

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, September 26, 2023



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

Agenda

Harbour Isles Community Development District

Board of Supervisors

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

Staff:

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

Meeting Agenda

Tuesday, September 26, 2023 – 11:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Staff Reports and Updates**
 - A. SŌLitude Lake Management
 - i. Monthly Report..... Page 6
 - ii. Proposal for Aeration Repair Page 21
 - B. Trimac Outdoor
 - C. Benchmark
 - D. District Counsel
 - E. District Engineer
 - F. Onsite Property Manager
 - i. Monthly Report..... Page 24
 - ii. Discussion of Red Wire Proposals for Cameras Page 30
 - iii. Proposal for Removal and Replacement of Royal Palm..... Page 37
 - G. Homeowner’s Association
 - H. District Manager
- 5. Consent Agenda**
 - A. Minutes from the August 22, 2023, Meeting Page 40
 - B. Financial Statements (*August 2023*)..... Page 45
- 6. Discussion Items**
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, October 24, 2023

Section 4

Staff Reports

Subsection 4A

SŌLitude Lake Management

Subsection 4A(i)

Monthly Report



Harbour Isles CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-09-14

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
888.480.LAKE (5253)

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Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 1

Comments:

Site looks good

Minor growth of shoreline weeds present. Fountain operating as normal.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



September, 2023

Site: 2

Comments:

Site looks good

Minor growth of shoreline weeds present. Fountain operational.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



September, 2023

Site: 3

Comments:

Normal growth observed

Minimal shoreline weed growth and algae. Didn't see any more dead fish within the site during visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

4

Comments:

Site looks good

Minor growth of shoreline weeds and algae. No dead fish observed in the site during site visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

5

Comments:

Normal growth observed

Healthy native growth within the site. Open water looks good, some algae present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

6

Comments:

Normal growth observed

Open water looks good, some weeds behind the Thalia at the site. Minimal shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 7

Comments:

Normal growth observed
Open water looks good, no dead fish seen within the site. Minimal shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



September, 2023



September, 2023

Site: 8

Comments:

Normal growth observed
Weed growth protruding out from the wetland that will be address on next routine visit. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



September, 2023



September, 2023

Site: 9

Comments:

Normal growth observed
Minor weed growth within the canal. Open water looks good. Spill over slab has positive areas of treatment as discussed in meeting.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 10

Comments:

Site looks good

Site looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 11

Comments:

Normal growth observed

Minimal growth of shoreline weeds and submersed vegetation. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



September, 2023



September, 2023

Site: 12

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 13

Comments:

Treatment in progress

Recently treated algae present at the site. Some submersed vegetation present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



September, 2023

Site: 14

Comments:

Treatment in progress

Open water looks good, minimal amount of shoreline vegetation present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



September, 2023

Site: 15

Comments:

Treatment in progress

Bulrush looks good in the littoral area. Some algae present in the site along with some submersed vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 16

Comments:

Site looks good

Open water looks good, minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



September, 2023

Site: 17

Comments:

Normal growth observed

Some shoreline weeds and algae around parts of the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 18

Comments:

Normal growth observed

Open water looks good, some shoreline weeds and minimal algae present around the perimeter of the site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 19

Comments:

Normal growth observed

Hydrilla has been significantly reduced within the site. Open water looks good. Minimal shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



September, 2023

Site: 20

Comments:

Normal growth observed

Continued treatment at the end of the canal. Clear path for the water to flow. Alligatorweed within the site has been treated and pushed back.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



September, 2023



September, 2023

Site: 21

Comments:

Treatment in progress

Hydrilla is beginning to show positive signs of treatment. Will be out there on the 15th of September to apply a different method

Action Required:

Routine maintenance next visit

Target:

Hydrilla



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: 22

Comments:

Normal growth observed

Some perimeter algae observed around the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:



September, 2023



September, 2023

Site: 23

Comments:

Normal growth observed

Water levels higher in area, some algae seen.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Site: MF

Comments:

Treatment in progress

Positive treatment on invasive species within the site, continuation of treatment will commence on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Harbour Isles CDD Waterway Inspection Report

2023-09-14

Site: MA

Comments:

Normal growth observed

Native vegetation planted within the site show some more growth. Floating weeds have begun to flow into the site.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



August, 2023



August, 2023

Site: MC

Comments:

Treatment in progress

Continuation of treatment for vines, Caesar weeds and BP in MC over next routine visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Management Summary

The waterway inspection for Harbour Isles CDD was completed on September 15th, 2023 for all sites.

During the inspection today I did not observed any more fish within the sites 3, 4, 7 and 8 where the fish death was observed in due to the Hurricane. It is likely this was caused by either the influx of saltwater from the storm or oxygen turn over in the site. Most of the sites look to be doing much better in terms of growth. Site 21 has Hydrilla still but it is continuing to be treated and decomposed. This upcoming visit I have instructed our technician of utilizing a different method and we will see how that turns out.

Site MF has some Alligatorweed and Floating Water Primrose now stretching off of the banks of the wetland area that will be addressed on our next routine visit. Both fountains in the front sites were operating as normal and the vegetation growth within site 3 behind the clubhouse appeared in good condition. MA has some floating weeds beginning to intrude; we will treat these lightly as we do not want to disturb the new plantings we had just installed and want to allow them a few months to get stabilized.

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

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

Harbour Isles CDD Waterway Inspection Report

2023-09-14

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

Harbour Isles CDD Waterway Inspection Report

2023-09-14

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

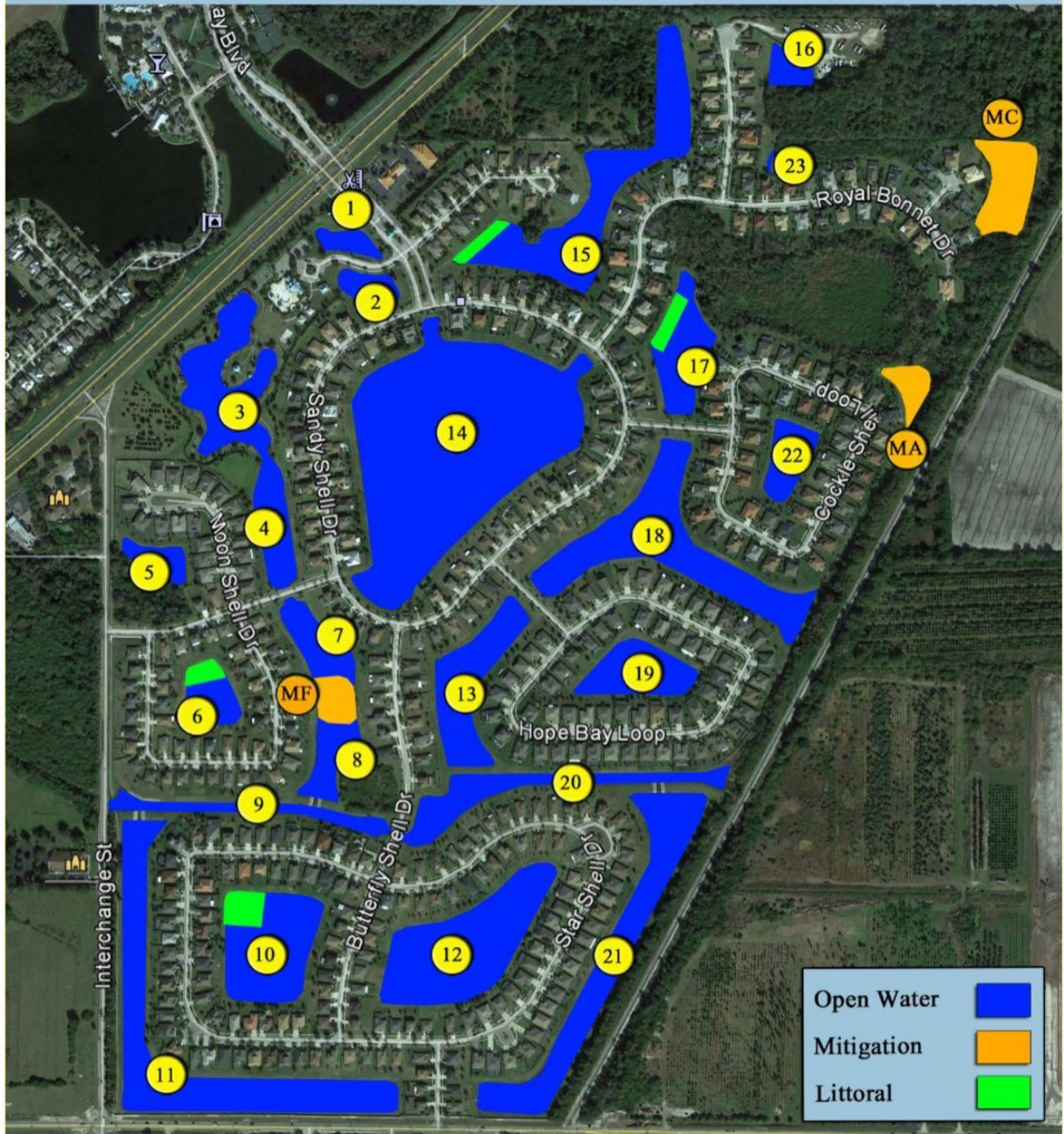
Harbour Isles CDD Waterway Inspection Report

2023-09-14

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

Harbour Isles CDD Apollo Beach, FL

Call 888.480.LAKE



Subsection 4A(ii)

Proposal



Property Name	Harbour Isles CDD	Created Date	9/15/2023
Description	Aeration Repair for Ponds #2 and #3.	Quote Number	00004257
Prepared By	Peter Simoes		
Phone	(813) 351-0040		
Email	peter.simoes@solitudelake.com		

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

Taxes may be applicable	Total Price	\$2,244.75
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Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

Subsection 4F

Property Manager

Subsection 4F(i)

Monthly Report

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



August 22nd to September 26th, 2023 Clubhouse Operations/Maintenance Updates:

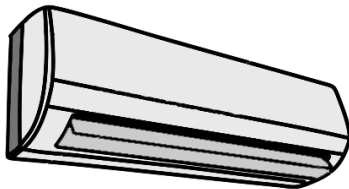
VENDORS:

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



- Treating Alligator weeds, Hydrilla, duckweeds and Azolla in all ponds.
- Doing bi-weekly treatments in all ponds.
- Serviced bubblers in pond# 1 and 3.

- **ABM AIR CONDITIONING:**



- **TRIMAC OUTDOORS**



- Mowed areas on Common Property weekly.
- **PENDING:** Cutbacks on the edge of mowing: Train track, Butterfly Shell Dr, Slipper Key Rd and Behind Royal Bonnet Dr.
- **PENDING:** Irrigation issues around the Clubhouse and other common areas.
- **PENDING:** Replacement of warranty sod on Slipper Key Rd.

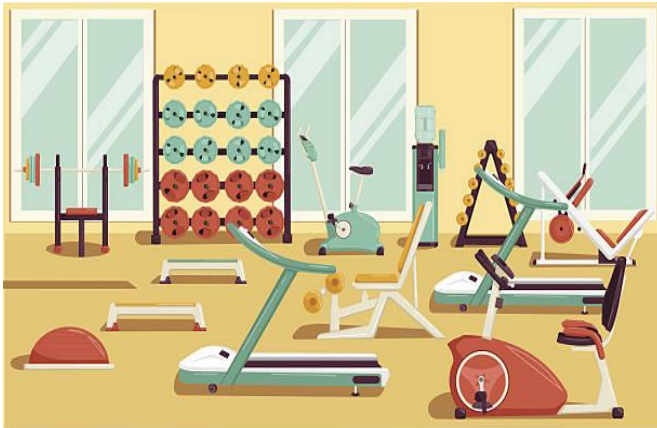
PROPERTY MANAGER
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 507-4510
propmgt@harbourislesfl.com



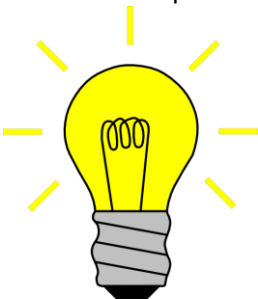
- **CONSTRUCTION MANAGEMENT SERVICES:**



- **PENDING:** Proposals for flagpole.
- **OASIS PALMS AND LANDSCAPING: PENDING:** Proposal for landscape work in the back of the Clubhouse.
- **FITNESS REV: PENDING:** Third quarter Routine PM checks for 2023.



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

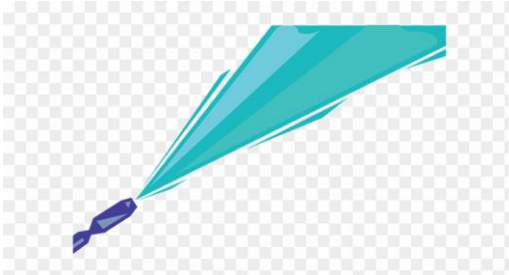


- **HAWKINS ELECTRIC: PENDING:**
- **PENDING:** Proposal to run wire for flag pole lights.

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



- **HURRICANE PRESSURE WASH:**
- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



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



11. NVIROTECT:



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

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



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



13. SECURITEAM:



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

14. HILLSBOROUGH COUNTY:



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

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



16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Wiped and cleaned sign boards in the back of Clubhouse and Common areas.
- Pressure washing around pool deck and Lanai areas.

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



17. Green Works Inc:



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

18. Site Masters:

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

20. Florida Wild Life:



21. FDOT:



Incident Report

. No Incident Report.

Resident Relations

Rentals/ Events

. No rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing:

Subsection 4F(ii)

Proposal from Red Wire



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

Daniela Miartus
Security Consultant

Harbour Isles Community - Take Over S2 system

Harbour Isles Community
Project: 23765-1-0

Prepared for
Paul Ramsewak
Harbor Isles

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

(813) 712-9758
pramsewak@vestapropertyservices.com

Proposal Issued
9.18.2023

Proposal Valid To
12.17.2023



Project Description and Investment

Customer Name: Harbour Isles Community

Site:

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

Billing:

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

Contact:

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

Project Description

Project Investment

Access and intrusion

\$810.00

Professional Services: Monthly

Description	Ext. Price
Maintenance Licensing and Support of Local Access Control Door	\$100.00
Services Include: Equipment Maintenance (Parts and Labor) 2 Hour Emergency* Service 6 Month Money Back Guarantee Unlimited Training and Technical Support Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$810.00
Monthly Professional Services:	\$100.00
Deposit Due in Advance:	\$405.00
Balance Due Upon Completion:	\$405.00

Client Authorization

Date

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

Received By

Date



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

Daniela Miartus
Security Consultant

Harbour Isles Community- Netwatch

Harbour Isles Community
Project: 23774-1-0

Prepared for
Paul Ramsewak
Harbor Isles

Harbour Isles Community
121 Spindle Shell Way
Apollo Beach, FL 33752

(813) 712-9758
pramsewak@vestapropertyservices.com

Proposal Issued
9.18.2023

Proposal Valid To
12.17.2023



Project Description and Investment

Customer Name: Harbour Isles Community

Site:

Harbour Isles Community
121 Spindle Shell Way
Apollo Beach, FL 33752

Billing:

Harbour Isles Community
121 Spindle Shell Way
Apollo Beach, FL 33752

Contact:

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

Project Description

Project Investment

Netwatch Clubhouse

\$11,723.41

QTY	Description
1	8 Channel NVR 4TB POE Intel Based
2	Panoramic Multi-sensor camera WiseStream III
1	Wisenet Q network outdoor vandal bullet camera.
1	5MP IR Mini Vandal Dome w/ AI, 3mm Fixed Lens
1	Camect All Pro

Supplies & Materials for: Netwatch Clubhouse

QTY	Description
1.00	Wire

Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance	\$56.00
Camera	
Camera Active Video Monitoring	\$1,000.00
Services Include:	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$11,723.41
Monthly Professional Services:	\$1,056.00
Deposit Due in Advance:	\$5,861.70
Balance Due Upon Completion:	\$5,861.71

Client Authorization

Date

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

Received By

Date



Project Description and Investment

Available Options

Netwatch Boat Storage

\$13,144.30

QTY	Description
1	Fan Cooled Enclosure -To House the WRN Server
1	8 Channel 2TB NVR POE
3	Panoramic Multi-sensor camera WiseStream III
3	Hanging Mount Cap for Select PNM Cameras, White
3	Wall Mount for Select XNV, PNM & QND Cameras
3	Pole Mount Base for Wall Mount, White
1	Camect All Pro
1	Speaker for Netwatch

Supplies & Materials for: Netwatch Boat Storage

QTY	Description
1.00	Wire
3.00	Pole

Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance	\$42.00
Camera	
Camera Active Video Monitoring	\$750.00
Services Include:	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$13,144.30
Monthly Professional Services:	\$792.00
Deposit Due in Advance:	\$6,572.15
Balance Due Upon Completion:	\$6,572.15

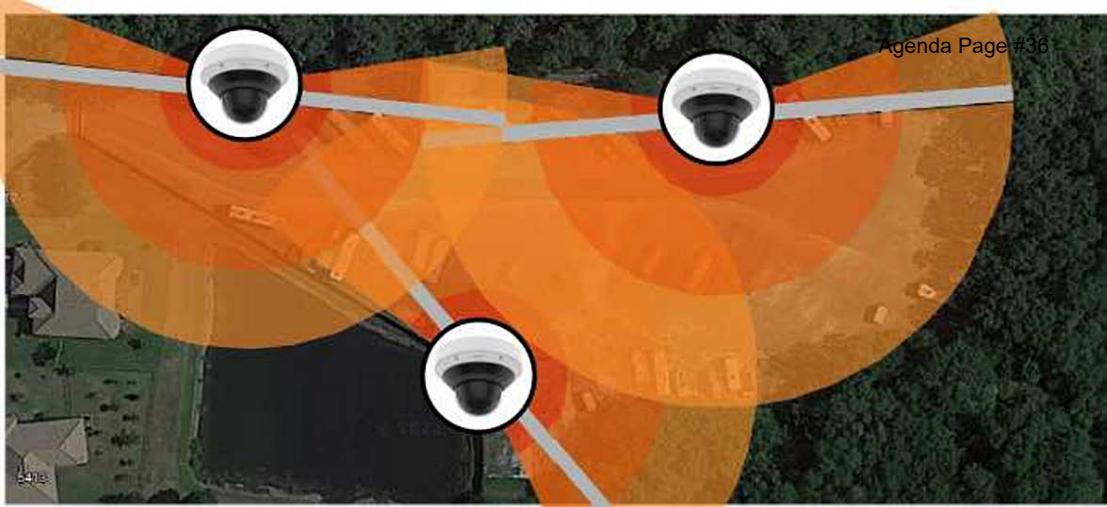
 Client Authorization

 Date

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

 Received By

 Date



Subsection 4F(iii)

Proposal for Royal Palm Tree Removal and Replacement

From: Oasis Palms and Landscaping, llc <quickbooks@notification.intuit.com>
Sent: Tuesday, September 19, 2023 8:20 AM
To: propmgt@harbourislesfl.com
Subject: Estimate 1072 from Oasis Palms and Landscaping, llc

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

Thanks for your business!
 Oasis Palms and Landscaping, llc

----- Estimate -----

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

Estimate #: 1072
 Date: 09/19/2023
 Exp. Date: \$2,410.00

 Address:

Harbour Isles Cdd

Activity	Service	Qty	Rate	Amount
12' GW royal palm to match existing palms	Landscapin	1	2,160.00	2,160.00
Removal of existing royal palm. Appears to be lighting damage	Landscapin	1	250.00	250.00

-----			Total:	\$2,410.00
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Section 5

Consent Agenda

Subsection 5A

Minutes

MINUTES OF MEETING
HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, August 22, 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
Residents and Members of the Public	

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

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

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

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The *Pledge of Allegiance* was recited.

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

Audience members spoke on the following issues: landscaping, storage yard needing updates, and dust and debris blowing in backyard by landscapers.

FOURTH ORDER OF BUSINESS **Landscape Request for Proposals**

A. Review of Board Summary

- i. Benchmark
- ii. BrightView
- iii. Juniper
- iv. RedTree
- v. Russell

Discussion ensued regarding the proposals, preference to award a contract to Benchmark who can start prior to October 1, 2023, if need be.

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to award the landscaping contract to Benchmark, as discussed.

Discussion ensued regarding the contract being fully executed and a termination letter will be sent to Trimac Outdoor.

FIFTH ORDER OF BUSINESS

Public Hearing for Adoption of the Fiscal Year 2024 Budget

A. Fiscal Year 2024 Budget

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2024 budget.

Discussion ensued regarding requests from Mr. Gregg Letizia: reduce irrigation from \$40,000 to \$30,000, move the \$7,800 from Field to Other Landscape, and the resulting changes lowered the assessment increase to 7.1%.

B. Public Comment

There being no public comments, the next item followed.

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, unanimous approval was given to close the public hearing for adoption of the fiscal year 2024 budget.

C. Resolution 2023-04, Adopting the Budget

Ms. Montagna read Resolution 2023-04 into the record by title.

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, unanimous approval was given to Resolution 2023-04, adopting the budget for fiscal year 2024.

D. Resolution 2023-05, Levying the Assessments

Ms. Montagna read Resolution 2023-05 into the record by title.

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to Resolution 2023-05, levying the assessments for fiscal year 2024.

SIXTH ORDER OF BUSINESS

Staff Reports and Updates

A. SŌLitude Lake Management (“SŌLitude”)

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

B. Trimac Outdoor (“Trimac”)

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

C. District Counsel

Mr. Babbar reminded the Board of the required ethics training in December.

D. District Engineer

Discussion ensued regarding pond work.

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, unanimous approval was given for Mr. Brletic to facilitate pond work, in an amount not to exceed \$65,000.

E. Onsite Property Manager's Report

i. Monthly Report

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

ii. Proposal #WQ348069 from Belson Outdoors

Discussion ensued regarding proposal #WQ348069, which was not approved.

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

Discussion ensued regarding proposal #1074, which was tabled until October.

iv. Proposal #291 from Hawkins Electric

Discussion ensued regarding proposal #291, which was tabled until October.

v. Proposal #1189681 from Home Service Heroes

Discussion ensued regarding proposal #1189681, which was tabled until October.

vi. Proposal #1066 from Oasis Palms and Landscaping

Discussion ensued regarding proposal #1066.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to proposal #1066 to remove the dead queen palm at the entrance, in the amount of \$750.

The rest of proposal #1066 was tabled until October.

F. Homeowner's Association Report: Discussion of Flock Cameras

Discussion ensued regarding placement of Flock cameras on District-owned property.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to the placement of Flock cameras on District-owned property, with counsel to draft an agreement between the HOA and the District.

G. District Manager

i. Fiscal Year 2024 Meeting Schedule

Discussion ensued regarding the proposed fiscal year 2024 meeting schedule.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to the meeting schedule for fiscal year 2024.

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of the July 25, 2023, Meeting Minutes

B. Acceptance of the July 2023 Financials

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

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

EIGHTH ORDER OF BUSINESS **Discussion Items**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, the meeting was adjourned at 2:13 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman

Subsection 5B

Financials

HARBOUR ISLES
Community Development District

Financial Report

August 31, 2023

Prepared By



HARBOUR ISLES

Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

August 31, 2023

HARBOUR ISLES

Community Development District

Governmental Funds**Balance Sheet**
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 165,924	\$ -	\$ -	\$ 165,924
Due From Other Funds	-	248,222	2,357	250,579
Investments:				
Money Market Account	466,323	-	-	466,323
Revenue Fund	-	-	85,575	85,575
Deposits	-	23,040	-	23,040
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 650,934	\$ 271,262	\$ 87,932	\$ 1,010,128
<u>LIABILITIES</u>				
Accounts Payable	\$ 3,038	\$ -	\$ -	\$ 3,038
Due To Other Funds	250,579	-	-	250,579
TOTAL LIABILITIES	253,617	-	-	253,617
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	18,687	23,040	-	41,727
Restricted for:				
Debt Service	-	-	87,932	87,932
Assigned to:				
Operating Reserves	154,042	-	-	154,042
Unassigned:	224,588	248,222	-	472,810
TOTAL FUND BALANCES	\$ 397,317	\$ 271,262	\$ 87,932	\$ 756,511
TOTAL LIABILITIES & FUND BALANCES	\$ 650,934	\$ 271,262	\$ 87,932	\$ 1,010,128

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1,133	\$ 22,095	\$ 20,962	1950.13%
Interest - Tax Collector	-	570	570	0.00%
Rental Income	16,000	35,484	19,484	221.78%
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	76	(424)	15.20%
Facility Revenue	200	98	(102)	49.00%
TOTAL REVENUES	924,254	966,465	42,211	104.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	11,200	800	93.33%
FICA Taxes	918	857	61	93.36%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	23,229	(3,229)	116.15%
ProfServ-Legal Services	20,000	18,946	1,054	94.73%
ProfServ-Mgmt Consulting	50,003	45,836	4,167	91.67%
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	369	131	73.80%
Insurance - General Liability	3,337	3,337	-	100.00%
Public Officials Insurance	3,256	3,291	(35)	101.07%
Legal Advertising	1,000	2,967	(1,967)	296.70%
Misc-Assessment Collection Cost	18,884	18,163	721	96.18%
Bank Fees	500	983	(483)	196.60%
Misc-Web Hosting	1,000	375	625	37.50%
Miscellaneous Expenses	500	657	(157)	131.40%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	149,106	144,004	5,102	96.58%
<u>Electric Utility Services</u>				
Electricity - Streetlights	120,000	111,144	8,856	92.62%
Utility Services	22,000	20,699	1,301	94.09%
Total Electric Utility Services	142,000	131,843	10,157	92.85%

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	2,500	3,665	(1,165)	146.60%
Total Garbage/Solid Waste Services	2,500	3,665	(1,165)	146.60%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	3,624	2,376	60.40%
Total Water-Sewer Comb Services	6,000	3,624	2,376	60.40%
<u>Stormwater Control</u>				
Midge Fly Treatment	8,000	-	8,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	8,700	7,975	725	91.67%
R&M Lake & Pond Bank	50,000	101,900	(51,900)	203.80%
Fountain Maintenance	2,328	2,194	134	94.24%
Aquatic Maintenance	25,704	23,562	2,142	91.67%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	97,732	135,631	(37,899)	138.78%
<u>Other Physical Environment</u>				
Insurance - Property	25,603	25,693	(90)	100.35%
Insurance - General Liability	3,945	3,876	69	98.25%
R&M-Irrigation	20,000	6,575	13,425	32.88%
Landscape Maintenance	150,000	95,255	54,745	63.50%
Landscape Replacement	20,000	21,666	(1,666)	108.33%
Landscape Replacement-Annals	6,000	-	6,000	0.00%
Annual Mulching	20,000	15,500	4,500	77.50%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Misc-Hurricane Expense	-	14,516	(14,516)	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	251,548	183,081	68,467	72.78%
<u>Security Operations</u>				
Contracts-Security Services	30,636	12,984	17,652	42.38%
R&M-Security Cameras	1,000	612	388	61.20%
Guard & Gate Facility Maintenance	3,000	3,943	(943)	131.43%
Total Security Operations	34,636	17,539	17,097	50.64%
<u>Contingency</u>				
Miscellaneous Expenses	15,500	26,180	(10,680)	168.90%
Total Contingency	15,500	26,180	(10,680)	168.90%

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	10,800	12,140	(1,340)	112.41%
Field Services	7,800	7,150	650	91.67%
Clubhouse - Facility Janitorial Service	5,400	9,725	(4,325)	180.09%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	121,624	100,488	21,136	82.62%
Contracts-Pest Control	2,000	1,786	214	89.30%
Telephone/Fax/Internet Services	5,109	6,211	(1,102)	121.57%
R&M-Pools	1,500	1,100	400	73.33%
R&M-Fitness Equipment	2,500	4,174	(1,674)	166.96%
R&M-Dock	500	-	500	0.00%
Maintenance & Repairs	50,000	57,614	(7,614)	115.23%
Athletic/Park Court/Field Repairs	500	-	500	0.00%
Furniture Repair/Replacement	5,000	12,848	(7,848)	256.96%
Trail/Bike Path Maintenance	500	4,680	(4,180)	936.00%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Access Control	500	312	188	62.40%
Office Supplies	2,500	970	1,530	38.80%
Dog Waste Station Supplies	2,000	1,421	579	71.05%
Total Parks and Recreation	225,233	220,619	4,614	97.95%
TOTAL EXPENDITURES	924,255	866,186	58,069	93.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	100,279	100,280	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(15,000)	(15,000)	0.00%
Contribution to (Use of) Fund Balance	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	(15,000)	(15,000)	0.00%
Net change in fund balance	\$ -	\$ 85,279	\$ 85,280	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	312,038	312,038		
FUND BALANCE, ENDING	\$ 312,038	\$ 397,317		

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2023

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

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 480	\$ 480	0.00%
Special Assmnts- Tax Collector	312,608	312,608	-	100.00%
Special Assmnts- Discounts	(12,504)	(11,934)	570	95.44%
TOTAL REVENUES	300,104	301,154	1,050	100.35%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	6,013	239	96.18%
Total Administration	6,252	6,013	239	96.18%
<u>Debt Service</u>				
Principal Debt Retirement	226,000	226,000	-	100.00%
Interest Expense	68,308	68,308	-	100.00%
Total Debt Service	294,308	294,308	-	100.00%
TOTAL EXPENDITURES	300,560	300,321	239	99.92%
Excess (deficiency) of revenues				
Over (under) expenditures	(456)	833	1,289	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(456)	-	456	0.00%
TOTAL FINANCING SOURCES (USES)	(456)	-	456	0.00%
Net change in fund balance	\$ (456)	\$ 833	\$ 2,201	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	87,099	87,099		
FUND BALANCE, ENDING	\$ 86,643	\$ 87,932		

HARBOUR ISLES
Community Development District

Supporting Schedules

August 31, 2023

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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

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

HARBOUR ISLES

Community Development District

All Funds

**Cash and Investment
August 31, 2023**

GENERAL FUND					
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Whitney	Checking account	n/a	0.00%	\$ 165,924
Money Market Account	Valley National	Money Market	n/a	5.25%	\$ 466,323
				<i>Subtotal</i>	<u>\$ 632,247</u>
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	5.15%	\$ 85,575
				<i>Subtotal</i>	<u>\$ 85,575</u>
				Total	<u>\$ 717,822</u>

Harbour Isles CDD

Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING
Statement No. 8/23
Statement Date 8/31/2023

G/L Balance (LCY)	165,923.74	Statement Balance	128,772.23
G/L Balance	165,923.74	Outstanding Deposits	52,515.00
Positive Adjustments	0.00		
		Subtotal	181,287.23
Subtotal	165,923.74	Outstanding Checks	15,363.49
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	165,923.74	Ending Balance	165,923.74
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/6/2023	Payment	DD446	Payment of Invoice 001853	178.14	0.00	178.14
8/17/2023	Payment	3703	SOLITUDE LAKE MANAGEMENT	2,867.00	0.00	2,867.00
8/30/2023	Payment	3708	ROBERT NESBITT	184.70	0.00	184.70
8/30/2023	Payment	3709	ABM INDUSTRIES INC	324.00	0.00	324.00
8/30/2023	Payment	3710	INFRAMARK, LLC.	4,824.90	0.00	4,824.90
8/30/2023	Payment	3711	NVIROTECT PEST CONTROL SERVICES, I	158.00	0.00	158.00
8/30/2023	Payment	3712	TRIMAC OUTDOOR	6,826.75	0.00	6,826.75
Total Outstanding Checks.....				15,363.49		15,363.49
Outstanding Deposits						
7/20/2023		DEP00098	RENTAL/REMOTE	G/L Ac 1,615.00	0.00	1,615.00
8/24/2023		DEP00102	RENTAL	G/L Ac 900.00	0.00	900.00
8/31/2023		DEP00103	TRANS FROM VNB TO HANCOCK	G/L Ac 50,000.00	0.00	50,000.00
Total Outstanding Deposits.....				52,515.00		52,515.00

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 8/1/23 to 8/31/23

(Sorted by Check / ACH No.)

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

HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)

CHECK # 3664

08/02/23	Employee	ROBERT NESBITT	PAYROLL	August 02, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>

CHECK # 3672

08/04/23	Vendor	ABM INDUSTRIES INC	18367803	MAINTENANCE BILLING	Maintenance & Repairs	001-546920-57201	\$324.00
Check Total							<u>\$324.00</u>

CHECK # 3674

08/04/23	Vendor	INFRAMARK, LLC.	98405	JULY 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,166.92
08/04/23	Vendor	INFRAMARK, LLC.	98405	JULY 2023 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$7.80
08/04/23	Vendor	INFRAMARK, LLC.	98405	JULY 2023 MANAGEMENT SERVICES	Field Services	001-531122-57201	\$650.00
Check Total							<u>\$4,824.72</u>

CHECK # 3675

08/04/23	Vendor	PFI-CON, LLC	11122	MAINT & REPAIRS SVCS	Final Payment	001-546920-57201	\$3,946.00
Check Total							<u>\$3,946.00</u>

CHECK # 3676

08/04/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-95955	SUBCONTRACT PLANTINGS - ONE TIME SERVICE	JULY BILLING	001-546995-53908	\$1,500.00
Check Total							<u>\$1,500.00</u>

CHECK # 3677

08/04/23	Vendor	STRALEY ROBIN VERICKER , P.A.	23424	PROF SVCS THRU JULY 2023	ProfServ-Legal Services	001-531023-51401	\$3,891.50
Check Total							<u>\$3,891.50</u>

CHECK # 3678

08/04/23	Vendor	TAMPA BAY TIMES	0000295531-01	O&M ASSESSMENTS	Legal Advertising	001-548002-51301	\$2,062.25
Check Total							<u>\$2,062.25</u>

CHECK # 3679

08/10/23	Vendor	DAVID H. FORRESTER	20055	BACKFLOW PREVENTER TEST	Miscellaneous Expenses	001-549999-53985	\$40.00
Check Total							<u>\$40.00</u>

CHECK # 3680

08/10/23	Vendor	DIANNE MARTINEZ URSO	061623	COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$1,250.00
08/10/23	Vendor	DIANNE MARTINEZ URSO	063023	COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$895.00
08/10/23	Vendor	DIANNE MARTINEZ URSO	073123	COMMERCIAL CLEANING	Clubhouse - Facility Janitorial Service	001-531131-57201	\$795.00
Check Total							<u>\$2,940.00</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 8/1/23 to 8/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3681							
08/10/23	Vendor	TAMPA BAY TIMES	0000295537	BUDGET HEARING/AFFIDAVIT MATERIAL	Legal Advertising	001-548002-51301	\$418.50
Check Total							\$418.50
CHECK # 3682							
08/10/23	Vendor	TRIMAC OUTDOOR	TMG 73568	JUNE 2023 MAINT SVCS AGREEMENT	JUNE	001-546300-53908	\$7,326.75
08/10/23	Vendor	TRIMAC OUTDOOR	TMG 71680	GENERAL TREE CARE	CLEAN UP	001-546036-53908	\$15,250.00
08/10/23	Vendor	TRIMAC OUTDOOR	TMG 71681	CONTROLLER REPLACEMENTS- IRR XCH	R&M-Irrigation	001-546041-53908	\$1,249.99
Check Total							\$23,826.74
CHECK # 3701							
08/17/23	Vendor	BRLETIC DVORAK, INC	1176	ENGG SVCS JULY-AUG 2023	ProfServ-Engineering	001-531013-51501	\$1,925.00
Check Total							\$1,925.00
CHECK # 3702							
08/17/23	Vendor	HAWKINS SERVICE COMPANY LLC	234093	REPLACED DOUBLE BREAKER	Maintenance & Repairs	001-546920-57201	\$374.00
Check Total							\$374.00
CHECK # 3703							
08/17/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI002992	AUG 2023 ALL LAKES ANNUAL MAINT	AUGUST BILLING	001-546995-53908	\$2,142.00
08/17/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI003117	AUG 2023 MAINT WETLAND MT 1/2	R&M-Wetland Monitoring	001-546108-53805	\$725.00
Check Total							\$2,867.00
CHECK # 3704							
08/17/23	Vendor	SUNCOAST POOL SERVICE	9543	AUG 2023 SWIMMING POOL SVC	ProfServ-Pool Maintenance	001-531034-57201	\$1,180.00
Check Total							\$1,180.00
CHECK # 3705							
08/17/23	Vendor	US BANK C/O HARBOUR ISLES CDD	8072023-21000	TRSF 2021 DS ASSESSMENTS	Due From Other Funds	131000	\$1,381.87
Check Total							\$1,381.87
CHECK # 3707							
08/23/23	Vendor	VESTA PROPERTY SERVICES, INC.	411836	AUGUST'23 AMENITY MANAGEMENT SERVICES	JULY'23	001-534001-57201	\$9,163.00
08/23/23	Vendor	VESTA PROPERTY SERVICES, INC.	118965	CM - AMENITY MGMT SVCS (NO COVERAGE ON 7/14/23)	Contracts-Mgmt Services	001-534001-57201	(\$305.43)
Check Total							\$8,857.57
CHECK # 3708							
08/30/23	Employee	ROBERT NESBITT	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 3709							
08/30/23	Vendor	ABM INDUSTRIES INC	18446232	MAINT BILLING AUG 2023	Maintenance & Repairs	001-546920-57201	\$324.00
Check Total							\$324.00

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 8/1/23 to 8/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3710							
08/30/23	Vendor	INFRAMARK, LLC.	99897	AUGUST 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,166.92
08/30/23	Vendor	INFRAMARK, LLC.	99897	AUGUST 2023 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$7.98
08/30/23	Vendor	INFRAMARK, LLC.	99897	AUGUST 2023 MANAGEMENT SERVICES	Field Services	001-531122-57201	\$650.00
Check Total							\$4,824.90
CHECK # 3711							
08/30/23	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	302713	PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check Total							\$158.00
CHECK # 3712							
08/30/23	Vendor	TRIMAC OUTDOOR	TMG 76451	MAINT SVC AGREEMENT- JULY 2023	JULY - Withheld \$3500 per DM	001-546300-53908	\$6,826.75
Check Total							\$6,826.75
ACH #DD457							
08/02/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	August 02, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD458							
08/02/23	Employee	GLENN A. CLAVIO	PAYROLL	August 02, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD459							
08/02/23	Employee	BRYCE L. BOWDEN	PAYROLL	August 02, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD471							
08/06/23	Vendor	REPUBLIC SERVICES - ACH	071723- 5809 ACH	08/01/23-08/31/23 WASTE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$280.47
ACH Total							\$280.47
ACH #DD472							
08/07/23	Vendor	FEDEX	8-195-49592 ACH	7/6 & 7/10/23 SHIPPING FEE	FED EX LATE FEE	001-541006-51301	\$80.63
ACH Total							\$80.63
ACH #DD473							
08/11/23	Vendor	FEDEX	8-209-78054 ACH	7/20/23 SHIPPING FEE	Postage and Freight	001-541006-51301	\$25.62
ACH Total							\$25.62
ACH #DD474							
08/03/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	071723-8408 ACH	SVCS FROM 07/17/23-08/16/23	Telephone/Fax/Internet Services	001-541009-57201	\$208.14
ACH Total							\$208.14
ACH #DD475							
08/30/23	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

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ACH #DD476							
08/30/23	Employee	GLENN A. CLAVIO	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD477							
08/30/23	Employee	BRYCE L. BOWDEN	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD478							
08/15/23	Vendor	TAMCO CAPITAL CORP	4183687 ACH	7/19/23 - 8/15/23 BILL PRD	Contracts-Security Services	001-534037-53935	\$451.00
ACH Total							<u>\$451.00</u>
ACH #DD479							
08/22/23	Vendor	VALLEY NATIONAL BANK - ACH	072023-5409 ACH	JULY 2023 PURCHASES	Miscellaneous Expenses	001-549999-57201	\$29.95
08/22/23	Vendor	VALLEY NATIONAL BANK - ACH	072023-5409 ACH	JULY 2023 PURCHASES	Miscellaneous Expenses	001-549999-57201	\$13.00
08/22/23	Vendor	VALLEY NATIONAL BANK - ACH	072023-5409 ACH	JULY 2023 PURCHASES	Miscellaneous Expenses	001-549999-57201	\$35.24
08/22/23	Vendor	VALLEY NATIONAL BANK - ACH	072023-5409 ACH	JULY 2023 PURCHASES	Miscellaneous Expenses	001-549999-57201	\$132.00
ACH Total							<u>\$210.19</u>
ACH #DD480							
08/14/23	Vendor	T-MOBILE ACH	072023-1124 ACH	813-593-3464 ; 7/21/23 - 8/20/23	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
ACH Total							<u>\$70.00</u>
ACH #DD481							
08/25/23	Vendor	TAMPA ELECTRIC CO. ACH	080323 ACH	SRVCS THRU 06/29/23-08/24/23	Utility Services	001-543063-53100	\$2,362.13
08/25/23	Vendor	TAMPA ELECTRIC CO. ACH	080323 ACH	SRVCS THRU 06/29/23-08/24/23	Electricity - Streetlighting	001-543013-53100	\$12,019.70
08/25/23	Vendor	TAMPA ELECTRIC CO. ACH	CR080323 ACH	BANK STATEMENT SHOWS LESS WAS TAKEN OUT THEN BILL	Utility Services	001-543063-53100	(\$11.50)
ACH Total							<u>\$14,370.33</u>
ACH #DD482							
08/16/23	Vendor	BOCC - ACH	080323-0000 ACH	078/01/23-08/02/23 WATER UTILITIES	Utility Services	001-543063-53601	\$1,011.80
ACH Total							<u>\$1,011.80</u>
ACH #DD483							
08/25/23	Vendor	TAMPA ELECTRIC CO. ACH	080323A ACH	DID CREDIT MEMO FOR TO MUCH IT SHOULDVE BEEN 1.50	Utility Services	001-543063-53100	\$10.00
ACH Total							<u>\$10.00</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD484							
08/16/23	Vendor	BOCC - ACH	080323-88063 ACH	WTR SVCS FROM 07/03/23-08/24/23	Utility Services	001-543063-53601	\$130.71
ACH Total							<u>\$130.71</u>
ACH #DD485							
08/16/23	Vendor	BOCC - ACH	080323-88063A ACH	BANK CHARGED A LATE FEE	Utility Services	001-543063-53601	\$0.75
ACH Total							<u>\$0.75</u>
ACH #DD486							
08/30/23	Vendor	BRIGHT HOUSE NETWORKS-ACH	081123-1826 ACH	SVC PRD FROM 08/11/23-09/10/23	Telephone/Fax/Internet Services	001-541009-57201	\$281.12
ACH Total							<u>\$281.12</u>
Account Total							<u>\$91,101.16</u>