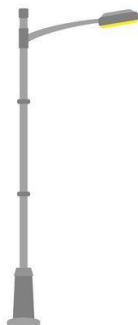


#### 14. HILLSBOROUGH COUNTY:



- **PENDING: Revised**-Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 12/14/22.
- **PENDING:** schedule to get all streets striping. Renewed request, December, 2022. Case# 420677. Project manager schedule for **May or June, 2023**. RENEWED CALL TO COUNTY. They are still in the process of scheduling, to get the streets re-striped.
- **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 three Street lights on in the Community.



#### 16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Took more old broken pool furniture to the County dump.
- Pressure washing pool deck.



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



**17. Green Works Inc:**



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

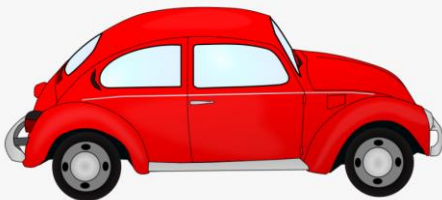
**18. Site Masters:**

**19. FINN OUTDOOR:**

**20. Florida Wild Life:**



**21. FDOT:**



**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. No rental this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**

## **Subsection 5F(ii)**

**Proposal #1130312 from  
Home Service Heroes**



## Quote #1130312 for Job #4631246

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

## Gooseneck light gap repair

8 gooseneck lights that I installed around clubhouse have gaps around fixtures. I advised Harbour isles CDD, that this would be an issue from the beginning of this project. I have previously charged to install proper stucco rings on electrical boxes, so that fixtures could be installed properly with the understanding that a stucco repair would be required and was not the responsibility of Home service Heroes.

This estimate is a customer request for us to use material That is not UL listed and is not a recommended repair. We will need to drill our own holes to properly line up with light fixtures and then use caulking to fill the rest of the gap. Not only will this repair not be code compliant, it also voids warranty on all light fixtures and workmanship.

### QUOTE SUMMARY

Qty	Item	Safeguard Savings Plan Monthly		Non-Member	
		Per Unit	Total	Per Unit	Total
1	DF-E - Standard Dispatch Fee	\$39	\$39	\$79	\$79
	<i>Standard Dispatch Fee</i>				
8	E-1O - Rewire Device	\$107.03	\$856	\$124.18	\$993.44
	<i>Warranty:</i> <i>Electric Today's Quality 5 Year Warranty</i>  <i>Remove light, install rings, reinstall light</i>				
1	DL-2 E - Difficulty Level 2 Electrical	\$100	\$100	\$103	\$103
	<i>Additional labor or materials needed.</i>  <i>8 blank plates</i>				
				Subtotal	\$1,175.44
				Tax	\$0
				Total	\$1,175.44
				<b>You could have saved:</b>	<b>\$180.20</b>

### NOTES

Date	Note
07/11/2023 11:25 AM	8 gooseneck lights that I installed around clubhouse have gaps around fixtures. I advised Harbour isles CDD, that this would be an issue from the beginning of this project. I have previously charged to install proper stucco rings on electrical boxes, so that fixtures could be installed properly with the understanding that a stucco repair would be required and was not the responsibility of Home service Heroes.  Estimate left for improper repair as requested from Paul at Harbour isles and Management.

Call **(813) 653-4221** or email  
[service@homeserviceheroes.com](mailto:service@homeserviceheroes.com)

Home Service Heroes  
235 W Brandon Blvd #639  
Brandon, FL 33511

License #: EC13007848, CAC043881, CFC1430628

Thank You for choosing Electric Today's Home Service Heroes!  
Electrical - Air Conditioning - Plumbing



# **Subsection 5F(iii)**

## **Construction Management Services #1073**

## Construction Management Services llc.

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

## Estimate

### ADDRESS

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

ESTIMATE 1073  
 DATE 07/13/2023  
 EXPIRATION DATE 07/27/2023

DATE	ACTIVITY	AMOUNT
07/13/2023	carpentry - labor and materials install 8 trim rings around new gooseneck lights at club house and repair any stucco, and paint if needed.	600.00
TOTAL		<b>\$600.00</b>

Accepted By

Accepted Date

# **Subsection 5F(iv)**

## **Construction Management Services #1074**



**Construction Management Services Ilc.**

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

**Estimate**

## ADDRESS

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

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

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

Accepted By

Accepted Date

# **Subsection 5G**

## **HOA: Flock Safety**

# flock safety™

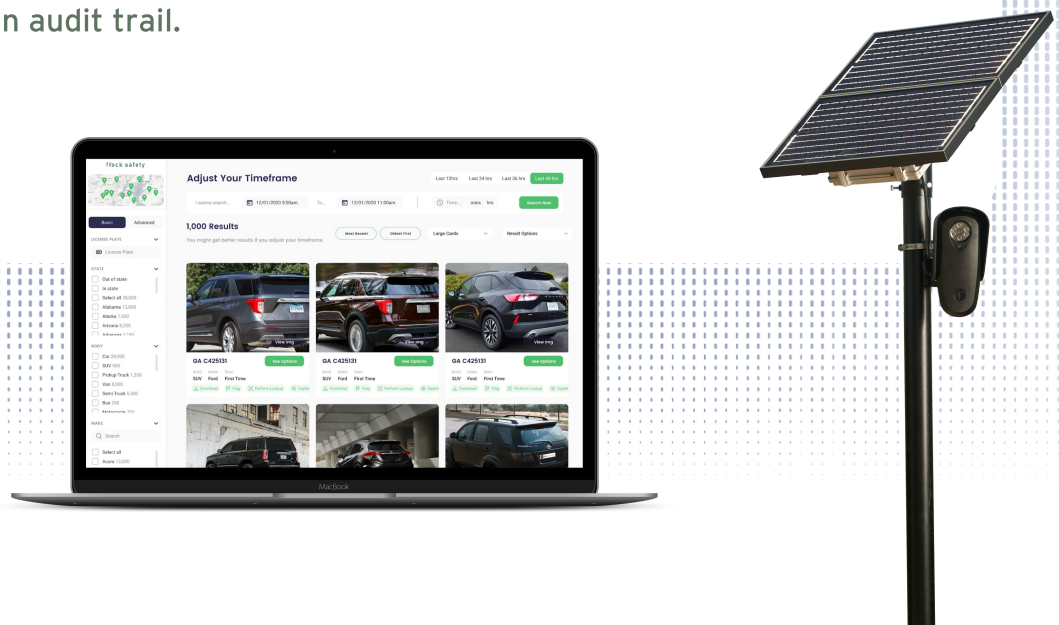
Let's defeat crime together.™

## Our commitment to protecting your privacy while eliminating crime

Flock Safety helps 1200+ cities prevent and eliminate crime with technology that captures objective evidence and delivers it into the hands that serve and protect. In our pursuit of a safer, more equitable society, we place our commitment to protecting human privacy and mitigating bias at the core of every policy and product we develop.

## Our focus on privacy & security

- Store all encrypted data (footage + metadata) on the AWS GovCloud for maximum security compliance.
- Build devices that capture objective evidence, like license plates and never facial recognition.
- Permanently and automatically delete footage after a recommended 30-day period.
- Give 100% ownership of footage to customers and never share or sell data with third parties.
- Capture documented reason or case number to search footage to create an audit trail.



# flock safety

## About Flock Safety ALPR Privacy and Ethics Factsheet

### How does Flock Safety keep devices and data secure?

Flock Safety holds itself to the highest level of security. We have implemented the following security policies and features:

- Flock Safety data and footage is encrypted throughout its entire lifecycle. All data is securely stored with AES256 encryption with our cloud provider, Amazon Web Services.
- On-device, data is only stored temporarily for a short time until it is uploaded to the cloud, at which point it is removed automatically from the local device. This means the data is secure from when it is on the Flock Safety device to when it is transferred to the cloud, using a secure connection to Flock Safety servers. While stored in the cloud, all data (both footage and metadata) is fully encrypted at rest.
- Flock Safety defaults to permanently deleting all data after 30 days on a rolling basis, setting a new standard in the industry.

### Who has access to data collected by Flock Safety devices?

- Flock Safety's customers own 100% of their data and determine who has access. Flock Safety will never share or sell the data, per our privacy policy.
- With explicit written permission from the customer, Flock Safety does have the ability to grant law enforcement access to specific footage for a short period (24 hours, 48 hours, or however long the customer desires) in the event of an investigation following a crime. Access can only be granted through the approval of the customer.
- Flock Safety has maintenance software in place to measure device performance and image capture quality. This is used to diagnose issues preemptively and schedule service calls in the event of a device malfunction or emergency.

### How long does Flock Safety keep data?

- Flock Safety stores footage for only 30 days on a rolling basis by default, after which the footage is automatically hard deleted. The only exception to this is if a democratically-elected governing body or official legislates a different data retention period.



# flock safety

## About Flock Safety ALPR Privacy and Ethics Factsheet

### What is the Safe List and how does a community use it?

- The Safe List allows neighborhood or HOA residents to register their license plate number, so in the event of a crime, customers are able to quickly separate out who lives in the neighborhood and who doesn't. If a neighbor's license plate is on the Safe List, any footage of their vehicle will be marked as "resident."
- The resident can also opt to have their vehicle removed from all footage in the interest of privacy.

### What features do Flock Safety devices have that enable audits and oversight?

- While searching for footage or other evidence on the Flock Safety platform, law enforcement agencies must enter reason codes to verify the legitimacy of the search and create an audit trail.
- Authorized users go through training to properly use our system and communicate with their dispatch teams.
- Flock Safety customers commit not to use the data collected to work with thirdparty repossession companies, traffic enforcement, revenue collection, unpaid fines, or towing companies. We do not use facial recognition or capture any personally identifiable information such as name, phone number, or address, and we do not work with federal government agencies for immigration enforcement purposes.
- Flock Safety's ALPR Transparency Portal, an optional free feature for all law enforcement customers, is the first public-facing dashboard for law enforcement agencies, city leaders, and local government officials to share policies, usage, and public safety outcomes related to ALPR technology. The ALPR Transparency Portal helps promote transparency and accountability in the use of policing technology in order to build community trust while creating a safer, more equitable society.



# **Section 5H**

## **District Manager**

# **Subsection 5H(i)**

## **Fiscal Year 2024 Budget**

**HARBOUR ISLES**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2024**

**Modified Tentative Budget**  
(Printed 7/11/23, Version 4)

Prepared by:





# HARBOUR ISLES

Community Development District

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**Harbour Isles**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2024

**HARBOUR ISLES**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2024 Modified Tentative Budget**

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE-2023	PROJECTED JUL- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 1,070	\$ 2,783	\$ 1,133	\$ 17,047	\$ 5,682	\$ 22,729	\$ 5,000
Interest - Tax Collector	309	-	-	550	-	550	-
Rental Income	25,934	23,344	16,000	30,194	10,065	40,259	16,000
Special Assmnts- Tax Collector	702,271	786,839	944,189	944,188	-	944,188	1,027,523
Special Assmnts- Delinquent	2,479	-	-	-	-	-	-
Special Assmnts- Discounts	(26,884)	(29,853)	(37,768)	(36,046)	-	(36,046)	(41,101)
Other Miscellaneous Revenues	3,352	8	500	63	437	500	500
Facility Revenue	406	139	200	72	128	200	200
<b>TOTAL REVENUES</b>	<b>708,937</b>	<b>783,260</b>	<b>924,254</b>	<b>956,068</b>	<b>16,312</b>	<b>972,380</b>	<b>1,008,122</b>
<b>EXPENDITURES</b>							
<b>Administrative</b>							
P/R-Board of Supervisors	10,000	11,400	12,000	8,800	3,000	11,800	12,000
FICA Taxes	627	872	918	673	230	903	918
ProfServ-Arbitrage Rebate	500	600	600	-	600	600	600
ProfServ-Engineering	19,790	23,089	20,000	19,556	444	20,000	20,000
ProfServ-Legal Services	17,722	20,613	20,000	13,031	6,969	20,000	20,000
ProfServ-Mgmt Consulting	43,764	46,299	50,003	37,502	12,501	50,003	51,503
ProfServ-Special Assessment	5,000	5,000	5,000	5,000	-	5,000	5,000
ProfServ-Trustee Fees	3,233	2,290	3,233	3,367	-	3,367	3,500
Auditing Services	3,526	4,100	4,200	3,700	-	3,700	3,700
Website Hosting/Email services	2,502	2,455	4,000	1,552	927	2,479	4,000
Postage and Freight	-	502	500	247	253	500	500
Insurance - General Liability	-	3,034	3,337	3,337	-	3,337	7,000
Public Officials Insurance	2,960	-	3,256	3,291	-	3,291	3,620
Legal Advertising	2,976	3,776	1,000	487	513	1,000	1,000
Misc-Assessment Collection Cost	2,589	9,206	18,884	18,163	-	18,163	20,550
Bank Fees	932	505	500	740	100	840	1,000
Misc-Web Hosting	-	-	1,000	375	225	600	900
Miscellaneous Expenses	4,102	474	500	657	200	857	1,600
Annual District Filing Fee	-	175	175	175	-	175	175
<b>Total Administrative</b>	<b>125,148</b>	<b>134,390</b>	<b>149,106</b>	<b>120,653</b>	<b>25,961</b>	<b>146,614</b>	<b>157,567</b>
<b>Electric Utility Services</b>							
Electricity - Streetlights	108,648	124,067	120,000	98,317	32,772	131,089	132,000
Utility Services	11,852	20,710	22,000	18,327	6,109	24,436	25,000
<b>Total Electric Utility Services</b>	<b>120,500</b>	<b>144,777</b>	<b>142,000</b>	<b>116,644</b>	<b>38,881</b>	<b>155,525</b>	<b>157,000</b>
<b>Garbage/Solid Waste Services</b>							
Garbage - Recreation Facility	1,892	2,228	2,500	3,016	1,106	4,122	4,000
<b>Total Garbage/Solid Waste Services</b>	<b>1,892</b>	<b>2,228</b>	<b>2,500</b>	<b>3,016</b>	<b>1,106</b>	<b>4,122</b>	<b>4,000</b>
<b>Water-Sewer Comb Services</b>							
Utility Services	3,339	3,026	6,000	2,463	821	3,284	6,000
<b>Total Water-Sewer Comb Services</b>	<b>3,339</b>	<b>3,026</b>	<b>6,000</b>	<b>2,463</b>	<b>821</b>	<b>3,284</b>	<b>6,000</b>

**HARBOUR ISLES**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2024 Modified Tentative Budget**

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE-2023	PROJECTED JUL- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b><i>Stormwater Control</i></b>							
Midge Fly Treatment	-	-	8,000	-	8,000	8,000	8,000
R&M-Stormwater System	40	40	500	-	500	500	500
R&M-Wetland Monitoring	7,224	8,700	8,700	6,525	2,175	8,700	8,700
R&M Lake & Pond Bank	9,611	18,752	50,000	100,400	2,000	102,400	75,000
Fountain Maintenance	3,841	2,381	2,328	1,810	749	2,559	2,700
Aquatic Maintenance	27,058	25,704	25,704	19,278	6,426	25,704	25,704
Aquatic Plant Replacement	730	2,870	2,500	-	2,500	2,500	2,500
<b>Total Stormwater Control</b>	<b>48,504</b>	<b>58,447</b>	<b>97,732</b>	<b>128,013</b>	<b>22,350</b>	<b>150,363</b>	<b>123,104</b>
<b><i>Other Physical Environment</i></b>							
Insurance - Property	27,705	23,275	25,603	25,693	-	25,693	28,262
Insurance - General Liability	3,498	3,586	3,945	3,876	-	3,876	4,000
Insurance - Flood	-	3,331	-	-	-	-	-
R&M-Other Landscape	10,290	2,244	-	-	-	-	-
R&M-Irrigation	14,104	25,832	20,000	5,325	14,675	20,000	40,000
Landscape Maintenance	96,485	90,749	150,000	91,428	30,980	122,408	150,000
Landscape Replacement	6,643	26,914	20,000	21,666	500	22,166	26,000
Landscape Replacement-Annals	-	-	6,000	-	6,000	6,000	-
Annual Mulching	-	17,457	20,000	15,500	-	15,500	20,000
Entry & Walls Maintenance	4,398	-	4,000	-	4,000	4,000	4,000
Misc-Hurricane Expense	-	-	-	14,516	-	14,516	-
Holiday Lighting & Decorations	-	-	2,000	-	2,000	2,000	2,000
<b>Total Other Physical Environment</b>	<b>163,123</b>	<b>193,388</b>	<b>251,548</b>	<b>178,004</b>	<b>58,155</b>	<b>236,159</b>	<b>274,262</b>
<b><i>Security Operations</i></b>							
Contracts-Security Services	10,212	10,743	30,636	12,082	19,864	31,946	30,636
R&M-Security Cameras	1,417	-	1,000	437	563	1,000	1,500
Guard & Gate Facility Maintenance	9,146	1,630	3,000	3,943	500	4,443	3,000
Miscellaneous Expenses	12,362	1,262	-	-	-	-	-
<b>Total Security Operations</b>	<b>33,137</b>	<b>13,635</b>	<b>34,636</b>	<b>16,462</b>	<b>20,927</b>	<b>37,389</b>	<b>35,136</b>
<b><i>Contingency</i></b>							
Miscellaneous Expenses	126	2,620	15,500	7,351	8,149	15,500	17,372
<b>Total Contingency</b>	<b>126</b>	<b>2,620</b>	<b>15,500</b>	<b>7,351</b>	<b>8,149</b>	<b>15,500</b>	<b>17,372</b>
<b><i>Parks and Recreation</i></b>							
ProfServ-Pool Maintenance	12,775	10,800	10,800	9,780	3,540	13,320	14,000
Field Services	-	3,900	7,800	5,850	1,950	7,800	7,800
Clubhouse - Facility Janitorial Service	5,725	5,400	5,400	5,990	2,385	8,375	9,000
Lighting Replacement	4,777	6,743	6,000	-	6,000	6,000	6,000
Contracts-Mgmt Services	94,335	98,812	121,624	82,467	27,489	109,956	125,272
Contracts-Pest Control	1,896	1,896	2,000	1,446	474	1,920	2,000
Telephone/Fax/Internet Services	4,679	6,062	5,109	4,633	843	5,476	5,109
R&M-Pools	-	475	1,500	-	1,500	1,500	1,500
R&M-Fitness Equipment	1,748	1,976	2,500	4,174	210	4,384	2,500
R&M-Dock	1,400	1,301	500	-	500	500	-
Maintenance & Repairs	35,335	35,991	50,000	52,646	1,500	54,146	50,000
Athletic/Park Court/Field Repairs	-	-	500	-	500	500	-
Furniture Repair/Replacement	-	-	5,000	12,848	1,000	13,848	5,000



**HARBOUR ISLES**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
 Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE-2023	PROJECTED JUL- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Trail/Bike Path Maintenance	-	-	500	4,680	200	4,880	-
Playground Equipment and Maintenance	-	850	1,000	-	1,000	1,000	-
Access Control	-	864	500	312	188	500	1,000
Miscellaneous Expenses	6,189	2,670	-	-	-	-	-
Office Supplies	5,230	4,637	2,500	970	1,530	2,500	2,500
Dog Waste Station Supplies	1,193	1,366	2,000	1,421	579	2,000	2,000
<b>Total Parks and Recreation</b>	<b>175,282</b>	<b>183,743</b>	<b>225,233</b>	<b>187,217</b>	<b>51,388</b>	<b>238,605</b>	<b>233,681</b>
<b>TOTAL EXPENDITURES</b>	<b>671,051</b>	<b>736,254</b>	<b>924,255</b>	<b>759,823</b>	<b>227,739</b>	<b>987,562</b>	<b>1,008,122</b>
Excess (deficiency) of revenues							
Over (under) expenditures	37,886	47,006	-	196,245	(211,427)	(15,182)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	-	-	-	(15,000)	-	(15,000)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(15,000)</b>	<b>-</b>	<b>(15,000)</b>	<b>-</b>
Net change in fund balance	37,886	47,006	-	181,245	(211,427)	(30,182)	-
<b>FUND BALANCE, BEGINNING</b>	<b>227,144</b>	<b>265,030</b>	<b>312,038</b>	<b>312,038</b>	<b>-</b>	<b>312,038</b>	<b>281,856</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 265,030</b>	<b>\$ 312,036</b>	<b>\$ 312,038</b>	<b>\$ 493,283</b>	<b>\$ (211,427)</b>	<b>\$ 281,856</b>	<b>\$ 281,856</b>

# HARBOUR ISLES

## Community Development District

### Exhibit "A" Allocation of Fund Balances

#### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 281,856
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>281,856</b>

#### ALLOCATION OF AVAILABLE FUNDS

##### *Nonspendable Fund Balance*

Deposits	18,687
Subtotal	18,687

##### *Assigned Fund Balance*

Operating Reserve - First Quarter Operating Capital	252,031 <sup>(1)</sup>
Subtotal	252,031

<b>Total Allocation of Available Funds</b>	<b>270,718</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 11,138</b>
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#### Notes

(1) Represents approximately 3 months of operating expenditures

**HARBOUR ISLES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their money market accounts.

**Rental Income**

The District may receive monies for event rentals such as weddings, birthday parties, etc.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The District may receive monies for the sale or provision of electronic access cards, entry decals, etc.

**Facilities Rentals**

The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants, etc.

**EXPENDITURES****Administrative.****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all meetings. FICA Taxes are calculated at 7.65% of gross payroll.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

**HARBOUR ISLES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Administrative (cont'd)****Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

**Professional Services-Special Assessment**

This is the Administrative fees to prepare the District's special assessment roll.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2015 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Website Hosting/Email Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Infrastructure Management Services.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

**Legal Advertising**

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Bank Fees**

In the rare event of bank service charges from operating or money market accounts, the cost will be assigned here.



**HARBOUR ISLES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Administrative (cont'd)****Miscellaneous-Web Hosting**

The District incurs the cost of owning the Harbour Isles CDD web domain.

**Miscellaneous Expenses**

Additional expenses incurred by the District.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

**Field****Electric Utility Services****Electricity – Streetlights**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

**Utility Services**

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Garbage/Solid Waste Services****Garbage – Recreation Facility**

The District will incur expenditures related to the removal of garbage and solid waste.

**Midge Fly Treatment**

The District may incur expenses for midge fly treatments throughout the year.

**R&M- Stormwater System**

The District may incur expenses for the repair and maintenance of the stormwater system.

**R&M-Wetland Monitoring**

The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities. The District may also be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities

**HARBOUR ISLES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Water-Sewer Comb Services****Utility Services**

The District will incur water/sewer utility expenditures related to District operations.

**Stormwater Control****R&M Lake & Pond Bank**

The District may incur expenditures to maintain lake banks for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Fountain Maintenance**

The District may incur expenses related to maintaining the aeration and fountains.

**Aquatic Maintenance**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Aquatic Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Other Physical Environment****Insurance – Property**

The District will incur fees to insure items owned by the district for its property needs.

**Insurance – General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

**R&M- Irrigation**

This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.

**R&M- Landscape Renovations**

The District may incur expenses for repair and maintenance for landscape renovation.

**Landscape Maintenance**

The District will incur expenditures to maintain the rights-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

**HARBOUR ISLES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Other Physical Environment – cont'd****Landscape Replacement**

The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.

**Landscape Replacement - Annuals**

The District will incur expenses for the installation of annuals.

**Annual Mulching**

The District will incur expenses for annual mulching.

**Entry & Walls Maintenance**

The District will incur expenditures to maintain the entry monuments and the fencing.

**Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

**Security Operations****Contracts – Security Services**

The District will incur expenditures for the quarterly video monitoring services.

**R&M- Security Cameras**

The District may incur expenses for the repair and maintenance of the security monitoring cameras.

**Guard & Gate Facility Maintenance**

The District may incur any ongoing gate repairs and maintenance.

**Contingency****Miscellaneous Expenses**

Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Parks and Recreation****ProfServ-Pool Maintenance**

Expenses related to the maintenance of swimming pools and other water features.

**Clubhouse- Facility Janitorial Service**

Expenses related to the cleaning of the facility including supplies.

**Lighting Replacement**

Expenses for the replacement of lighting throughout the park and recreational area.

**HARBOUR ISLES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2024**EXPENDITURES****Parks and Recreation – cont'd****Contracts – Mgmt Services**

The District may incur expenses for employees//staff members needed for the recreational facilities such as Clubhouse Staff.

**Contract – Pest Control**

Monthly service for the control of rodents and general pests.

**Telephone/Fax/Internet Services**

The District may incur telephone, fax and internet expenses related to the recreational facilities.

**R&M Pools**

Expenses related to the repair of swimming pools and other water features.

**R&M Fitness Equipment**

Quarterly preventative maintenance of fitness equipment.

**R&M Dock**

The District may incur expenses for the repair and maintenance of the dock, ie. Pressure washing and sealing.

**Maintenance & Repairs**

The District may incur expenses to maintain its recreation facilities.

**Athletic/Park Court/Field Repairs**

Expenses related to any facilities, such as tennis, basketball, etc.

**Furniture Repair/Replacement**

The District may incur expenses for the repair or replacement of furniture in the recreation facilities.

**Trail/Bike Path Maintenance**

Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Playground Equipment and Maintenance**

The District may incur expenses for the maintenance of the playground equipment.

**Access Control**

The District may incur expenses for access control.

**Office Supplies**

The District may have an office in its facilities which require various office related supplies.

**Dog Waste Station Supplies**

Expenses for the supplies for the dog waste station in the recreational section.



**HARBOUR ISLES**

Community Development District

Reserve Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	12,864	-	-	-	-	-	-
Special Assmnts- Discounts	(492)	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>12,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessment Collection Cost	146	-	-	-	-	-	-
<b>Total Administrative</b>	<b>146</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Contingency</i>							
Capital Outlay	150,900	30,500	-	-	-	-	-
Capital Reserve	12,830	-	-	-	-	-	-
<b>Total Contingency</b>	<b>163,730</b>	<b>30,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>163,876</b>	<b>30,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(151,476)	(30,500)	-	-	-	-	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	-	-	15,000	-	15,000	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>-</b>	<b>15,000</b>	<b>-</b>
Net change in fund balance	(151,476)	(30,500)	-	15,000	-	15,000	-
<b>FUND BALANCE, BEGINNING</b>	<b>438,239</b>	<b>286,762</b>	<b>-</b>	<b>256,262</b>	<b>-</b>	<b>256,262</b>	<b>271,262</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 286,763</b>	<b>\$ 256,262</b>	<b>\$ -</b>	<b>\$ 271,262</b>	<b>\$ -</b>	<b>\$ 271,262</b>	<b>\$ 271,262</b>

**Harbour Isles**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2024

**HARBOUR ISLES**

Community Development District

Debt Service Fund - Series 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE-2023	PROJECTED JUL- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 5	\$ -	\$ 3	\$ 1	\$ 4	\$ -
Special Assmnts- Tax Collector	-	312,608	312,608	312,608	-	312,608	312,608
Special Assmnts- Discounts	-	(11,860)	(12,504)	(11,934)	-	(11,934)	(12,504)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>300,753</b>	<b>300,104</b>	<b>300,677</b>	<b>1</b>	<b>300,678</b>	<b>300,104</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessment Collection Cost	-	3,658	6,252	6,013	-	6,013	6,252
<b>Total Administrative</b>	<b>-</b>	<b>3,658</b>	<b>6,252</b>	<b>6,013</b>	<b>-</b>	<b>6,013</b>	<b>6,252</b>
<i>Debt Service</i>							
Principal Debt Retirement	750	224,000	226,000	226,000	-	226,000	229,000
Interest Expense	-	53,095	68,308	68,308	-	68,308	65,847
Cost of Issuance	127,395	-	-	-	-	-	-
<b>Total Debt Service</b>	<b>128,145</b>	<b>277,095</b>	<b>294,308</b>	<b>294,308</b>	<b>-</b>	<b>294,308</b>	<b>294,847</b>
<b>TOTAL EXPENDITURES</b>	<b>128,145</b>	<b>280,753</b>	<b>300,560</b>	<b>300,321</b>	<b>-</b>	<b>300,321</b>	<b>301,099</b>
Excess (deficiency) of revenues Over (under) expenditures	(128,145)	20,000	(456)	357	1	357	(995)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	63,731	-	-	-	-	-	-
Proceeds of Refunding Bonds	131,512	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(456)	-	-	-	(995)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>195,243</b>	<b>-</b>	<b>(456)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(995)</b>
Net change in fund balance	67,098	20,000	(456)	357	1	357	(995)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>67,098</b>	<b>87,099</b>	<b>87,099</b>	<b>-</b>	<b>87,099</b>	<b>87,456</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 67,098</b>	<b>\$ 87,098</b>	<b>\$ 86,643</b>	<b>\$ 87,456</b>	<b>\$ 1</b>	<b>\$ 87,456</b>	<b>\$ 86,461</b>

**HARBOUR ISLES**

Community Development District

*Debt Service Fund - Series 2021*

**Debt Amortization Schedule**  
**Special Assessment Refunding Bonds, Series 2021**

<b>Period Ending</b>	<b>Bond Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2023	3,065,000			32,923	32,923	
5/1/2024	2,836,000	229,000	1.2709%	32,923	261,923	294,847
11/1/2024	2,836,000			31,468	31,468	
5/1/2025	2,604,000	232,000	1.4831%	31,468	263,468	294,937
11/1/2025	2,604,000			29,748	29,748	
5/1/2026	2,368,000	236,000	1.6838%	29,748	265,748	295,496
11/1/2026	2,368,000			27,761	27,761	
5/1/2027	2,128,000	240,000	1.8684%	27,761	267,761	295,522
11/1/2027	2,128,000			25,519	25,519	
5/1/2028	1,883,000	245,000	2.0307%	25,519	270,519	296,038
11/1/2028	1,883,000			23,031	23,031	
5/1/2029	1,633,000	250,000	2.1634%	23,031	273,031	296,063
11/1/2029	1,633,000			20,327	20,327	
5/1/2030	1,377,000	256,000	2.2766%	20,327	276,327	296,654
11/1/2030	1,377,000			17,413	17,413	
5/1/2031	1,115,000	262,000	2.3755%	17,413	279,413	296,826
11/1/2031	1,115,000			14,301	14,301	
5/1/2032	847,000	268,000	2.4614%	14,301	282,301	296,602
11/1/2032	847,000			11,003	11,003	
5/1/2033	572,000	275,000	2.5351%	11,003	286,003	297,006
11/1/2033	572,000			7,517	7,517	
5/1/2034	290,000	282,000	2.5995%	7,517	289,517	297,034
11/1/2034	290,000			3,852	3,852	
5/1/2035		290,000	2.6564%	3,852	293,852	297,704
<b>Total</b>		<b>3,065,000</b>		<b>489,728</b>	<b>3,554,728</b>	<b>3,554,728</b>

**HARBOUR ISLES**

Community Development District

*Debt Service Fund***Budget Narrative**

Fiscal Year 2024

**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Debt Service****Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District makes semi-annual interest payments on the outstanding debt.



**Harbour Isles**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2024

# HARBOUR ISLES

Community Development District

*All Funds*

## Comparison of Assessment Rates Fiscal Year 2024 vs. Fiscal Year 2023

Product & Phase	General Fund 001			Series 2021 Debt Service			Total Assessments per Unit			Total Units
	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	
Single Family 70'	\$1,862.37	\$1,711.32	8.8%	\$585.62	\$585.62	0.0%	\$2,447.98	\$2,296.94	6.6%	243
Single Family 80'	\$2,123.10	\$1,950.91	8.8%	\$648.81	\$648.81	0.0%	\$2,771.91	\$2,599.72	6.6%	152
Single Family 90'	\$2,402.45	\$2,207.61	8.8%	\$730.68	\$730.68	0.0%	\$3,133.13	\$2,938.29	6.6%	105
										<b>500</b>

# **Section 6**

## **Consent Agenda**

# **Subsection 6A**

## **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, June 27, 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
Bob Nesbitt	Assistant Secretary

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

Angel Montagna	District Manager
Vivek Babbar	District Counsel
Stephen Brletic	District Engineer
Paul Ramsewak	Onsite Manager
Jason Jaszak	SOLitude Lake Management
Jonathan Maceira	Trimac Outdoor
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.

Ms. Montagna presented a resignation letter from Ms. Marilyn Boyer for seat 5, which term expires November 2024. Mr. Ramsewak will send an e-blast announcing the vacant seat and inviting interested residents to submit a résumé to the District Manager and attend the July meeting. This item will be on the July agenda.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to accept Ms. Boyer's resignation, with the Board's deepest regret.
---

### SECOND ORDER OF BUSINESS

#### Pledge of Allegiance

The *Pledge of Allegiance* was recited.

### THIRD ORDER OF BUSINESS

#### Audience Comments on Agenda Items

There being none, the next order of business followed.



**FOURTH ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Field Manager**

Ms. Montagna reviewed the field report included in the agenda package.

Ms. Montagna will reach out to Ballenger for as-builts and to Sunrise/Mr. Corsetti for pricing on an irrigation evaluation.

**B. SÖLitude Lake Management**

**i. Monthly Report**

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

**ii. Fish Stocking**

This proposal was not approved.

**iii. Midge Sampling**

Discussion ensued regarding the proposal for midge sampling.

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given for SÖLitude Lake Management to provide midge sampling in ponds 14, 17, and 18, in the amount of \$1,900.00, with counsel to provide an addendum to the master services agreement.

**C. Trimac Outdoor ("Trimac")**

Discussion ensued regarding Trimac being about 75% complete with getting caught up. Some warranty items are still outstanding and should be complete by July 5.

**D. District Counsel**

Discussion ensued regarding ethics training for Supervisors.

**E. District Engineer**

Discussion ensued regarding Mr. Brletic reaching out to the vendor regarding the parking lot project about a discount and the work performed.

**F. Onsite Property Manager's Report**

**i. Monthly Report**

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

**ii. Proposal #126887421 from Alvarez Plumbing and A/C for Valve Cleanout**

Discussion ensued regarding proposal #126887421 for valve cleanout.

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to proposal #12688742 from Alvarez Plumbing and A/C for valve cleanout, in the amount of \$2,575.00.

**iii. Ratification of Proposal #1070027 from Electric Today for New Electrical Boxes**

Discussion ensued regarding proposal #1070027 for new electrical boxes.

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to ratify proposal #1070027 from Electric Today for new electrical boxes, in the amount of \$824.00.

**iv. Proposal from Nvirotec Pest Control Services for Termite Treatments on All Piers**

Discussion ensued regarding the proposal for termite treatments on all piers.

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Nvirotec Pest Control Services for termite treatments on all piers, in the amount of \$2,880.00.

**v. Proposal #1062 from Oasis Palms & Landscaping to Install Fox Tail Palms**

Discussion ensued regarding proposal #1062 from Oasis Palms & Landscaping to install fox tail palms.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to proposal #1062 from Oasis Palms & Landscaping to install fox tail palms, in the amount of \$1,050.00.

**G. Homeowner's Association Report**

There being no report, the next item followed.

**H. District Manager**

Discussion ensued regarding the budget being on the July agenda.

Further discussion ensued regarding an item for the July agenda to terminate field services for Inframark and have Mr. Ramsewak provide this service.

**FIFTH ORDER OF BUSINESS Consent Agenda**

**A. Acceptance of the May 23, 2023, Meeting Minutes**

**B. Acceptance of the May 2023 Financials**

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

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, 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.

132 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

133 There being none, the next order of business followed.

134

135 **NINTH ORDER OF BUSINESS** **Adjournment**

136

137 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in  
138 favor, the meeting was adjourned at 1:08 p.m.

139

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141

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Angel Montagna, Secretary

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Betty Fantauzzi, Chairman

# **Subsection 6B**

## **Financials**

**HARBOUR ISLES**  
**Community Development District**

*Financial Report*

*June 30, 2023*

Prepared By





**HARBOUR ISLES**Community Development District

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**HARBOUR ISLES**  
**Community Development District**

**Financial Statements**

(Unaudited)

**June 30, 2023**

**HARBOUR ISLES**

Community Development District

**Governmental Funds****Balance Sheet**

June 30, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESERVE FUND</b>	<b>DEBT SERVICE FUND - SERIES 2021</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 31,591	\$ -	\$ -	\$ 31,591
Cash with Fiscal Agent	65,000	-	-	65,000
Due From Other Funds	-	248,222	3,739	251,961
Investments:				
Money Market Account	736,277	-	-	736,277
Revenue Fund	-	-	83,717	83,717
Deposits	-	23,040	-	23,040
Utility Deposits - TECO	18,687	-	-	18,687
<b>TOTAL ASSETS</b>	<b>\$ 851,555</b>	<b>\$ 271,262</b>	<b>\$ 87,456</b>	<b>\$ 1,210,273</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 82,284	\$ -	\$ -	\$ 82,284
Accrued Expenses	24,027	-	-	24,027
Due To Other Funds	251,961	-	-	251,961
<b>TOTAL LIABILITIES</b>	<b>358,272</b>	<b>-</b>	<b>-</b>	<b>358,272</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	18,687	23,040	-	41,727
<b>Restricted for:</b>				
Debt Service	-	-	87,456	87,456
<b>Assigned to:</b>				
Operating Reserves	154,042	-	-	154,042
<b>Unassigned:</b>	320,554	248,222	-	568,776
<b>TOTAL FUND BALANCES</b>	<b>\$ 493,283</b>	<b>\$ 271,262</b>	<b>\$ 87,456</b>	<b>\$ 852,001</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 851,555</b>	<b>\$ 271,262</b>	<b>\$ 87,456</b>	<b>\$ 1,210,273</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending June 30, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,133	\$ 17,047	\$ 15,914	1504.59%
Interest - Tax Collector	-	550	550	0.00%
Rental Income	16,000	30,194	14,194	188.71%
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	63	(437)	12.60%
Facility Revenue	200	72	(128)	36.00%
<b>TOTAL REVENUES</b>	<b>924,254</b>	<b>956,068</b>	<b>31,814</b>	<b>103.44%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	8,800	3,200	73.33%
FICA Taxes	918	673	245	73.31%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	19,556	444	97.78%
ProfServ-Legal Services	20,000	13,031	6,969	65.16%
ProfServ-Mgmt Consulting	50,003	37,502	12,501	75.00%
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	247	253	49.40%
Insurance - General Liability	3,337	3,337	-	100.00%
Public Officials Insurance	3,256	3,291	(35)	101.07%
Legal Advertising	1,000	487	513	48.70%
Misc-Assessment Collection Cost	18,884	18,163	721	96.18%
Bank Fees	500	740	(240)	148.00%
Misc-Web Hosting	1,000	375	625	37.50%
Miscellaneous Expenses	500	657	(157)	131.40%
Annual District Filing Fee	175	175	-	100.00%
<b>Total Administration</b>	<b>149,106</b>	<b>120,653</b>	<b>28,453</b>	<b>80.92%</b>

**HARBOUR ISLES**

Community Development District

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

For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	120,000	98,317	21,683	81.93%
Utility Services	22,000	18,327	3,673	83.30%
<b>Total Electric Utility Services</b>	<b>142,000</b>	<b>116,644</b>	<b>25,356</b>	<b>82.14%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	2,500	3,016	(516)	120.64%
<b>Total Garbage/Solid Waste Services</b>	<b>2,500</b>	<b>3,016</b>	<b>(516)</b>	<b>120.64%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	2,463	3,537	41.05%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>2,463</b>	<b>3,537</b>	<b>41.05%</b>
<b><u>Stormwater Control</u></b>				
Midge Fly Treatment	8,000	-	8,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	8,700	6,525	2,175	75.00%
R&M Lake & Pond Bank	50,000	100,400	(50,400)	200.80%
Fountain Maintenance	2,328	1,810	518	77.75%
Aquatic Maintenance	25,704	19,278	6,426	75.00%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
<b>Total Stormwater Control</b>	<b>97,732</b>	<b>128,013</b>	<b>(30,281)</b>	<b>130.98%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	25,603	25,693	(90)	100.35%
Insurance - General Liability	3,945	3,876	69	98.25%
R&M-Irrigation	20,000	5,325	14,675	26.63%
Landscape Maintenance	150,000	91,428	58,572	60.95%
Landscape Replacement	20,000	21,666	(1,666)	108.33%
Landscape Replacement-Annals	6,000	-	6,000	0.00%
Annual Mulching	20,000	15,500	4,500	77.50%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Misc-Hurricane Expense	-	14,516	(14,516)	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>251,548</b>	<b>178,004</b>	<b>73,544</b>	<b>70.76%</b>
<b><u>Security Operations</u></b>				
Contracts-Security Services	30,636	12,082	18,554	39.44%
R&M-Security Cameras	1,000	437	563	43.70%
Guard & Gate Facility Maintenance	3,000	3,943	(943)	131.43%
<b>Total Security Operations</b>	<b>34,636</b>	<b>16,462</b>	<b>18,174</b>	<b>47.53%</b>



**HARBOUR ISLES**

Community Development District

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

For the Period Ending June 30, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,500	7,351	8,149	47.43%
<b>Total Contingency</b>	<b>15,500</b>	<b>7,351</b>	<b>8,149</b>	<b>47.43%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	10,800	9,780	1,020	90.56%
Field Services	7,800	5,850	1,950	75.00%
Clubhouse - Facility Janitorial Service	5,400	5,990	(590)	110.93%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	121,624	82,467	39,157	67.80%
Contracts-Pest Control	2,000	1,446	554	72.30%
Telephone/Fax/Internet Services	5,109	4,633	476	90.68%
R&M-Pools	1,500	-	1,500	0.00%
R&M-Fitness Equipment	2,500	4,174	(1,674)	166.96%
R&M-Dock	500	-	500	0.00%
Maintenance & Repairs	50,000	52,646	(2,646)	105.29%
Athletic/Park Court/Field Repairs	500	-	500	0.00%
Furniture Repair/Replacement	5,000	12,848	(7,848)	256.96%
Trail/Bike Path Maintenance	500	4,680	(4,180)	936.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Access Control	500	312	188	62.40%
Office Supplies	2,500	970	1,530	38.80%
Dog Waste Station Supplies	2,000	1,421	579	71.05%
<b>Total Parks and Recreation</b>	<b>225,233</b>	<b>187,217</b>	<b>38,016</b>	<b>83.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>924,255</b>	<b>759,823</b>	<b>164,432</b>	<b>82.21%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	196,245	196,246	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(15,000)	(15,000)	0.00%
Contribution to (Use of) Fund Balance	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(15,000)</b>	<b>(15,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 181,245	\$ 181,246	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>312,038</b>	<b>312,038</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 312,038</b>	<b>\$ 493,283</b>		

**HARBOUR ISLES**

Community Development District

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

For the Period Ending May 31, 2023

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

**HARBOUR ISLES**

Community Development District

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

For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
Special Assmnts- Tax Collector	312,608	312,608	-	100.00%
Special Assmnts- Discounts	(12,504)	(11,934)	570	95.44%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>300,678</b>	<b>574</b>	<b>100.19%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,252	6,013	239	96.18%
<b>Total Administration</b>	<b>6,252</b>	<b>6,013</b>	<b>239</b>	<b>96.18%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	226,000	226,000	-	100.00%
Interest Expense	68,308	68,308	-	100.00%
<b>Total Debt Service</b>	<b>294,308</b>	<b>294,308</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>300,560</b>	<b>300,321</b>	<b>239</b>	<b>99.92%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(456)	357	813	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(456)	-	456	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(456)</b>	<b>-</b>	<b>456</b>	<b>0.00%</b>
Net change in fund balance	\$ (456)	\$ 357	\$ 1,725	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>87,099</b>	<b>87,099</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 86,643</b>	<b>\$ 87,456</b>		

**HARBOUR ISLES**  
**Community Development District**

Supporting Schedules

June 30, 2023

**HARBOUR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY23				\$ 1,256,797	\$ 944,189	\$ 312,608
Allocation %				100.00%	75.13%	24.87%
11/02/22	\$ 13,679	\$ 710	\$ 279	\$ 14,667	\$ 11,019	\$ 3,648
11/15/22	\$ 71,586	\$ 3,044	\$ 1,461	\$ 76,091	\$ 57,164	\$ 18,926
11/22/22	\$ 51,664	\$ 2,197	\$ 1,054	\$ 54,915	\$ 41,256	\$ 13,659
11/29/22	\$ 87,667	\$ 3,727	\$ 1,789	\$ 93,183	\$ 70,005	\$ 23,178
12/5/22	\$ 852,326	\$ 36,194	\$ 17,394	\$ 905,914	\$ 680,583	\$ 225,332
12/12/22	\$ 14,948	\$ 609	\$ 305	\$ 15,862	\$ 11,916	\$ 3,945
01/05/23	\$ 36,867	\$ 1,365	\$ 752	\$ 38,985	\$ 29,288	\$ 9,697
02/03/23	\$ 9,696	\$ 202	\$ 198	\$ 10,096	\$ 7,585	\$ 2,511
03/09/23	\$ 9,501	\$ 98	\$ 194	\$ 9,793	\$ 7,357	\$ 2,436
04/05/23	\$ 28,899	\$ -	\$ 590	\$ 29,489	\$ 22,154	\$ 7,335
05/05/23	\$ 2,251	\$ -	\$ 46	\$ 2,297	\$ 1,726	\$ 571
06/05/23	\$ 2,624	\$ (78)	\$ 54	\$ 2,600	\$ 1,953	\$ 647
06/15/23	\$ 2,931	\$ (87)	\$ 60	\$ 2,904	\$ 2,182	\$ 722
<b>TOTAL</b>	<b>\$ 1,184,640</b>	<b>\$ 47,980</b>	<b>\$ 24,176</b>	<b>\$ 1,256,796</b>	<b>\$ 944,188</b>	<b>\$ 312,608</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>



**HARBOUR ISLES**

Community Development District

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

GENERAL FUND					
Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$ 31,591
Money Market Account	Valley National	Money Market	n/a	4.75%	\$ 736,277
Cash With Fiscal Agent	Transfer of Funds to Checking Account		n/a	0.00%	(1) \$ 65,000
Subtotal					\$ 832,868
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.80%	\$ 83,717
Subtotal					\$ 83,717
Total					\$ 916,585

Note (1): The transfer of funds from MMA to checking to cover monthly expenses.

# Harbour Isles CDD

## Bank Reconciliation

**Bank Account No.** 6870 Hancock Whitney Bank GF CHECKING  
**Statement No.** 6/23  
**Statement Date** 6/30/2023

<b>G/L Balance (LCY)</b>	31,591.09	<b>Statement Balance</b>	33,599.23
<b>G/L Balance</b>	31,591.09	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	33,599.23
<b>Subtotal</b>	31,591.09	<b>Outstanding Checks</b>	2,008.14
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	31,591.09	<b>Ending Balance</b>	31,591.09
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
6/6/2023	Payment	DD446	Payment of Invoice 001853	178.14	0.00	178.14
6/22/2023	Payment	3643	STRALEY ROBIN VERICKER , P.A.	1,830.00	0.00	1,830.00
<b>Total Outstanding Checks.....</b>				<b>2,008.14</b>		<b>2,008.14</b>

06/15/23	Vendor	QFC SUPPLY COMPANY INC	15-15199	DOG WASTE ROLL BAG / CENTER PULL TOWELS	Office Supplies	001-551002-57201	\$81.60
06/15/23	Vendor	QFC SUPPLY COMPANY INC	15-15199	DOG WASTE ROLL BAG / CENTER PULL TOWELS	Dog Waste Station Supplies	001-552160-57201	\$133.00
						<b>Check Total</b>	<b>\$214.60</b>

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3641</b>							
06/15/23	Vendor	SECURITEAM, INC	16781	REMOTE VIDEO MONITORING/DIGITAL ALARM MONITORING	Contracts-Security Services	001-534037-53935	\$2,553.00
06/15/23	Vendor	SECURITEAM, INC	16781	Payment of Invoice 001819			\$0.00
<b>Check Total</b>							<b>\$2,553.00</b>
<b>CHECK # 3642</b>							
06/22/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	297228	6/9/23 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
<b>Check Total</b>							<b>\$158.00</b>
<b>CHECK # 3643</b>							
06/22/23	Vendor	STRALEY ROBIN VERICKER , P.A.	23275	PROFESSIONAL SVCS TRHU 5/15/23	ProfServ-Legal Services	001-531023-51401	\$1,830.00
<b>Check Total</b>							<b>\$1,830.00</b>
<b>CHECK # 3644</b>							
06/22/23	Vendor	SUNCOAST POOL SERVICE	9376	JUNE 2023 POOL SERVICE	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
<b>Check Total</b>							<b>\$1,180.00</b>
<b>CHECK # 3645</b>							
06/22/23	Vendor	US BANK C/O HARBOUR ISLES CDD	6122023-21000	TRSF 2021 DS ASSESSMENTS	Due From Other Funds	131000	\$10,165.86
<b>Check Total</b>							<b>\$10,165.86</b>
<b>CHECK # 3646</b>							
06/22/23	Vendor	YARD-NIQUE , INC.	16772	250 YDS OF PINR BARK MULCH INSTALLATION	Installation of mulch	001-546036-53908	\$15,500.00
<b>Check Total</b>							<b>\$15,500.00</b>
<b>ACH #DD441</b>							
06/13/23	Vendor	T-MOBILE ACH	052023-81124 ACH	813-593-3464 ; 5/21/23 - 6/20/23 BILL PRD	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
<b>ACH Total</b>							<b>\$70.00</b>
<b>ACH #DD442</b>							
06/26/23	Vendor	TAMPA ELECTRIC CO. ACH	060523 ACH	4/29/23-5/30/23 UTILITIES	Utility Services	001-543063-53100	\$2,288.81
06/26/23	Vendor	TAMPA ELECTRIC CO. ACH	060523 ACH	4/29/23-5/30/23 UTILITIES	Electricity - Streetlighting	001-543013-53100	\$11,229.40
<b>ACH Total</b>							<b>\$13,518.21</b>
<b>ACH #DD443</b>							
06/15/23	Vendor	TAMCO CAPITAL CORP	4128023 ACH	6/15/23 - 7/14/23 BILL PRD	Contracts-Security Services	001-534037-53935	\$451.00
<b>ACH Total</b>							<b>\$451.00</b>
<b>ACH #DD444</b>							
06/06/23	Vendor	REPUBLIC SERVICES - ACH	0696-001107393	06/01/23-06/30/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$368.51
<b>ACH Total</b>							<b>\$368.51</b>

## For the Period from 06/01/23 to 6/30/23

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD445</b>							
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	A2 WEBHOST	001-549999-57201	\$17.99
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	CELLGATE	001-549999-57201	\$29.95
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	FLAGS UNLIMITED	001-549999-57201	\$128.62
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	THE HOME DEPOT	001-549999-57201	\$30.94
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	MALLCHIMP	001-549999-57201	\$13.00
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	SOUTH SHORE SIGNS	001-549999-57201	\$86.00
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	SAMS CLUB	001-549999-57201	\$131.44
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	AMZN	001-549999-57201	\$19.13
06/20/23	Vendor	VALLEY NATIONAL BANK - ACH	052223-5409 ACH	4/27/23 - 5/11/23 PURCHASES	THE HOME DEPOT	001-549999-57201	\$57.69
<b>ACH Total</b>							<b>\$514.76</b>
<b>ACH #DD446</b>							
06/06/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	051723 - 8408 ACH	SERVICE FROM 5/17/23 THRU 6/16/23	Telephone/Fax/Internet Services	001-541009-57201	\$178.14
<b>ACH Total</b>							<b>\$178.14</b>
<b>ACH #DD450</b>							
06/30/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	061123-1826 ACH	SERVICE FROM 06/11/23-07/10/23	Telephone/Fax/Internet Services	001-541009-57201	\$281.12
<b>ACH Total</b>							<b>\$281.12</b>
<b>ACH #DD451</b>							
06/16/23	Vendor	BOCC - ACH	060523-0000 ACH	05/02/23-06/01/23 WATER UTILITIES	Utility Services	001-543063-53601	\$196.12
<b>ACH Total</b>							<b>\$196.12</b>
<b>ACH #DD452</b>							
06/20/23	Vendor	BOCC - ACH	060723-8063 ACH	05/02/23-06/05/23 WATER UTILITIES	Utility Services	001-543063-53601	\$107.78
<b>ACH Total</b>							<b>\$107.78</b>
<b>ACH #DD453</b>							
06/05/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	2378408051723	SERVICE FROM 05/17/23 THRU 06/16/23	Telephone/Fax/Internet Services	001-541009-57201	\$178.14
<b>ACH Total</b>							<b>\$178.14</b>
<b>ACH #DD454</b>							
06/20/23	Vendor	BOCC - ACH	06072023 ACH	DIFFERENCE OF WHAT WAS TAKEN FROM THE BANK	Utility Services	001-543063-53601	\$1.50
<b>ACH Total</b>							<b>\$1.50</b>
<b>Account Total</b>							<b>\$82,726.76</b>