

**Harbour Isles  
Community Development District**

**April 27, 2021**

**Agenda Package**

## Harbour Isles Community Development District

### Board of Supervisors

Betty Fantauzzi, Chair  
 Greg Letizia, Vice-Chair  
 Bryce Bowden, Assistant Secretary  
 Bob Nesbitt, Assistant Secretary  
 Glenn Clavio, Assistant Secretary

Angel Montagna, District Manager  
 Vivek Babbar, District Counsel  
 Paul Ramsewak, On-Site Manager  
 Stephen Brletic, District Engineer  
 Jason Jaszczak, Solitude Lake Mgmt.  
 Luke Eldridge, Capital Land Mgmt.

## Regular Meeting Agenda Tuesday, April 27, 2021 – 11:00 a.m.

- 
1. Call to Order
  2. Pledge of Allegiance
  3. Audience Comments on Agenda (3) minute time limit
  4. Staff Reports and Updates
    - A. Capital Land Management/Landscape Update
      - i. Consideration of Irrigation Proposal #301827
      - ii. Consideration of Brazilian Pepper Cleanup Proposal #301941
      - iii. Consideration of Palm Replacement Proposal #301643
      - iv. Consideration of Dwarf Ixora Install Proposal #302155
      - v. Consideration of Tree Pruning Proposal #302135
      - vi. Consideration of Wiring and Decoder Repair Proposal #302074
    - B. Solitude Lake Management Pond Report
      - i. Consideration of Solitude Maintenance Contracts
      - ii. Consideration of Aquatic Plant Installation – Pond #4 Contract
    - C. District Engineer
    - D. District Counsel
      - i. Discussion of 5419 Hammock View Lane Lease
      - ii. Discussion of Amenity Access via Leases of Property
    - E. On-Site Property Manager's Report
      - i. Consideration of Big Earth Mulch Proposal #QT02396
    - F. District Manager
      - i. Discussion of the Budget

- ii. Consideration of Solitude Lake Management Contract
  - iii. Ratification of LED Light Fixture Proposal #SMQT-003179
- 5. Consent Agenda
  - A. Approval of the Minutes of March 23, 2021 Meeting
  - B. Approval of the March 2021 Financials
- 6. Business Items
  - A. Consideration of CMS Gym Roof Repair Proposal #20
- 7. Supervisors' Requests
- 8. Adjournment

**Next meeting: May 25, 2021 at 11:00 A.M.**

## **Fourth Order of Business**

**4Ai**



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #301827  
Created: 02/18/2021  
From: Luke Eldridge

## Proposal For

### Inframark - Harbour Isles CDD

Harbour Isles CDD  
2654 Cypress Ridge Blvd.  
Wesley Chapel, FL 33544

## Location

5319 Moon Shell Dr  
Apollo Beach, FL 33572

## Terms

Net 25

Moon Shell Dr Culdasac Revamp : As requested this proposal is to revamp the cul-de-sac located south of 5319 Moon Shell Dr. CLM will first scrape away the current turf, level the ground and install 2christmas tree palms in the center of cul-de-sac, followed by arboricola plants being planted around the palms. Next CLM will install loropetalum, blue daze, summer sunset jasmine, and then complete the project by installing fresh mulch.

| ITEM DESCRIPTION  | QUANTITY | AMOUNT      |
|---|----------|-------------|
| 1) Prep and Removal Labor<br>CLM crews will scrape away the turf and level the dirt in the cul-de-sac south of 5319 Moon Shell Dr.                        | 2 Hour   | \$ 80.00    |
| 2) NODE Battery Clock 1<br>Node 100 Battery Clock   | 1 ea     | \$ 216.00   |
| 3) Drip Line .9 gph 12" Spacing<br>Drip Line  | 650 Feet | \$ 650.00   |
| 4) DRIP ZONE KIT<br>Rainbird XCZ150LCDR Drip Line Kit.  | 1 ea     | \$ 706.67   |
| 5) Drip Connector Barb<br>Drip Line Fittings  | 10 ea    | \$ 20.00    |
| 6) Irrigation Labor<br>Irrigation Labor to complete zone installation inside the cul-de-sac, which will provide irrigation to the newly installed plants. | 16 Hour  | \$ 1,120.16 |
| 7) Irrigation Field Supplies<br>Supplies used in the field to make repairs: Cleaner, Primer, Glue, pipe dope, pipe tape, etc.                             | 1 ea     | \$ 10.00    |
| 8) ADONIDIA PALM, DOUBLE - 15 Feet<br>2 15' Christmas Tree palms  | 2 ea     | \$ 309.52   |
| 9) ARBORICOLA, TRINETTE - 3G<br>3G Arboricola   | 25 ea    | \$ 357.25   |
| 10) LOROPETALUM PLUM - 3G   | 25 ea    | \$ 327.50   |



3G Loropetalum

|  |         |           |
|--|---------|-----------|
| 11) BLUE DAZE - 1G<br>1G Blue Daze   | 50 ea   | \$ 297.50 |
| 12) JASMINE SUMMER SUNSET - 1G<br>1G Jasmine   | 120 ea  | \$ 714.00 |
| 13) Installation Labor<br>CLM will then install the above listed plants.   | 17 ea   | \$ 680.00 |
| 14) COCO MULCH<br>Finally CLM will complete the project by adding fresh mulch around the newly installed plants. | 10 YARD | \$ 500.00 |
| 16) Disposal Fee<br>Dump/Disposal Fee for Removals   | 1 ea    | \$ 75.00  |
| 17) Rental Equipment<br>Skid Steer Rental  | 1 ea    | \$ 900.00 |
| 18) Mobilization<br>Equipment Transportation, Supply pick Up and/or Delivery Fees                                | 1 ea    | \$ 150.00 |

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date (15) days of completion, are subject to late fees. All Trees, Palms, Plants and Turf are warrantied for (30) days once installed. It is not implied nor understood that any plant that is transplanted to be warrantied. Theft and Vandalism is not warrantied. No warranty applies to Mother Nature events such as but not limited to, freeze, drought, flood, winds, ect. are not warrantied. No warranty applies to mechanical failure such as but not limited to irrigation systems, wells and ect. unless Contractor is found negligent. Unwanted grassy weeds in turf cannot be warrantied to be fully prevented such as but not limited to, Torpedo, Carpet, Crab, Goose, Bermuda and ect.

|          |             |
|----------|-------------|
| SUBTOTAL | \$ 7,113.60 |
| TOTAL    | \$ 7,113.60 |

Signature

x

Date:

Please sign here to accept the terms and conditions

## Contacts

|  |  |
|--|--|
| Angel Montagna   | Paul Ramsewak  |
| 813-576-9748   | 813-507-4510   |
| <a href="mailto:angel.montagna@inframark.com">angel.montagna@inframark.com</a> | <a href="mailto:propmgt@harbourislesfl.com">propmgt@harbourislesfl.com</a> |



## Photos

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8) ADONIDIA PALM, DOUBLE - 15 Feet



9) ARBORICOLA, TRINETTE - 3G



10) LOROPETALUM PLUM - 3G



11) BLUE DAZE - 1G



12) JASMINE SUMMER SUNSET - 1G







| ID | DESCRIPTION  | COLOR |
|----|--|-------|
| 1  | Area where grass will be removed from followed by the new plant install. |       |

**4Aii.**



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #301941  
Created: 03/11/2021  
From: Luke Eldridge

## Proposal For

### Inframark - Harbour Isles CDD

Harbour Isles CDD  
2654 Cypress Ridge Blvd.  
Wesley Chapel, FL 33544

## Location

121 Spindle Shell Way  
Apollo Beach, FL 33572

## Terms

Net 25

Brazilian Pepper and over hang cleanup : Per the boards request this is to have CLM cleanup all areas that have extreme overgrowth that is now covering over the original mow/turf lines throughout the CDD. These areas will be cut back approximately 5' and at a height of 8' so that mowers and the occasional strolling resident can safely go under without fear of hitting their head or CLM damaging equipment. This is a proposal to "ONLY" clean the areas and push them back so that the turf area is maintainable. A separate addendum will be submitted later that will allow CLM to keep these natural areas at the turf line that will be established once this proposal has been complete.

| ITEM DESCRIPTION   | QUANTITY | AMOUNT       |
|--|----------|--------------|
| <b>1) Prep and Removal Labor</b><br>Cut back the natural areas, as identified in RED in the map attached, where Brazilian Pepper and other trees/plants have taken over the original turf mow line owned by the CDD. We will cut the areas back approximately 5' and raise 8'. Debris will be disposed of offsite.<br><br>The yellow areas indicate 2 other areas that have Brazilian Pepper but are in maintainable condition. These areas will be in the addendum but no charge for these areas are included in this proposal. | 400 Hour | \$ 16,000.00 |
| <b>2) Disposal Fee</b><br>Dump/Disposal Fee for Removals of Brazilian Pepper and other trees/plants.   | 16 ea    | \$ 1,333.28  |
| <b>3) Mobilization</b><br>Equipment Transportation, Supply pick Up and/or Delivery Fees  | 1 ea     | \$ 150.00    |



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #301941  
Created: 03/11/2021  
From: Luke Eldridge

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|          |              |
|----------|--------------|
| SUBTOTAL | \$ 17,483.28 |
| TOTAL    | \$ 17,483.28 |

## Signature

x

Date:

Please sign here to accept the terms and conditions

## Contacts

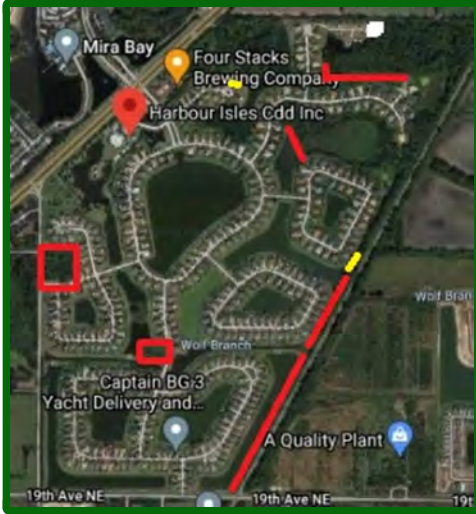
|  |  |
|--|--|
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## Photos





1) Prep and Removal Labor



1) Prep and Removal Labor



1) Prep and Removal Labor



1) Prep and Removal Labor



**4Aiii.**



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #301643  
Created: 01/19/2021  
From: Luke Eldridge

## Proposal For

### Inframark - Harbour Isles CDD

Harbour Isles CDD  
2654 Cypress Ridge Blvd.  
Wesley Chapel, FL 33544

## Location

214 Royal Bonnet Dr  
Apollo Beach, FL 33572

## Terms

Net 25

Washingtonian Palm Replcement: Remove and replace 25' Washingtonian palm tree.

| ITEM DESCRIPTION  | QUANTITY | AMOUNT    |
|---|----------|-----------|
| <b>1) Tree Removal</b><br>Labor Crews will first remove the 25' palm tree located near a fire hydrant, east of the above listed location. The crew will then use an excavator to remove the old existing root system.   | 1        | \$ 928.57 |
| <b>2) Enhancement Labor</b><br>Next the crew will prep the area for the new palm tree and utilize a crane and install the new 25' Washingtonian Palm tree.  | 8 Hour   | \$ 320.00 |
| <b>3) Irrigation Material</b><br>Once the area is prepped for the new palm tree, irrigation technicians will install the following irrigation material to add a bubbler, which will provide sufficient water to establish the tree:<br><br>(2) 1" x 1/2" tee<br>(1) 1" slip fix<br>(1) 1" pvc pipe per foot<br>(8) 1/2" flex per foot<br>(2) 1/2" street 90<br>(2) 1 gpm bubbler nozzle | 1 ea     | \$ 53.00  |
| <b>4) Irrigation Labor</b><br>Irrigation Labor to complete the repairs for the inspection on  | 2 Hour   | \$ 140.00 |
| <b>5) Irrigation Field Supplies</b><br>Supplies used in the field to make repairs: Cleaner, Primer, Glue, pipe dope, pipe tape, etc.  | 1 ea     | \$ 10.00  |
| <b>6) Enhancement Material</b><br>25' Washingtonian Palm Tree   | 1 ea     | \$ 802.86 |
| <b>7) Top Soil Yard</b><br>Top Soil per Yard  | 1 / yard | \$ 65.00  |
| <b>8) Palm Brace Kit</b><br>Finally the crew will complete the job by installing palm tree braces, which will provide support for the   | 1 ea     | \$ 86.00  |



new palm tree.

|                 |      |           |
|-----------------|------|-----------|
| 9) Crane Rental | 1 ea | \$ 800.00 |
| Crane Rental    |      |           |

|   |      |           |
|---|------|-----------|
| 10) Mobilization  | 1 ea | \$ 150.00 |
| Equipment Transportation, Supply pick Up and/or Delivery Fees |      |           |

### Client Notes

As requested this proposal is for crews to remove the existing dead Washingtonian palm tree with an excavator, prep the area, add irrigation, and install a new 25' Washingtonian palm tree.

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|          |             |
|----------|-------------|
| SUBTOTAL | \$ 3,355.43 |
|----------|-------------|

|       |             |
|-------|-------------|
| TOTAL | \$ 3,355.43 |
|-------|-------------|

### Signature

x

Date:

Please sign here to accept the terms and conditions

### Contacts

|  |  |
|--|--|
| Angel Montagna   | Paul Ramsewak  |
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### Photos





Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #301643  
Created: 01/19/2021  
From: Luke Eldridge

*1) Tree Removal*





| ID | DESCRIPTION                                 | COLOR |
|----|---|-------|
| 1  | Area of Palme tree removal and replacement. |       |

**4Aiv**



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #302155  
Created: 04/15/2021  
From: Luke Eldridge

## Proposal For

### Inframark - Harbour Isles CDD

Harbour Isles CDD  
2654 Cypress Ridge Blvd.  
Wesley Chapel, FL 33544

## Location

121 Spindle Shell Way  
Apollo Beach, FL 33572

## Terms

Net 25

Dwarf Ixora install : Below is a proposal to remove the old existing Ixora's from the landscaped beds on the main entrance road leading to the clubhouse. Once CLM removes the old existing Ixora's new Red Dwarf Ixora's will be installed, which will complete the project.

| ITEM DESCRIPTION   | QUANTITY | AMOUNT    |
|--|----------|-----------|
| <b>1) Prep and Removal Labor</b><br>CLM will first remove the old existing Ixora's from the area of pillars and decorative fencing, which is located on the main entrance road leading to the clubhouse, in between two ponds. | 2 Hour   | \$ 80.00  |
| <b>2) IXORA DWARF - 3G</b><br>3G Dwarf Ixora   | 42 ea    | \$ 600.18 |
| <b>4) Installation Labor</b><br>Next CLM will install Dwarf Ixora's on both sides of the road in between the decorative fencing and the curb.  | 3 ea     | \$ 120.00 |
| <b>3) Mobilization</b><br>Equipment Transportation, Supply pick Up and/or Delivery Fees  | 1 ea     | \$ 150.00 |



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #302155  
Created: 04/15/2021  
From: Luke Eldridge

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|          |           |
|----------|-----------|
| SUBTOTAL | \$ 950.18 |
| TOTAL    | \$ 950.18 |

Signature

x

Date:

Please sign here to accept the terms and conditions

## Contacts

|  |  |
|--|--|
| Angel Montagna   | Paul Ramsewak  |
| 813-576-9748   | 813-507-4510   |
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| ID | DESCRIPTION                           | COLOR |
|----|---------------------------------------|-------|
| 1  | Area Where plants are to be installed |       |
| 1  | area where plants are to be installed |       |

**4Av**



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #302135  
Created: 04/14/2021  
From: Luke Eldridge

## Proposal For

### Inframark - Harbour Isles CDD

Harbour Isles CDD  
2654 Cypress Ridge Blvd.  
Wesley Chapel, FL 33544

## Location

121 Spindle Shell Way  
Apollo Beach, FL 33572

## Terms

Net 25

Clubhouse trail tree pruning : Trimming During a walkthrough of the trail behind the clubhouse, a proposal was requested to trim the trees around the trail lights and pavilions. Below is a proposal for CLM to trim the following areas: 1) Light clearance along trail South of pool area - (6) lights along trail to be cleared - Removal cuts and reduction cuts will be utilized to achieve desired clearance - Major deadwood will be removed from immediate pruning area of tree 2) Pier Pavilions - Clearance/elevation pruning over (2) Pavilion roofs 3) Basketball Court - Clearance prune (3) lights - same specs as above light pruning.

| ITEM DESCRIPTION  | QUANTITY | AMOUNT      |
|---|----------|-------------|
| 1) Tree Pruning<br>CLM to prune the trees along the trail south of the pool area. | 1 ea     | \$ 2,285.71 |

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|          |             |
|----------|-------------|
| SUBTOTAL | \$ 2,285.71 |
| TOTAL    | \$ 2,285.71 |

## Signature

x

Date:

Please sign here to accept the terms and conditions

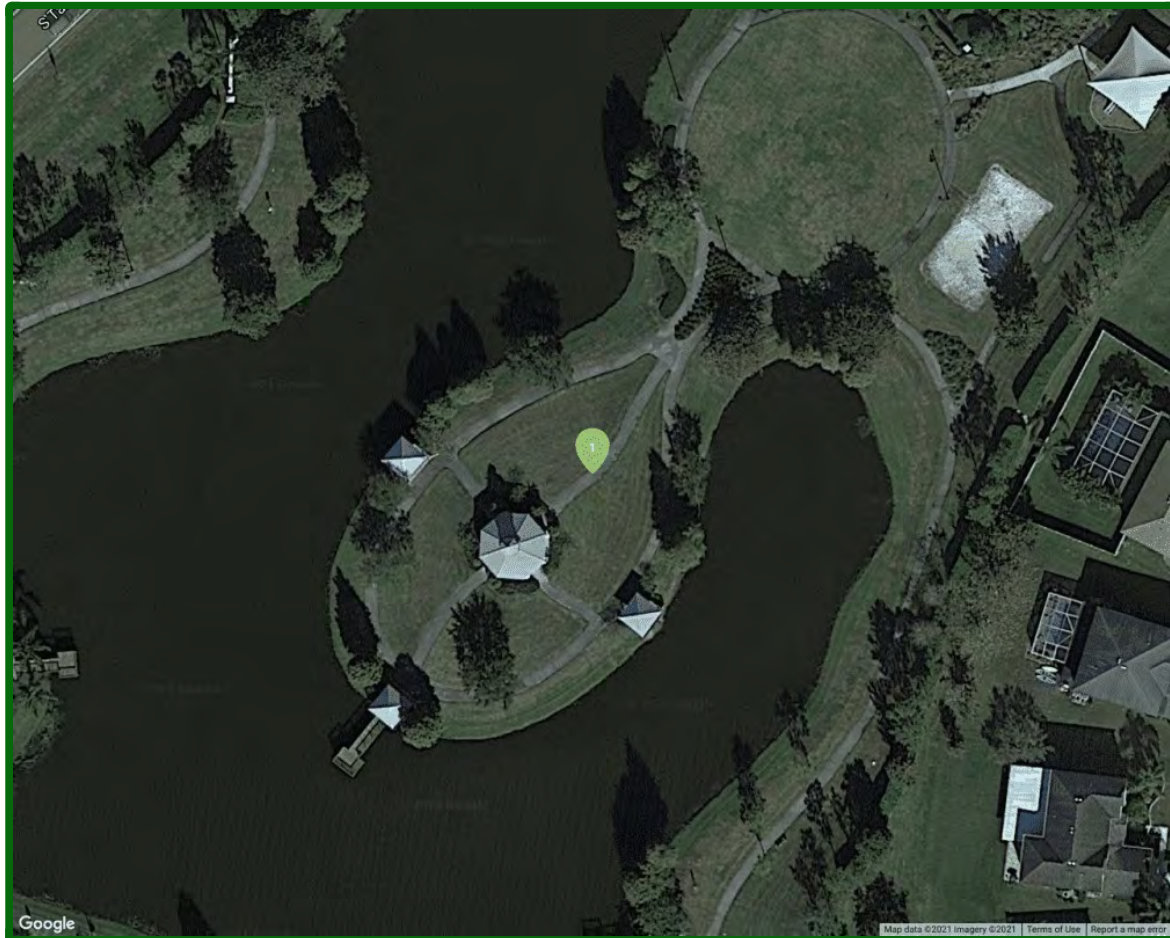




## Contacts

Angel Montagna  
813-576-9748  
[angel.montagna@inframark.com](mailto:angel.montagna@inframark.com)

Paul Ramsewak  
813-507-4510  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



| ID | DESCRIPTION                              | COLOR |
|----|--|-------|
| 1  | Trail area where proposed tree trimming. |       |

**4A vi**



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #302074  
Created: 04/06/2021  
From: Luke Eldridge

## Proposal For

### Inframark - Harbour Isles CDD

Harbour Isles CDD  
2654 Cypress Ridge Blvd.  
Wesley Chapel, FL 33544

## Location

121 Spindle Shell Way  
Apollo Beach, FL 33572

## Terms

Net 25

Wiring and Decoder Repair: During an inspection our irrigation technician discovered zones 19-43 were non functioning, due to a wire break. Below is a proposal for CLM to replace 300 ft. of wire which extends from the playground area (zone 43), to area in front of the gym (zone 19).

| ITEM DESCRIPTION  | QUANTITY | AMOUNT      |
|---|----------|-------------|
| 1) Jacketed 2 wire Red and Blue<br>Hunter 2 wire  | 300 Feet | \$ 300.00   |
| 2) 2 Wire Gel Caps<br>Gel Caps  | 20 ea    | \$ 60.00    |
| 3) blue wire nut<br>Wire nut  | 20 ea    | \$ 20.00    |
| 4) Irrigation Labor<br>Irrigation Labor to complete the repairs   | 20 Hour  | \$ 1,400.00 |
| 5) Irrigation Diagnostics Labor<br>Labor used to diagnose   | 5 Hour   | \$ 450.00   |
| 6) Irrigation Field Supplies<br>Supplies used in the field to make repairs: Cleaner, Primer, Glue, pipe dope, pipe tape, etc. | 1 ea     | \$ 10.00    |



Capital Land Management Corporation  
P.O.Box 130  
Matlacha, Florida 33993

Proposal #302074  
Created: 04/06/2021  
From: Luke Eldridge

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|          |             |
|----------|-------------|
| SUBTOTAL | \$ 2,240.00 |
| TOTAL    | \$ 2,240.00 |

## Signature

x

Date:

Please sign here to accept the terms and conditions

## Contacts

|  |  |
|--|--|
| Angel Montagna   | Paul Ramsewak  |
| 813-576-9748   | 813-507-4510   |
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## Photos



**4B**

# SOLITUDE

## LAKE MANAGEMENT



## Harbour Isles CDD Waterway Inspection Report

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**Reason for Inspection:** Site looks good

**Inspection Date:** 04/14/2021

**Prepared for:**

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

**Prepared by:**

Peter Simoes, Account Representative/Biologist

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| <b>SITE MAP</b>                    | 13      |



**Site: 1****Comments:**

Site looks good

Native plant material looked good. Lake dye administered to limit submersed algal growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

**Site: 2****Comments:**

Site looks good

Minor grasses along perimeter.  
Clear of algae at photo station.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

**Site: 3****Comments:**

Site looks good

Overall, looked good. Clear of algae and floating weeds at eastern and southern photo stations. Native plant material looked good.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





4

**Comments:**

Site looks good

Minima algae along immediate perimeter to be treated during our upcoming scheduled visits. Algae typically clears within 10-14 days following treatment.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



5

**Comments:**

Treatment in progress

Evidence of treatment noted along perimeter targeting grasses. Clear of algae and hydrilla at photo station.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



6

**Comments:**

Normal growth observed

1-2 ft. band of filamentous algae. Clear of hydrilla. Submersed weeds reduced following treatment.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae





**Site: 7****Comments:**

Site looks good

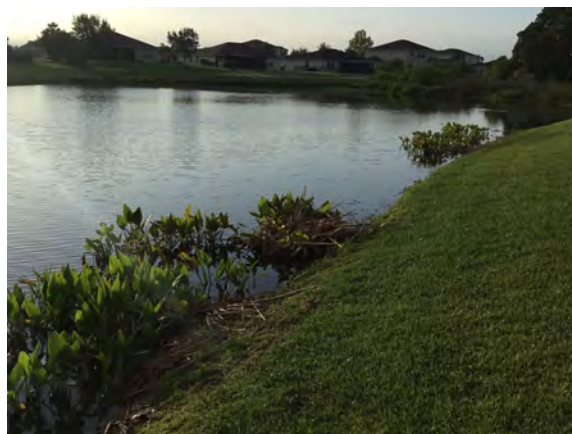
Overall, looked good with minor alligatorweed and torpedograss along banks. Native Thalia continues to look good.

**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed

**Site: 8****Comments:**

Site looks good

Alligatorweed regrowing along leading edge of mitigation area MF (right photo). Shorelines and open water looked good.

**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed

**Site: 9****Comments:**

Site looks good

Floating weeds, algae and submersed weeds reduced. High water levels from recent rain events.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





**Site: 10****Comments:**

Site looks good  
Continues to look good.

**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed

**Site: 11****Comments:**

Site looks good

Minor herbaceous growth within buffer area (right photo). Positive results expected within 14-21 days following herbicide application.

**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed

**Site: 12****Comments:**

Site looks good

Overall, looked good. Minor pennywort along perimeter. Thalia looked good.

**Action Required:**

Routine maintenance next visit

**Target:**

Pennywort





## Site: 13

### Comments:

Site looks good

Minimal invasive growth present at both photo stations. Native plant material looked good.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 14

### Comments:

Site looks good

Minimal floating water lettuce present. Pickerel species displayed vibrant green tones. Some midge activity at photo stations.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



## Site: 15

### Comments:

Normal growth observed

Minor algae developing on surfaced chara. Grasses displayed evidence of treatment.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation





## Site: 16

### Comments:

Site looks good

No issues observed during today's scheduled inspection.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 17

### Comments:

Site looks good

Continues to look good with minimal invasive growth present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 18

### Comments:

Normal growth observed

Minor algae at northern photo station (right photo), which accounted for <5% coverage.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





**Site: 19****Comments:**

Site looks good

Minor submersed hydrilla noted.  
Native Pickerel looked great (left photo).

**Action Required:**

Routine maintenance next visit

**Target:**

Hydrilla

**Site: 20****Comments:**

Normal growth observed

Submersed weeds and azolla  
developing in canal to be treated  
during upcoming visits. Minor  
algae along immediate perimeter.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

**Site: 21****Comments:**

Site looks good

No issues observed during today's  
scheduled inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss





## Site: 22

### Comments:

Normal growth observed

Minimal algae and minor submersed hydrilla present, both of which will be treated during our upcoming scheduled maintenance visits.

### Action Required:

Routine maintenance next visit

### Target:

Hydrilla



## Site: 23

### Comments:

Treatment in progress

Greatly improved following treatment.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: MF

### Comments:

Site looks good

Minor primrose and vines in center of mitigation area will continue to be treated during our scheduled application dates.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



**Site: MA****Comments:**

Treatment in progress

Floating weeds reduced following treatment. Evidence of physical removal of the Native Bulrush visible during inspection (right photo).

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: MC****Comments:**

Treatment in progress

Percent coverage of native Bulrush increased, however, follow-up treatments are required for the Cattails throughout site.

**Action Required:**

Routine maintenance next visit

**Target:**

Cattails

**Management Summary**

The waterway inspection for Harbour Isles CDD was completed on April 14th, 2021 for all sites.

Positive treatment results were visible within Site #23 following recent drops in water levels. Reduced floating weeds within Mitigation Area MA, and reduced Hydrilla within Pond #5.

Minimal invasive shoreline weeds were present during today's inspection. Only minor growth was present within the buffer of Pond #11, which will be targeted during our scheduled application dates. Positive results may be expected within 14-21 days following herbicide application.

Minor new growth of filamentous algae was identified within Ponds #4, 6 and 18, all of which will be treated during our upcoming scheduled visits. Algae typically clears within 10-14 days following treatment. During periods of warmer weather, algae may become more frequent between treatment periods, especially within stagnant, nutrient rich systems. SOLitude Lake Management will continue to treat all ponds for algae during our scheduled visits. Should blooms persist, a water quality test will be recommended to assess the factors contributing to the regrowth and generate a tailored management plan.

Submersed weeds remain minimal throughout the community, with the exception of the canal for Pond #20, which is scheduled to be targeted during our upcoming visits. The minor hydrilla within the buffer area of Pond #22 will also be treated during this visit.

Lastly, the native vegetation within the inspected ponds was observed to be in good condition with minimal signs of stress noted. SOLitude will continue to promote native plant species within littoral areas to improve nutrient uptake, bank stability, and compete with algae for space to grow.

Thank you for choosing SOLitude Lake Management!



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

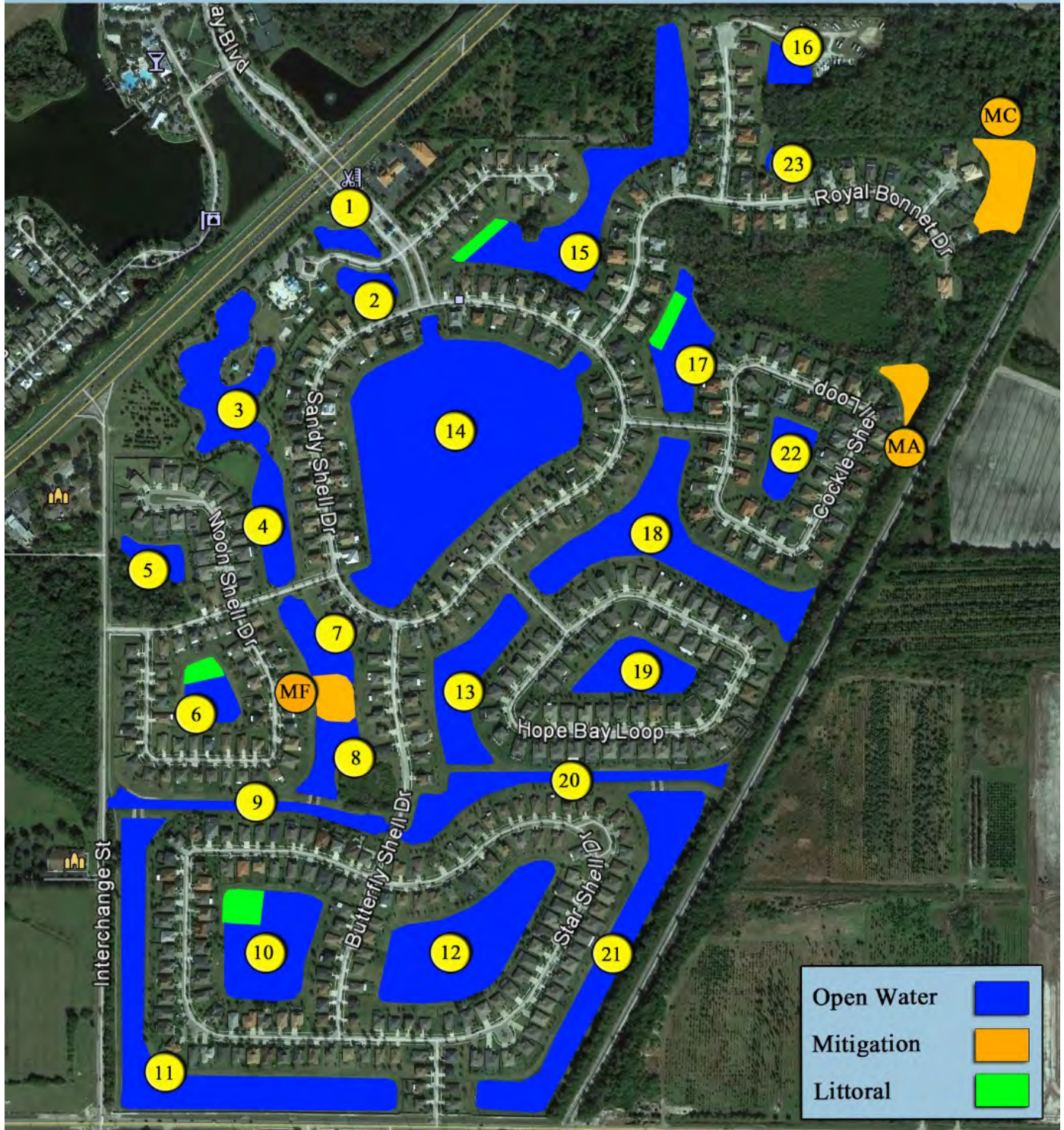
| Site | Comments              | Target               | Action Required                |
|------|-----------------------|----------------------|--------------------------------|
| MF   | Site looks good       | Species non-specific | Routine maintenance next visit |
| MA   | Treatment in progress | Species non-specific | Routine maintenance next visit |
| MC   | Treatment in progress | Cattails             | Routine maintenance next visit |

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

# Harbour Isles CDD

Apollo Beach, FL

Call 888.480.LAKE



**4Bi.**

**CONTRACT PROPOSALS  
PROVIDED  
UNDER SEPARATE COVER**

**4Bii.**



### SERVICES CONTRACT

CUSTOMER NAME: Harbour Isles CDD – c/o Angel Montagna, Inframark  
 PROPERTY NAME: Harbour Isles CDD  
 CONTRACT DATE: March 17, 2021  
 SUBMITTED BY: Nick Viles  
 SPECIFICATIONS: Aquatic Plant Installation – Pond #4

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 fee for the Services is \$850.00. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. 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, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice 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. Company 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 the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. 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.  
 Customer 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

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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. Often times 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 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 the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. 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.

6. 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.

7. 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.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. 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

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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.

10. 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.

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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Harbour Isles CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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

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

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

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

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

*Please Remit All Payments to:*

1320 Brookwood Drive Suite H  
Little Rock AR 72202

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Please Mail All Contracts to:*

2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453

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### SCHEDULE A - AQUATIC VEGETATION INSTALLATION SERVICES

SPECIFICATIONS: Native aquatic plantings along the shoreline in Pond #4 at Harbour CDD located in Apollo Beach, FL. Bareroot plants to be delivered and planted in accordance to specifications below.

#### Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation in in 4"- 18" of water around the perimeter of the pond:
  - (350) - Pickerelweed (*Pontederia cordata*)
  - (350) - Duck Potato (*Sagittaria lancifolia*)
2. The plant species are suited to live and thrive in water less than 24" in depth.
3. All plants will be spaced 12-18 inches apart.
4. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
6. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing disease or defects at the time of installation. A Warranty is provided for survival of 80% of installed plants for a ninety (90) day period following installation or until such time as another company other than SOLitude Lake Management accepts the planted areas for maintenance, whichever is less. If survival is less than 80% at the end of the 90-day period or upon acceptance for maintenance, replanting (to 80% survivorship) shall be performed by SOLitude at no cost to the CUSTOMER. This plant survivorship Warranty does not include the loss or damage of installed plant materials due to acts of God such as flood, fire, drought or other catastrophic events nor does the warranty cover loss or damage due to theft, vandalism, erosion, pestilence, predation by turtles, fish or other animals, or negligence by others. It is the responsibility of the CUSTOMER to maintain water depths at planned levels. Plant loss or damage from high or low levels is not covered by this Warranty.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation that may be required due to weather or other environmental conditions.

#### General:

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

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3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
4. Contractor will maintain general liability and workman's compensation insurance.
5. While SŌLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SŌLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

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# Create a Living Shoreline

## Improve the Quality of Your Lake and Lifestyle

Everyone appreciates how nice it looks having the right native aquatic plants along the shoreline of your lake or pond, especially when they bloom. But, there is more to native aquatic plants than looks! A properly created buffer zone aids in keeping your aquatic ecosystem healthy. Shoreline aquascaping by Aquatic Systems, a SÖLitude Lake Management® Company promotes and helps to maintain improved water quality in your waterways.

### PLANTING NATIVE AQUATIC PLANTS ALONG THE SHORELINE WILL HELP:



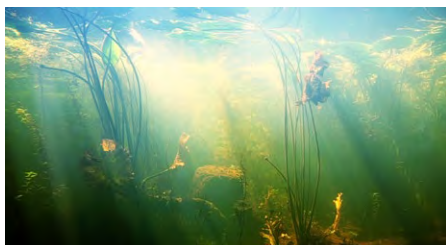
#### Control erosion

Without a buffer between the turf area and the lake or pond, erosion along the shoreline can occur and lead to high sedimentation rates into the waterbody, poor water quality and loss of the original landscape. Lining the shore with native plants will help stabilize the shoreline and reduce the chances of erosion-related issues.



#### Reduce non-native plant invasions

Plants become classified as invasive species when they invade areas outside of their native range, upset the natural community they have invaded and cause damage to the ecology or economy of an area. Having a variety of native plants in the buffer zone will allow them to out-compete invasive plants, making it much harder for invasive species to take root.



#### Improve water quality

Buffer zones along aquatic banks serve to reduce the transport of unwanted nutrients and sediment through the system and out to the watershed. Plants that actively filter nutrients without adding more reduce the nutrient load. Unwanted plant and algae growth in the water will be limited due to the filtration of nutrients from runoff.



#### Support wildlife habitat

A well-established buffer functions both as beneficial habitat for “good” wildlife and as barriers to nuisance wildlife. Buffers can provide safe habitat for many desirable species, including birds, frogs and rabbits, while allowing for an increase in the species diversity surrounding the lake. Nuisance wildlife, like geese often choose alternative locations for nesting and feeding since they are unable to see potential predators.



## AQUASCAPING A RESIDENTIAL POND: BEFORE, DURING AND AFTER



### Choosing the right native plants provides benefits for years to come.

The filtration of nutrients during rainfall events will be highly dependent upon the plants within the buffer area. Plants should be native species that are disease resistant, conducive to growth in that environment and resistant to drought. Also, plant location and spacing will often impact the success of nutrient removal.

The maximum benefits of a buffer zone are achieved only when you have a good mix of aquatic and upland species covering both the shallow-water areas and dry areas along the shoreline.

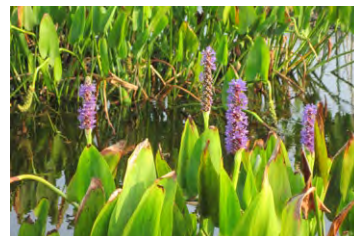
Lakes and ponds usually have several depth profiles. Generally, three to five feet around the shoreline provides great coverage. A customized native planting plan may include areas that are wider or more narrow to accommodate the terrain, plant preference, pond depth profile and the communities needs.

Once the plants are fully established it is important to maintain the plants properly to keep it beautiful and healthy for long term sustainability. Trimming the vegetation too often or improperly can add additional nutrients directly to the water, which can lead to additional water quality issues.

**Plan now to create a lush area around your pond or lake.**



CANNA LILY



PICKERELWEED



DUCK POTATO



SAND CORD GRASS



FAKAHATCHEE GRASS



SOFT RUSH



FRAGRANT WATER LILY



GULF SPIKE RUSH

Allow our experts to help you attain healthy, beautiful waterways.

Call 800.432.4302 today.

 **Aquatic Systems**  
LAKE & WETLAND SERVICES  
[aquaticsystems.com](http://aquaticsystems.com)

**4Di.**

## Florida Lease

NAMES:    Adults:    Michelle Pardo  
                                 David Pardo

Children : Henry Pardo  
Eleanor Pardo

DATES: May 30 - July 31

SCHEDULE - VRBO:

NIGHTS: 62

THIS IS A VRBO CONTRACT

## TERMS OF CONTRACT/LEASE

ARRIVAL DATE: May 30 4:00 PM

DEPARTURE DATE: July 31 11:00 AM

## POOL ACCESS

TENANT MUST REGISTER AT POOL OFFICE WITH IDENTIFICATION TO OBTAIN POOL KEY. COST OF KEY \$ 25.00/KEY. CHILDREN NO CHARGE.

POOL MANAGER - PAUL RAMSEWAK

**4E.**

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

**March 24<sup>th</sup> to April 27th, 2021 Clubhouse Operations/Maintenance Updates:**

## **VENDORS:**

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



- Treated Alligator weeds, Hydrilla and duckweeds in all the ponds.
- Doing weekly treatments in all ponds.
- **PENDING:** Proposals for planting aquatic plants in some ponds.

- **ABM AIR CONDITIONING:**



- **PENDING:** routine service for all units.



- **CAPITAL LAND MANAGEMENT**



- Walk the Community to create new Landscape map.
- Did a monthly inspection, on the sprinkler system.
- Fertilized completed in common areas, for March, 2021.
- Change doggie stations.

- **CONSTRUCTION MANAGEMENT SERVICES:**



. **PENDING:** Routine service.

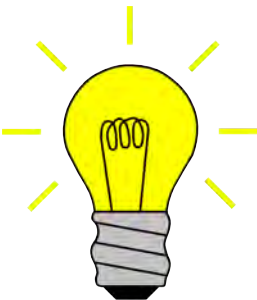
.



- **FITNESS REV: PENDING:** Routine checkups on all equipments.



- **ELECTRIC TODAY: : PENDING:** Proposal for replacing gooseneck lights on guard house.



- **HAWKINS ELECTRIC:**

- **HURRICANE PRESSURE WASH:**

- 



- **JAN PRO CLEANING:**



- Cleaned restrooms, pool deck and gym weekly.
- Completed Enviro shield application for second quarter of 2021.
- Cleaning the Fitness Facility, two times weekly.

## 11. NVIROTECT:



- **Completed:** spraying rodents and insects around Clubhouse and bait stations inside RV/Boat Storage Facility for April, 2021.



## 12. SUNCOAST POOLS:



- Service both pools three times a week.
- Check and add chlorine in both pools.
- **PENDING:** Repairs to kiddie pool gate and disable chair.

## 13. SECURITEAM:



- **PENDING:** Repairs for enhancement of RV/Boat Storage Facility gate.

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



**14. HILLSBOROUGH COUNTY:**



- **PENDING:** Two side walk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 309016 and SR# 309020..
- **PENDING:** Call in to get all streets striping.

**15. TECO:**



**16. PROPERTY MANAGEMENT STAFF:**



- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Installed new Volleyball net.
- Installed new Basketball hoop nets.
- Installed new “No Parking” sign boards in Common Areas.



**17. Green Works Inc:**



- **PENDING:** Second quarterly injections for 2021, on palm trees.

**18. Site Masters:**

**19. FINN OUTDOOR:** Completed restoration work, in pond# 14, 10 and 22.

**20. Florida Wild Life:** Permit issued to trapper, to catch alligator in pond# 22.





**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. No rentals this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**

**PENDING:** Upgrade to RV/Boat Storage Facility gate.

**4Ei.**

## Big Earth Landscape Supply, Inc.

## Quotation

2423 MANATEE AVE W  
BRADENTON, FL 34205  
USA

Phone: 941/746-4471  
Fax: 941/751-3790

Date  
Apr 13, 2021

66 Page  
1

Order Number  
QT02396

## Sold To:

HARBOUR ISLES CDD 9

## Ship To:

Harbor Isles Playground  
121 Spindle Shell Way  
Apallo Beach, Fl

| Reference | PO Number | Customer No. | Salesperson | Order Date   | Ship Via | Terms |
|-----------|-----------|--------------|-------------|--------------|----------|-------|
|           |           | RIZ700       | TROY        | Apr 13, 2021 |          | COD   |

| Qty.<br>Ord. | Qty.<br>Shp. | Qty.<br>B/O | Item Number  | Description                 | Unit Price | UOM | Extended Price |
|--------------|--------------|-------------|--------------|-----------------------------|------------|-----|----------------|
| 40.0000      | 0.0000       | 40.0000     | PLAYCHIPBULK | MULCH BULK PLAYGROUND CHIPS | 30.00      | YD  | 1,200.00       |
| 1.0000       | 0.0000       | 1.0000      | LABOR        | INSTALL PLAYGROUND MULCH    | 1,500.00   | EA  | 1,500.00       |

## Comments:

THIE QUOTE IS GOOD FOR 45 DAYS

## Tax Summary:

FLORIDA 72.00  
HILLSBORO 18.00

## Less

Included Tax

0.00

Order Discount

0.00

Subtotal

2,700.00

Total sales tax

90.00

Total order

2,790.00



**4F.**

4Fii.



### SERVICES CONTRACT

CUSTOMER NAME: Angel Montagna / Infrastructure Management Services

PROPERTY NAME: Harbour Isles CDD

CONTRACT EFFECTIVE DATE: February 1, 2021 through January 31, 2022

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

SPECIFICATIONS: Twenty-three sites: twenty-one ponds, one canal and one environmental area located in Apollo Beach, FL.

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 **\$25,704.00**. SOLitude shall invoice Customer **\$2,142.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the customer will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly 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. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the customer, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. 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. For this reason, should the Customer cancel the contract early, or be in default for any reason, Customer will be responsible for immediately paying the remaining portion of annual contract work completed 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, 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

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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.

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 may be canceled by either party with thirty (30) days written notice. Customer shall be responsible for payment in full for the entire portion of the contract work completed up until the date of early termination. Payment for the final remaining balance shall be due immediately upon final termination of this contract under this clause.

4. **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. Customer 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. Often times 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 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 the SOLitude, unless there is willful negligence on the part of SOLitude.

5. **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.

6. **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.

7. **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

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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.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. 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.

10. 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.

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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

HARBOUR ISLES CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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

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

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

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

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

**Please Remit All Payments to:**

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

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

**Please Mail All Contracts to:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**4Fiii.**

**Service Quote**

Page 1

**Solitude Lake Management**

1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202

Phone No. (888) 480-5253

Fax No. (888) 358-0088

No. SMQT-003179

Status Pending

Order Date 03/27/21

Order Time 12:40:54 PM

**Quote Provided to:**

Harbour Isles CDD  
Infrastructure Management Services  
210 N. University Drive, Suite 702  
Coral Springs, FL 33071  
United States

Phone No.

Email angel.montagna@inframark.com

Supply and install two 43 watt LED light fixtures.

Warranty: 2 years on LED and 90 days on labor.

| Service Item No. | Service Item Group Code | Item No. | Serial No. | Description                  |
|------------------|-------------------------|----------|------------|------------------------------|
| 5481-FOUNTAIN-2  | FOUNTAIN                |          |            | Harbour Isles CDD Fountain 2 |

**Service Line**

| No.           |   | Quantity | Unit Price Excl. Tax | Amount          | Amount Incl. Tax |
|---------------|---|----------|----------------------|-----------------|------------------|
| VER-LED700C-2 | (2) 43 Watt LED Lighting, 120V (White/Clear Lens) | 1        | 1,374.33             | 1,374.33        | 1,374.33         |
| 3M - 82-A2N   | SPL200: 3M Splice Kit (82-A2N) Std G1290405       | 1        | 75.70                | 75.70           | 75.70            |
| SERVICE FEE   | Service Fee                                       | 1        | 82.00                | 82.00           | 82.00            |
| LABOR-REPAIR  | REPAIR LABOR                                      | 2        | 107.00               | 214.00          | 214.00           |
| FOUNT SERV    | Shipping  | 1        | 38.50                | 38.50           | 38.50            |
| <b>Total</b>  |   |          |                      | <b>1,784.53</b> | <b>1,784.53</b>  |

Service quote price expires 90 days following order date.

Quote Approved By: Elizabeth Santanuzzi

## **Fifth Order of Business**



**5A**

**MINUTES OF MEETING  
HARBOR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held on Tuesday, March 23, 2021 at 11:05 A.M. at the Harbour Isles Clubhouse, 121 Spindle Shell Way, Apollo Beach, FL 33572.

Present and constituting a quorum were:

|                 |                     |
|-----------------|---------------------|
| Betty Fantauzzi | Chairman            |
| Gregg Letizia   | Vice Chairman       |
| Glenn Clavio    | Assistant Secretary |
| Bob Nesbitt     | Assistant Secretary |

Also present were:

|                 |                           |
|-----------------|---------------------------|
| Angel Montagna  | District Manager          |
| Paul Ramsewak   | Clubhouse Manager         |
| Vivek Babbar    | District Counsel          |
| Stephen Brletic | District Engineer         |
| Luke Eldridge   | Clearview Land Management |
| Peter Simoes    | Solitude Lake Management  |

Audience

*The following is a summary of the minutes and actions taken at the March 23, 2021, Harbour Isles Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Montagna called the meeting to order and four (4) Supervisors were in attendance.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Capital Land Management/Landscape Update**

**i. Consideration of Irrigation Proposal #301827**

**ii. Consideration of Brazilian Pepper Cleanup Proposal #301941**

- Capital Land Management proposals, #301827 and #301941 are tabled until next month's meeting.

**B. Solitude Lake Management Pond Report****i. Consideration of Solitude Mitigation Proposed Contract**

- The Solitude mitigation proposed contract is tabled until the next meeting.

**ii. Consideration of LED Light Fixture Proposal #SMQT-003011**

On MOTION by Mr. Letizzia seconded by Mr. Clavio with all in favor authorizing Ms. Fantauzzi to approve revised proposal #SMQT-003011 for two (2) LED lights, not to exceed \$2000 was approved. 4/0

**C. District Engineer**

Mr. Brletic updated the Board on pond work.

- The landscape map was updated. A discussion ensued.
- Pond aeration project is still in permitting.

**D. District Counsel**

- The Securiteam contract is finalized.
- Campus Suites overage was discussed.

**E. On-Site Property Manager's Report**

On MOTION by Mr. Clavio seconded by Ms. Fantauzzi with all in favor the Mike Ambriotti proposal of \$6700 for the gym roof repair was approved. 4/0

- Basketball court lights will remain on until 10:00 p.m.
- Gym hours are back to original hours of 6:00 a.m. to 8:00 p.m.

**F. District Manager**

On MOTION by Ms. Fantauzzi seconded by Mr. Letizia with all in favor the Construction Management Invoice #9 for \$320 was ratified. 4/0

**i. Discussion of the Budget**

- A discussion on RFP of landscape maintenance took place. Paul Ramsewak and Ms. Fantauzzi will approve the scope and RFP before this goes to staff to move forward with the RFP.

- Leave flood insurance as it is.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the February 23, 2021 Minutes**

**B. Approval of February 2021 Financials and Check Register**

On MOTION by Ms. Letizia seconded by Ms. Fantauzzi with all in favor the Consent Agenda was approved. 4/0

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of CMS Gym Roof Repair Proposal #20**

This item was approved under On-Site Manager's Report.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

With there being no requests, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Clavio seconded by Mr. Nesbitt with all in favor the meeting was adjourned at 12:51 p.m. 4/0

\_\_\_\_\_  
Chair/Vice Chair

**5B**



HARBOUR ISLES  
Community Development District

*Financial Report*

*March 31, 2021*

Prepared By



HARBOUR ISLES  
Community Development District

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HARBOUR ISLES  
Community Development District

**Financial Statements**

(Unaudited)

**March 31, 2021**

**Balance Sheet**  
March 31, 2021

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND   | RESERVE<br>FUND   | DEBT SERVICE<br>FUND - SERIES<br>2015 | TOTAL               |
|--|-------------------|-------------------|---------------------------------------|---------------------|
| <b>ASSETS</b>                                |                   |                   |                                       |                     |
| Cash - Checking Account                      | \$ 101,992        | \$ -              | \$ -                                  | \$ 101,992          |
| Due From Other Funds                         | -                 | 426,986           | 34,367                                | 461,353             |
| Investments:                                 |                   |                   |                                       |                     |
| Money Market Account                         | 820,219           | -                 | -                                     | 820,219             |
| SBA Account                                  | 126               | -                 | -                                     | 126                 |
| Redemption Fund                              | -                 | -                 | 3,026                                 | 3,026               |
| Reserve Fund                                 | -                 | -                 | 130,077                               | 130,077             |
| Revenue Fund                                 | -                 | -                 | 307,670                               | 307,670             |
| Deposits                                     | 22,279            | 23,040            | -                                     | 45,319              |
| <b>TOTAL ASSETS</b>                          | <b>\$ 944,616</b> | <b>\$ 450,026</b> | <b>\$ 475,140</b>                     | <b>\$ 1,869,782</b> |
| <b>LIABILITIES</b>                           |                   |                   |                                       |                     |
| Accounts Payable                             | \$ 42,775         | \$ -              | \$ -                                  | \$ 42,775           |
| Accrued Expenses                             | 10,300            | -                 | -                                     | 10,300              |
| Deposits                                     | 50                | -                 | -                                     | 50                  |
| Due To Other Funds                           | 461,353           | -                 | -                                     | 461,353             |
| <b>TOTAL LIABILITIES</b>                     | <b>514,478</b>    | <b>-</b>          | <b>-</b>                              | <b>514,478</b>      |
| <b>FUND BALANCES</b>                         |                   |                   |                                       |                     |
| <b>Nonspendable:</b>                         |                   |                   |                                       |                     |
| Deposits                                     | 22,629            | 23,040            | -                                     | 45,669              |
| <b>Restricted for:</b>                       |                   |                   |                                       |                     |
| Debt Service                                 | -                 | -                 | 475,140                               | 475,140             |
| <b>Unassigned:</b>                           | 407,509           | 426,986           | -                                     | 834,495             |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 430,138</b> | <b>\$ 450,026</b> | <b>\$ 475,140</b>                     | <b>\$ 1,355,304</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 944,616</b> | <b>\$ 450,026</b> | <b>\$ 475,140</b>                     | <b>\$ 1,869,782</b> |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

| ACCOUNT DESCRIPTION                     | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAR-21<br>ACTUAL |
|---|-----------------------------|------------------------|--|------------------|
| <b><u>REVENUES</u></b>                  |                             |                        |  |                  |
| Interest - Investments                  | \$ 2,000                    | \$ 318                 | 15.90%                                 | \$ 199           |
| Interest - Tax Collector                | -                           | 309                    | 0.00%                                  | -                |
| Rental Income                           | 16,000                      | 13,690                 | 85.56%                                 | 2,139            |
| Special Assmnts- Tax Collector          | 659,363                     | 682,010                | 103.43%                                | 4,193            |
| Special Assmnts- Delinquent             | -                           | 2,479                  | 0.00%                                  | -                |
| Special Assmnts- Discounts              | -                           | (27,956)               | 0.00%                                  | (42)             |
| Other Miscellaneous Revenues            | 500                         | 3,108                  | 621.60%                                | -                |
| Facility Revenue                        | 200                         | 198                    | 99.00%                                 | 173              |
| <b>TOTAL REVENUES</b>                   | <b>678,063</b>              | <b>674,156</b>         | <b>99.42%</b>                          | <b>6,662</b>     |
| <b><u>EXPENDITURES</u></b>              |                             |                        |  |                  |
| <b><u>Administration</u></b>            |                             |                        |  |                  |
| P/R-Board of Supervisors                | 12,000                      | 5,400                  | 45.00%                                 | 800              |
| FICA Taxes                              | -                           | 275                    | 0.00%                                  | 61               |
| ProfServ-Administrative                 | 5,500                       | 917                    | 16.67%                                 | -                |
| ProfServ-Arbitrage Rebate               | 500                         | -                      | 0.00%                                  | -                |
| ProfServ-Engineering                    | 15,000                      | 1,890                  | 12.60%                                 | -                |
| ProfServ-Legal Services                 | 15,000                      | 6,154                  | 41.03%                                 | 3,021            |
| ProfServ-Mgmt Consulting Serv           | 31,090                      | 20,615                 | 66.31%                                 | 3,858            |
| ProfServ-Special Assessment             | 5,000                       | 5,000                  | 100.00%                                | -                |
| ProfServ-Trustee Fees                   | 1,750                       | 1,616                  | 92.34%                                 | -                |
| Accounting Services                     | 18,000                      | 3,000                  | 16.67%                                 | -                |
| Auditing Services                       | 3,500                       | 26                     | 0.74%                                  | -                |
| Website Hosting/Email services          | 5,000                       | 2,049                  | 40.98%                                 | -                |
| Public Officials Insurance              | 3,101                       | 2,960                  | 95.45%                                 | -                |
| Legal Advertising                       | 500                         | -                      | 0.00%                                  | -                |
| Misc-Assessmnt Collection Cost          | 5,000                       | 13,154                 | 263.08%                                | 83               |
| Bank Fees                               | 500                         | 175                    | 35.00%                                 | 64               |
| Miscellaneous Expenses                  | 500                         | 1,305                  | 261.00%                                | 22               |
| Dues, Licenses, Subscriptions           | 175                         | 175                    | 100.00%                                | -                |
| <b>Total Administration</b>             | <b>122,116</b>              | <b>64,711</b>          | <b>52.99%</b>                          | <b>7,909</b>     |
| <b><u>Electric Utility Services</u></b> |                             |                        |  |                  |
| Electricity - Streetlighting            | 105,000                     | 51,464                 | 49.01%                                 | 9,000            |
| Utility Services                        | 18,000                      | 7,967                  | 44.26%                                 | 1,300            |
| <b>Total Electric Utility Services</b>  | <b>123,000</b>              | <b>59,431</b>          | <b>48.32%</b>                          | <b>10,300</b>    |



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

| ACCOUNT DESCRIPTION                        | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAR-21<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>Garbage/Solid Waste Services</u></b> |                             |                        |  |                  |
| Garbage - Recreation Facility              | 1,500                       | 937                    | 62.47%                                 | 170              |
| <b>Total Garbage/Solid Waste Services</b>  | <b>1,500</b>                | <b>937</b>             | <b>62.47%</b>                          | <b>170</b>       |
| <b><u>Water-Sewer Comb Services</u></b>    |                             |                        |  |                  |
| Utility Services                           | 6,000                       | 1,320                  | 22.00%                                 | 277              |
| <b>Total Water-Sewer Comb Services</b>     | <b>6,000</b>                | <b>1,320</b>           | <b>22.00%</b>                          | <b>277</b>       |
| <b><u>Stormwater Control</u></b>           |                             |                        |  |                  |
| Midge Fly Treatment                        | 7,000                       | -                      | 0.00%                                  | -                |
| R&M-Stormwater System                      | 500                         | -                      | 0.00%                                  | -                |
| R&M-Wetland Monitoring                     | 3,500                       | 2,787                  | 79.63%                                 | 474              |
| R&M Lake & Pond Bank                       | 2,500                       | 123,221                | 4928.84%                               | 46,199           |
| Fountain Maintenance                       | 1,000                       | 1,164                  | 116.40%                                | 231              |
| Mitigation Area Monitoring & Maintenance   | 2,740                       | -                      | 0.00%                                  | -                |
| Aquatic Maintenance                        | 25,704                      | 14,201                 | 55.25%                                 | 2,416            |
| Aquatic Plant Replacement                  | 2,500                       | -                      | 0.00%                                  | -                |
| <b>Total Stormwater Control</b>            | <b>45,444</b>               | <b>141,373</b>         | <b>311.09%</b>                         | <b>49,320</b>    |
| <b><u>Other Physical Environment</u></b>   |                             |                        |  |                  |
| Insurance - Property                       | 22,707                      | 24,835                 | 109.37%                                | -                |
| Insurance - General Liability              | 3,664                       | 3,498                  | 95.47%                                 | -                |
| R&M-Other Landscape                        | 1,000                       | -                      | 0.00%                                  | -                |
| R&M-Irrigation                             | 20,000                      | 10,328                 | 51.64%                                 | -                |
| R&M-Landscape Renovations                  | 3,000                       | -                      | 0.00%                                  | -                |
| Landscape Maintenance                      | 103,200                     | 46,202                 | 44.77%                                 | 9,400            |
| Landscape Replacement                      | 15,000                      | 5,593                  | 37.29%                                 | -                |
| Annual Mulching                            | 15,500                      | -                      | 0.00%                                  | -                |
| Entry & Walls Maintenance                  | 2,500                       | -                      | 0.00%                                  | -                |
| Holiday Lighting & Decorations             | 1,200                       | -                      | 0.00%                                  | -                |
| <b>Total Other Physical Environment</b>    | <b>187,771</b>              | <b>90,456</b>          | <b>48.17%</b>                          | <b>9,400</b>     |
| <b><u>Security Operations</u></b>          |                             |                        |  |                  |
| Contracts-Security Services                | 12,627                      | 5,106                  | 40.44%                                 | -                |
| R&M-Security Cameras                       | 1,000                       | 842                    | 84.20%                                 | -                |
| Guard & Gate Facility Maintenance          | 2,000                       | 8,550                  | 427.50%                                | 7,976            |
| Miscellaneous Expenses                     | 4,000                       | 5,349                  | 133.73%                                | 5,349            |
| <b>Total Security Operations</b>           | <b>19,627</b>               | <b>19,847</b>          | <b>101.12%</b>                         | <b>13,325</b>    |
| <b><u>Contingency</u></b>                  |                             |                        |  |                  |
| Miscellaneous Expenses                     | 500                         | -                      | 0.00%                                  | -                |
| <b>Total Contingency</b>                   | <b>500</b>                  | <b>-</b>               | <b>0.00%</b>                           | <b>-</b>         |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAR-21<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>Parks and Recreation - General</u></b>                 |                             |                        |  |                  |
| ProfServ-Pool Maintenance                                    | 10,800                      | 5,400                  | 50.00%                                 | 900              |
| Clubhouse - Facility Janitorial Service                      | 4,200                       | 2,700                  | 64.29%                                 | 450              |
| Lighting Replacement   | 5,000                       | 4,777                  | 95.54%                                 | -                |
| Contracts-Mgmt Services                                      | 114,445                     | 48,552                 | 42.42%                                 | 7,630            |
| Contracts-Pest Control                                       | 2,000                       | 948                    | 47.40%                                 | 158              |
| Telephone/Fax/Internet Services                              | 6,000                       | 2,196                  | 36.60%                                 | 348              |
| R&M-Pools  | 1,500                       | -                      | 0.00%                                  | -                |
| R&M-Fitness Equipment  | 2,500                       | 420                    | 16.80%                                 | -                |
| R&M-Dock   | 500                         | 1,400                  | 280.00%                                | 1,400            |
| Maintenance & Repairs  | 20,000                      | 26,774                 | 133.87%                                | 3,954            |
| Athletic/Park Court/Field Repairs                            | 300                         | -                      | 0.00%                                  | -                |
| Furniture Repair/Replacement                                 | 360                         | -                      | 0.00%                                  | -                |
| Trail/Bike Path Maintenance                                  | 500                         | -                      | 0.00%                                  | -                |
| Playground Equipment and Maintenance                         | 300                         | -                      | 0.00%                                  | -                |
| Access Control   | 500                         | -                      | 0.00%                                  | -                |
| Miscellaneous Expenses                                       | 1,000                       | 5,713                  | 571.30%                                | 832              |
| Office Supplies  | 1,000                       | 1,869                  | 186.90%                                | 344              |
| Dog Waste Station Supplies                                   | 1,200                       | 653                    | 54.42%                                 | -                |
| <b>Total Parks and Recreation - General</b>                  | <b>172,105</b>              | <b>101,402</b>         | <b>58.92%</b>                          | <b>16,016</b>    |
| <b>TOTAL EXPENDITURES</b>                                    | <b>678,063</b>              | <b>479,477</b>         | <b>70.71%</b>                          | <b>106,717</b>   |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 194,679                | 0.00%                                  | (100,055)        |
| Net change in fund balance                                   | \$ -                        | \$ 194,679             | 0.00%                                  | \$ (100,055)     |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>                 | <b>235,459</b>              | <b>235,459</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 235,459</b>           | <b>\$ 430,138</b>      |  |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAR-21<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |  |                  |
| Interest - Investments                                       | \$ -                        | \$ 28                  | 0.00%                                  | \$ -             |
| Special Assmnts- Tax Collector                               | 12,864                      | 12,493                 | 97.12%                                 | 77               |
| Special Assmnts- Discounts                                   | -                           | (494)                  | 0.00%                                  | (1)              |
| <b>TOTAL REVENUES</b>  | <b>12,864</b>               | <b>12,027</b>          | <b>93.49%</b>                          | <b>76</b>        |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |  |                  |
| <b><u>Administration</u></b>                                 |                             |                        |  |                  |
| Misc-Assessmnt Collection Cost                               | -                           | 240                    | 0.00%                                  | 2                |
| <b>Total Administration</b>                                  | <b>-</b>                    | <b>240</b>             | <b>0.00%</b>                           | <b>2</b>         |
| <b><u>Contingency</u></b>                                    |                             |                        |  |                  |
| Capital Outlay   | 150,000                     | -                      | 0.00%                                  | -                |
| Capital Reserve  | 12,864                      | -                      | 0.00%                                  | -                |
| <b>Total Contingency</b>                                     | <b>162,864</b>              | <b>-</b>               | <b>0.00%</b>                           | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>162,864</b>              | <b>240</b>             | <b>0.15%</b>                           | <b>2</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | (150,000)                   | 11,787                 | 0.00%                                  | 74               |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |  |                  |
| Contribution to (Use of) Fund Balance                        | (150,000)                   | -                      | 0.00%                                  | -                |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>(150,000)</b>            | <b>-</b>               | <b>0.00%</b>                           | <b>-</b>         |
| Net change in fund balance                                   | \$ (150,000)                | \$ 11,787              | 0.00%                                  | \$ 74            |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>                 | <b>438,239</b>              | <b>438,239</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 288,239</b>           | <b>\$ 450,026</b>      |  |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2021

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAR-21<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |  |                  |
| Interest - Investments                                       | \$ -                        | \$ 5                   | 0.00%                                  | \$ -             |
| Special Assmnts- Tax Collector                               | 325,421                     | 335,223                | 103.01%                                | 2,061            |
| Special Assmnts- Discounts                                   | -                           | (12,272)               | 0.00%                                  | (21)             |
| <b>TOTAL REVENUES</b>  | <b>325,421</b>              | <b>322,956</b>         | <b>99.24%</b>                          | <b>2,040</b>     |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |  |                  |
| <b><u>Administration</u></b>                                 |                             |                        |  |                  |
| Misc-Assessmnt Collection Cost                               | -                           | 6,441                  | 0.00%                                  | 41               |
| <b>Total Administration</b>                                  | <b>-</b>                    | <b>6,441</b>           | <b>0.00%</b>                           | <b>41</b>        |
| <b><u>Debt Service</u></b>                                   |                             |                        |  |                  |
| Principal Debt Retirement                                    | 185,000                     | -                      | 0.00%                                  | -                |
| Principal Prepayments  | -                           | 5,000                  | 0.00%                                  | -                |
| Interest Expense   | 140,421                     | 70,160                 | 49.96%                                 | -                |
| <b>Total Debt Service</b>                                    | <b>325,421</b>              | <b>75,160</b>          | <b>23.10%</b>                          | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>325,421</b>              | <b>81,601</b>          | <b>25.08%</b>                          | <b>41</b>        |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 241,355                | 0.00%                                  | 1,999            |
| Net change in fund balance                                   | \$ -                        | \$ 241,355             | 0.00%                                  | \$ 1,999         |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>                 | <b>233,786</b>              | <b>233,786</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 233,786</b>           | <b>\$ 475,141</b>      |  |                  |

HARBOUR ISLES  
Community Development District

**Supporting Schedules**

**March 31, 2021**

**Non-Ad Valorem Special Assessments - Collier County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

|                             |                     |                               |                  |                       | ALLOCATION BY FUND |                  |                   |
|-----------------------------|---------------------|-------------------------------|------------------|-----------------------|--------------------|------------------|-------------------|
| Date Received               | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | General Fund       | Reserve Fund     | Debt Service Fund |
| Assessments Levied FY21 (1) |                     |                               |                  | \$ 1,060,317          | \$ 702,271         | \$ 12,864        | \$ 345,182        |
| Allocation %                |                     |                               |                  | 100%                  | 66%                | 1%               | 33%               |
| 11/09/20                    | \$ 16,062           | \$ 840                        | \$ 328           | \$ 17,230             | \$ 11,412          | \$ 209           | \$ 5,609          |
| 11/24/20                    | 56,449              | 2,400                         | 1,152            | 60,001                | 39,740             | 728              | 19,533            |
| 11/25/20                    | 52,185              | 2,219                         | 1,065            | 55,469                | 36,738             | 673              | 18,058            |
| 12/23/20                    | 752,637             | 31,999                        | 15,360           | 799,996               | 529,855            | 9,706            | 260,436           |
| 12/23/20                    | 22,891              | 913                           | 467              | 24,271                | 16,075             | 294              | 7,901             |
| 01/07/21                    | 56,305              | 2,148                         | 1,149            | 59,601                | 39,475             | 723              | 19,403            |
| 02/04/21                    | 6,552               | 142                           | 134              | 6,827                 | 4,522              | 83               | 2,222             |
| 03/04/21                    | 6,142               | 63                            | 125              | 6,331                 | 4,193              | 77               | 2,061             |
| <b>TOTAL</b>                | <b>\$ 969,223</b>   | <b>\$ 40,723</b>              | <b>\$ 19,780</b> | <b>\$ 1,029,726</b>   | <b>\$ 682,010</b>  | <b>\$ 12,493</b> | <b>\$ 335,223</b> |
| % COLLECTED                 |                     |                               |                  | 97%                   | 97%                | 97%              | 97%               |
| <b>TOTAL OUTSTANDING</b>    |                     |                               |                  | <b>\$ 30,591</b>      | <b>\$ 20,261</b>   | <b>\$ 371</b>    | <b>\$ 9,959</b>   |

(1) Note: Variance to budget is due to assessment revenue being netted at time of budget preparation.



**Cash and Investment  
March 31, 2021**

|              |
|--------------|
| 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%        | \$ 101,992                 |
| Money Market Account             | Valley National  | Money Market           | n/a             | 0.25%        | \$ 820,219                 |
| SBA Account                      | SBA Prime        | Money Market           | n/a             | 0.00% (1)    | \$ 126                     |
| <b>Subtotal</b>                  |                  |                        |                 |              | <b><u>\$ 922,337</u></b>   |
| Series 2015 Redemption Fund      | US Bank          | Open-Ended Comm.       | n/a             | 0.02%        | \$ 3,026                   |
| Series 2015 Debt Service Reserve | US Bank          | Open-Ended Comm.       | n/a             | 0.02%        | \$ 130,077                 |
| Series 2015 Revenue Fund         | US Bank          | Open-Ended Comm.       | n/a             | 0.02%        | \$ 307,670                 |
| <b>Subtotal</b>                  |                  |                        |                 |              | <b><u>\$ 440,774</u></b>   |
| <b>Total</b>                     |                  |                        |                 |              | <b><u>\$ 1,363,110</u></b> |

Note: (1) - Bank account is from previous management company.

# Harbour Isles CDD

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## Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING  
Statement No. 3/21  
Statement Date 3/31/2021

|                      |            |                      |            |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY)    | 101,991.99 | Statement Balance    | 125,172.00 |
| G/L Balance          | 101,991.99 | Outstanding Deposits | 0.00       |
| Positive Adjustments | 0.00       |                      |            |
|                      |            | Subtotal             | 125,172.00 |
| Subtotal             | 101,991.99 | Outstanding Checks   | 23,180.01  |
| Negative Adjustments | 0.00       | Differences          | 0.00       |
|                      |            |                      |            |
| Ending G/L Balance   | 101,991.99 | Ending Balance       | 101,991.99 |
|                      |            |                      |            |
| Difference           | 0.00       |                      |            |

| Posting Date                  | Document Type | Document No. | Description                   | Amount    | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|-------------------------------|-----------|----------------|------------|
| Outstanding Checks            |               |              |                               |           |                |            |
| 3/25/2021                     | Payment       | 3086         | ABM INDUSTRIES INC            | 305.00    | 0.00           | 305.00     |
| 3/25/2021                     | Payment       | 3088         | SOLITUDE LAKE MANAGEMENT      | 2,890.18  | 0.00           | 2,890.18   |
| 3/25/2021                     | Payment       | 3089         | STRALEY & ROBIN               | 2,166.00  | 0.00           | 2,166.00   |
| 3/25/2021                     | Payment       | 3090         | TKOT ENTERPRISES, LLC         | 450.00    | 0.00           | 450.00     |
| 3/26/2021                     | Payment       | 3091         | ELIZABETH M. FANTAUZZI        | 184.70    | 0.00           | 184.70     |
| 3/26/2021                     | Payment       | 3092         | ROBERT NESBITT                | 184.70    | 0.00           | 184.70     |
| 3/26/2021                     | Payment       | 3093         | GLENN A. CLAVIO               | 184.70    | 0.00           | 184.70     |
| 3/26/2021                     | Payment       | 3094         | GREGG M. LETIZIA              | 184.70    | 0.00           | 184.70     |
| 3/30/2021                     | Payment       | 3095         | CAPITAL LAND MANAGEMENT CORP. | 9,400.00  | 0.00           | 9,400.00   |
| 3/30/2021                     | Payment       | 3096         | INFRAMARK, LLC.               | 3,880.03  | 0.00           | 3,880.03   |
| 3/30/2021                     | Payment       | 3097         | MICHELLE M AMBRIATI           | 3,350.00  | 0.00           | 3,350.00   |
| Total Outstanding Checks..... |               |              |                               | 23,180.01 |                | 23,180.01  |

## HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

| Date  | Payee Type | Payee                         | Invoice No.  | Payment Description                      | Invoice / GL Description  | G/L Account #    | Amount Paid        |
|---|------------|-------------------------------|--------------|--|---------------------------|------------------|--------------------|
| <b><u>HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)</u></b> |            |                               |              |  |                           |                  |                    |
| <b>CHECK # 3070</b>   |            |                               |              |  |                           |                  |                    |
| 03/03/21  | Vendor     | FINN OUTDOOR                  | 2593         | 2ND PYMT FOR PHASE 2 & POND 22 EROSION   | R&M Lake & Pond Bank      | 001-546185-53805 | \$38,511.00        |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$38,511.00</u> |
| <b>CHECK # 3071</b>   |            |                               |              |  |                           |                  |                    |
| 03/03/21  | Vendor     | MICHELLE M AMBRIATI           | 4            | POWER WASHING OF SIDEWALKS & CURBS SIDES | Maintenance & Repairs     | 001-546920-57201 | \$4,229.80         |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$4,229.80</u>  |
| <b>CHECK # 3072</b>   |            |                               |              |  |                           |                  |                    |
| 03/04/21  | Vendor     | HURRICANE CLEAN               | 3267         | PRESSURE WASHING AT PLAYGROUNDS          | Maintenance & Repairs     | 001-546920-57201 | \$795.00           |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$795.00</u>    |
| <b>CHECK # 3073</b>   |            |                               |              |  |                           |                  |                    |
| 03/10/21  | Vendor     | MICHELLE M AMBRIATI           | 6            | CLUBHOUSE BRIDGE PRESSURE WASH/SEALED    | R&M-Dock                  | 001-546119-57201 | \$1,400.00         |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$1,400.00</u>  |
| <b>CHECK # 3074</b>   |            |                               |              |  |                           |                  |                    |
| 03/10/21  | Vendor     | QFC CLEANING & SUPPLY         | 15-12599     | PAPER TOWELS/SURFACE CLEANER             | Office Supplies           | 001-551002-57201 | \$114.55           |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$114.55</u>    |
| <b>CHECK # 3075</b>   |            |                               |              |  |                           |                  |                    |
| 03/10/21  | Vendor     | SOLITUDE LAKE MANAGEMENT      | PI-A00561447 | FOUNTAIN MAINTENANCE SERVICES SVR46522   | Fountain Maintenance      | 001-546472-53805 | \$231.00           |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$231.00</u>    |
| <b>CHECK # 3076</b>   |            |                               |              |  |                           |                  |                    |
| 03/10/21  | Vendor     | TKOT ENTERPRISES, LLC         | 167795       | CARPET CLEANING SERVICES FOR MAR 2021    | Maintenance & Repairs     | 001-546920-57201 | \$299.00           |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$299.00</u>    |
| <b>CHECK # 3077</b>   |            |                               |              |  |                           |                  |                    |
| 03/10/21  | Vendor     | VALLEY NATIONAL BANK          | 022221-5417  | JANUARY/FEBRUARY PURCHASES               | Office Supplies           | 001-551002-57201 | \$332.74           |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$332.74</u>    |
| <b>CHECK # 3078</b>   |            |                               |              |  |                           |                  |                    |
| 03/10/21  | Vendor     | VESTA PROPERTY SERVICES, INC. | 380195       | MAR 2021 AMENITY MANAGEMENT SERVICES     | Contracts-Mgmt Services   | 001-534001-57201 | \$7,630.46         |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$7,630.46</u>  |
| <b>CHECK # 3079</b>   |            |                               |              |  |                           |                  |                    |
| 03/11/21  | Vendor     | SUNCOAST POOL SERVICE         | 7032         | POOL SERVICE FOR 3/21                    | ProfServ-Pool Maintenance | 001-531034-57201 | \$900.00           |
| <b>Check Total</b>  |            |                               |              |  |                           |                  | <u>\$900.00</u>    |

# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

| Date                | Payee Type | Payee                                | Invoice No.    | Payment Description                    | Invoice / GL Description          | G/L Account #    | Amount Paid       |
|---------------------|------------|--------------------------------------|----------------|--|-----------------------------------|------------------|-------------------|
| <b>CHECK # 3080</b> |            |                                      |                |  |                                   |                  |                   |
| 03/18/21            | Vendor     | NVIROTECT PEST CONTROL SERVICES, INC | 228739         | MARCH PEST CONTROL                     | Contracts-Pest Control            | 001-534125-57201 | \$158.00          |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$158.00</b>   |
| <b>CHECK # 3081</b> |            |                                      |                |  |                                   |                  |                   |
| 03/18/21            | Vendor     | PREMIER TECHNOLOGIES INC             | 20210302-00001 |  | Miscellaneous Expenses            | 001-549999-57201 | \$831.98          |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$831.98</b>   |
| <b>CHECK # 3082</b> |            |                                      |                |  |                                   |                  |                   |
| 03/18/21            | Vendor     | SOLITUDE LAKE MANAGEMENT             | SMOR-441741    |  | R&M Lake & Pond Bank              | 001-546185-53805 | \$9,260.00        |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$9,260.00</b> |
| <b>CHECK # 3083</b> |            |                                      |                |  |                                   |                  |                   |
| 03/18/21            | Vendor     | STRALEY & ROBIN                      | 19525          | GENERAL MATTERS THROUGH 2/15/2021      | ProfServ-Legal Services           | 001-531023-51401 | \$855.00          |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$855.00</b>   |
| <b>CHECK # 3084</b> |            |                                      |                |  |                                   |                  |                   |
| 03/18/21            | Vendor     | MARK J. HEITLAND                     | 031021         | REIMBURSEMENT FOR CLUBHOUSE            | Deposits                          | 220000           | \$300.00          |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$300.00</b>   |
| <b>CHECK # 3085</b> |            |                                      |                |  |                                   |                  |                   |
| 03/24/21            | Vendor     | SECURITEAM, INC                      | 10837030921    | PRINTER CARTRIDGE                      | Miscellaneous Expenses            | 001-549999-53935 | \$62.99           |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$62.99</b>    |
| <b>CHECK # 3086</b> |            |                                      |                |  |                                   |                  |                   |
| 03/25/21            | Vendor     | ABM INDUSTRIES INC                   | 15951153       | MAINTENANCE                            | Maintenance & Repairs             | 001-546920-57201 | \$305.00          |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$305.00</b>   |
| <b>CHECK # 3087</b> |            |                                      |                |  |                                   |                  |                   |
| 03/25/21            | Vendor     | MICHELLE M AMBRIATI                  | 8              | GUARDHOUSE ENTRANCE REPAIRS & PAINTING | Guard & Gate Facility Maintenance | 001-546993-53935 | \$7,656.00        |
| 03/25/21            | Vendor     | MICHELLE M AMBRIATI                  | 9              | FROSTED POLY FILM TO GUARD HOUSE DOOR  | Guard & Gate Facility Maintenance | 001-546993-53935 | \$320.00          |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$7,976.00</b> |
| <b>CHECK # 3088</b> |            |                                      |                |  |                                   |                  |                   |
| 03/25/21            | Vendor     | SOLITUDE LAKE MANAGEMENT             | PI-A00561448   | WETLANDS MANAGEMENT SVR47806           | R&M-Wetland Monitoring            | 001-546108-53805 | \$473.80          |
| 03/25/21            | Vendor     | SOLITUDE LAKE MANAGEMENT             | PI-A00561449   | WETLANDS MANAGEMENT SVR47807           | R&M-Wetland Monitoring            | 001-546108-53805 | \$272.95          |
| 03/25/21            | Vendor     | SOLITUDE LAKE MANAGEMENT             | PI-A00561450   | LAKE & POND MANAGEMENT SVR49428        | Aquatic Maintenance               | 001-546995-53805 | \$2,143.43        |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$2,890.18</b> |
| <b>CHECK # 3089</b> |            |                                      |                |  |                                   |                  |                   |
| 03/25/21            | Vendor     | STRALEY & ROBIN                      | 19638          | GENERAL MATTERS THROUGH 3/15/2021      | ProfServ-Legal Services           | 001-531023-51401 | \$2,166.00        |
| <b>Check Total</b>  |            |                                      |                |  |                                   |                  | <b>\$2,166.00</b> |

# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

| Date                | Payee Type | Payee                         | Invoice No.         | Payment Description                | Invoice / GL Description                | G/L Account #    | Amount Paid       |
|---------------------|------------|-------------------------------|---------------------|------------------------------------|---|------------------|-------------------|
| <b>CHECK # 3090</b> |            |                               |                     |                                    |   |                  |                   |
| 03/25/21            | Vendor     | TKOT ENTERPRISES, LLC         | 167334              | JANITORIAL SERVICES 3/1-3/31/21    | Clubhouse - Facility Janitorial Service | 001-531131-57201 | \$450.00          |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$450.00</u>   |
| <b>CHECK # 3091</b> |            |                               |                     |                                    |   |                  |                   |
| 03/26/21            | Employee   | ELIZABETH M. FANTAUZZI        | PAYROLL             | March 26, 2021 Payroll Posting     |   |                  | \$184.70          |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$184.70</u>   |
| <b>CHECK # 3092</b> |            |                               |                     |                                    |   |                  |                   |
| 03/26/21            | Employee   | ROBERT NESBITT                | PAYROLL             | March 26, 2021 Payroll Posting     |   |                  | \$184.70          |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$184.70</u>   |
| <b>CHECK # 3093</b> |            |                               |                     |                                    |   |                  |                   |
| 03/26/21            | Employee   | GLENN A. CLAVIO               | PAYROLL             | March 26, 2021 Payroll Posting     |   |                  | \$184.70          |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$184.70</u>   |
| <b>CHECK # 3094</b> |            |                               |                     |                                    |   |                  |                   |
| 03/26/21            | Employee   | GREGG M. LETIZIA              | PAYROLL             | March 26, 2021 Payroll Posting     |   |                  | \$184.70          |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$184.70</u>   |
| <b>CHECK # 3095</b> |            |                               |                     |                                    |   |                  |                   |
| 03/30/21            | Vendor     | CAPITAL LAND MANAGEMENT CORP. | 210621              | IRR AND LANDSCAPE MAINTENANCE SRVS | MAR LANDSCAPE AND IRRIGATION MAIN.      | 001-546300-53908 | \$7,300.00        |
| 03/30/21            | Vendor     | CAPITAL LAND MANAGEMENT CORP. | 210722              | MARCH FERTILIZATION                | Landscape Maintenance                   | 001-546300-53908 | \$2,100.00        |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$9,400.00</u> |
| <b>CHECK # 3096</b> |            |                               |                     |                                    |   |                  |                   |
| 03/30/21            | Vendor     | INFRAMARK, LLC.               | 61571               | MAR MGMT SERVICES                  | MAR MGMT FEES                           | 001-531027-51201 | \$3,858.25        |
| 03/30/21            | Vendor     | INFRAMARK, LLC.               | 61571               | MAR MGMT SERVICES                  | MAR MGMT FEES                           | 001-549999-51301 | \$21.78           |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$3,880.03</u> |
| <b>CHECK # 3097</b> |            |                               |                     |                                    |   |                  |                   |
| 03/30/21            | Vendor     | MICHELLE M AMBRIATI           | 12                  | ROOF REPAIRS DEPOSIT               | 50% Deposit Gym Roof Repairs            | 001-546920-57201 | \$3,350.00        |
| <b>Check Total</b>  |            |                               |                     |                                    |   |                  | <u>\$3,350.00</u> |
| <b>ACH #DD112</b>   |            |                               |                     |                                    |   |                  |                   |
| 03/09/21            | Vendor     | BRIGHT HOUSE NETWORKS         | 041457301021821 ACH | 2/17-3/16/21 SERVICE               | Telephone/Fax/Internet Services         | 001-541009-57201 | \$162.39          |
| <b>ACH Total</b>    |            |                               |                     |                                    |   |                  | <u>\$162.39</u>   |
| <b>ACH #DD113</b>   |            |                               |                     |                                    |   |                  |                   |
| 03/09/21            | Vendor     | REPUBLIC SERVICES             | 0696-000930641 ACH  | ***Voided Voided****               |   |                  | \$0.00            |
| <b>ACH Total</b>    |            |                               |                     |                                    |   |                  | <u>\$0.00</u>     |
| <b>ACH #DD115</b>   |            |                               |                     |                                    |   |                  |                   |
| 03/18/21            | Vendor     | B.O.C.C                       | 030321-8063 ACH     | 01/25-03/01/21 WTR UTILITY         | Utility Services                        | 001-543063-53601 | \$63.14           |
| <b>ACH Total</b>    |            |                               |                     |                                    |   |                  | <u>\$63.14</u>    |

## HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 3/1/21 to 3/31/21

(Sorted by Check / ACH No.)

| Date                 | Payee Type | Payee                  | Invoice No.         | Payment Description        | Invoice / GL Description        | G/L Account #    | Amount Paid                |
|----------------------|------------|------------------------|---------------------|----------------------------|---------------------------------|------------------|----------------------------|
| <b>ACH #DD116</b>    |            |                        |                     |                            |                                 |                  |                            |
| 03/18/21             | Vendor     | B.O.C.C                | 030321-0000 ACH     | 01/25-03/01/21 WTR UTILITY | Utility Services                | 001-543063-53601 | \$213.95                   |
| <b>ACH Total</b>     |            |                        |                     |                            |                                 |                  | <u>\$213.95</u>            |
| <b>ACH #DD117</b>    |            |                        |                     |                            |                                 |                  |                            |
| 03/18/21             | Vendor     | TAMPA ELECTRIC CO. ACH | 030421 ACH          |                            | Utility Services                | 001-543063-53100 | \$1,265.97                 |
| 03/18/21             | Vendor     | TAMPA ELECTRIC CO. ACH | 030421 ACH          |                            | Electricity - Streetlighting    | 001-543013-53100 | \$8,606.66                 |
| <b>ACH Total</b>     |            |                        |                     |                            |                                 |                  | <u>\$9,872.63</u>          |
| <b>ACH #DD118</b>    |            |                        |                     |                            |                                 |                  |                            |
| 03/31/21             | Vendor     | BRIGHT HOUSE NETWORKS  | 086415102031221 ACH | 3/11-4/10/21 SERVICE       | Telephone/Fax/Internet Services | 001-541009-57201 | \$185.14                   |
| <b>ACH Total</b>     |            |                        |                     |                            |                                 |                  | <u>\$185.14</u>            |
| <b>ACH #DD119</b>    |            |                        |                     |                            |                                 |                  |                            |
| 03/31/21             | Vendor     | BRIGHT HOUSE NETWORKS  | 086415102021221 ACH | 2/11-3/10/21 SERVICE       | Telephone/Fax/Internet Services | 001-541009-57201 | \$182.41                   |
| <b>ACH Total</b>     |            |                        |                     |                            |                                 |                  | <u>\$182.41</u>            |
| <b>ACH #DD120</b>    |            |                        |                     |                            |                                 |                  |                            |
| 03/31/21             | Vendor     | BRIGHT HOUSE NETWORKS  | 041457301031821     | ***Voided Voided****       |                                 |                  | \$0.00                     |
| <b>ACH Total</b>     |            |                        |                     |                            |                                 |                  | <u>\$0.00</u>              |
| <b>Account Total</b> |            |                        |                     |                            |                                 |                  | <u><b>\$107,747.19</b></u> |



## **Sixth Order of Business**

**6A.**

**Construction Management Services LLC.**

5233 Moon Shell Drive  
Apollo Beach, FL 33572  
United States

Phone: (315) 374-3296  
Mobile: 315 374 3296

**Estimate**

Cupola removal

**BILL TO****Harbour Isles CDD**

Paul Ramsewak ( management )  
121 Spindle shell way  
Apollo beach, Florida 33572  
United States

813-645-6108  
propmgt@harbourislesfl.com

**Estimate Number:** 2**Estimate Date:** January 13, 2021**Expires On:** January 13, 2021**Grand Total (USD):** \$4,480.00

| Services  | Quantity | Rate       | Total             |
|---|----------|------------|-------------------|
| <b>Repair</b><br>Remove cupola on gym roof just under the windows. we will leave roof box and reroof it with 5/8in marine grade plywood and a rubber roof. repaint roof box and clean up. All demo will be cleaned up and sent to dump. | 1        | \$4,480.00 | \$4,480.00        |
| <b>Total:</b>   |          |            | \$4,480.00        |
| <b>Grand Total (USD):</b>   |          |            | <b>\$4,480.00</b> |

ORIGINAL  
APPROVED on 2/23/21

thank you

Print

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**Construction Management Services LLC.**5233 Moon Shell Drive  
Apollo Beach, FL 33572  
United StatesPhone: (315) 374-3296  
Mobile: 315 374 3296**Estimate**

gym roof

**BILL TO**  
**Harbour Isles CDD**  
Paul Ramsewak ( management )  
121 Spindle shell way  
Apollo beach, Florida 33572  
United States813-645-6108  
propmgt@harbourislesfl.com**Estimate Number:** 20  
**Estimate Date:** March 9, 2021  
**Expires On:** March 9, 2021  
**Grand Total (USD):** \$6,700.00

| Services  | Quantity | Rate       | Total      |
|---|----------|------------|------------|
| <b>gym repair</b><br>Estimate to remove cupola from metal roof.<br>Deck over cut out and install new metal panels that best match existing on front and back<br>Remove the standing seam roof on front and back slopes that run to cupola. Remove the ridge metal on both sides. Demo the cupola and dispose. Deck over the roof cut out. install new underlayment. Reinstall any of the all metal panels that were not cut to fit cupola. install (5) new panels on both front and back slopes. (15'9") long panels for front slope, (21'3") long panels for back slope. install 10' of new ridge metal along with original ridge metal.<br>clean up and haul away debris.<br>** Please note the color will not be an exact match but we will get as close as we can to existing color on the roof | 1        | \$6,700.00 | \$6,700.00 |
| <b>Total:</b>   |          |            | \$6,700.00 |
| <b>Grand Total (USD):</b>   |          |            | \$6,700.00 |

**Notes / Terms**Any Questions please call Mike or Michelle Ambriati  
(315)374-3296

Thank you

*Revised*Get paid, track expenses, and manage your money with Wave. [Get Started](#)