

**Harbour Isles  
Community Development District**

**June 22, 2021 Agenda Package**

**Call In: 646-838-1601**

**Conference ID: 11744326**

## 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 Jaszak, Solitude Lake Mgmt.  
Luke Eldridge, Capital Land Mgmt.

### **Regular Meeting Agenda** Tuesday, June 22, 2021 – 11:00 a.m.

---

1. Call to Order
2. Pledge of Allegiance
3. Audience Comments on Agenda (3) minute time limit
4. Presentation by Sara Zare with MBS Capital
5. Staff Reports and Updates
  - A. Capital Land Management/Landscape Update
    - i. Punch List for Outstanding Items
  - B. Solitude Lake Management Pond Report
    - i. Update on Planting Schedule
    - ii. Update on Aeration Project
  - C. District Engineer
    - i. Update on Pond 11 Erosion
  - D. District Counsel
    - i. Update on Contracts
  - E. On-Site Property Manager's Report
  - F. District Manager
    - i. Ratification of Suncoast Pool Service Proposal #404
    - ii. Proposal Spreadsheet
6. Consent Agenda
  - A. Approval of the Minutes of May 26, 2021 Meeting
  - B. Approval of the May 2021 Financials and Check Register
7. Business Items
8. Supervisors' Requests
9. Adjournment

**Next meeting: July 27, 2021 at 11:00 A.M.**

## **Fourth Order of Business**



June 10, 2021

Harbour Isles Community Development District  
 C/O MBS Capital Markets, LLC  
 Attn: Sara Zare  
 6312 Jocelyn Hollow Road  
 Nashville, TN 37205

Dear Ms. Zare:

Hancock Whitney Bank ("Bank") is pleased to propose to you the following financing on the general terms and conditions outlined below. The proposed terms are as follows:

<b>BORROWER:</b>	Harbour Isles Community Development District
<b>LOAN AMOUNT:</b>	\$3,515,000
<b>LOAN TYPE:</b>	Tax-Exempt, Bank Qualified Term Loan
<b>PURPOSE:</b>	Refund all of its outstanding Special Assessment Revenue Refunding Bonds, Series 2015
<b>REPAYMENT:</b>	Annual principal payments with semi-annual interest payments
<b>INTEREST RATE:</b>	Serial Bond with an average Coupon of 2.298% and Tax Equivalent Yield of 2.863%.
<b>MATURITY:</b>	May 1, 2035
<b>COMMITMENT FEE:</b>	N/A
<b>COLLATERAL:</b>	Pledge of Non-advalorem special assessment on 492 assessable units within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
<b>GUARANTOR:</b>	N/A
<b>DEPOSIT RELATIONSHIP:</b>	Borrower to maintain its primary operating account with Hancock Whitney Bank for the term of the Loan.

<b>MAXIMUM ANNUAL DS RESERVE ACCOUNT</b>	N/A
<b>PREPAYMENT PENALTY:</b>	The proposed Series 2021 Bonds will be non-callable. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
<b>COSTS:</b>	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
<b>ADDITIONAL COVENANTS AND CONDITIONS:</b>	<p>Receipt and satisfactory review by Hancock Whitney Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is regular and proper to include an opinion as to tax exemption and enforceability.</p> <p>Receipt and satisfactory review of the Supplemental Drafts to the Master Trust Indenture for the proposed refunding. The Supplemental Drafts to the Master Trust Indenture will mirror, in all material aspects, the covenants, requirements, agreements, remedies, etc. of the existing Master Trust Indenture with no material deviation that will negatively affect the position of Hancock Whitney Bank.</p> <p>Receipt and satisfactory review of the Series 2021 Bonds Report utilizing the agreed upon terms (loan amount, interest rate, payment schedule, etc.)</p>
<b>FINANCIAL REPORTING:</b>	<p>On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower.</p> <p>On annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower.</p> <p>Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Hancock Whitney Bank may enforce the provisions of this section by action in mandamus or for specific performance, to compel performance of the District's financial reporting obligations under this section. A Financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.</p>
<b>TAX EXEMPT STATUS:</b>	In the event this Loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.

This letter is not a commitment to lend, either expressed or implied, and does not impose any obligation on Hancock Whitney Bank to issue a commitment or to make the Loan. The terms and conditions outlined herein are not all-inclusive, but merely reflect the parties' discussions to date and are subject to change upon receipt of all requested information. The issuance of a commitment to make the Loan is subject to full underwriting, due diligence, documentation and approval.

After your review of the above, please call me at (941) 714-3323 or email Andres.Rincon@hancockwhitney.com, with any questions or comments you may have prior to your decision.

Kindly execute a copy of this letter and return it to my attention at Hancock Whitney Bank, 4770 S.R. 64 East, Bradenton, FL 34208 on or before June 24, 2021. The closing is to take place on or before July 30, 2021.

Thank you for allowing us the opportunity to provide this loan proposal letter to you. We look forward to working with you.

Sincerely,



Andres Rincon  
Senior Vice President

Accepted on this \_\_\_\_ day of \_\_\_\_\_, 2021.

Harbour Isles Community Development District

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



POST OFFICE BOX ONE  
TAMPA, FLORIDA 33601-0001

*June 4, 2021*

*Harbour Isles Community Development District  
C/O Ms. Sara Zare  
MBS Capital Markets, LLC  
152 Lincoln Avenue  
Winter Park, FL 32789*

The Bank of Tampa (“Bank”) is pleased to present this term sheet to you with the following terms and conditions. The purpose of this letter is to clarify our preliminary understanding of possible financing. This letter is non-binding and not a commitment to lend.

**Borrower:** Harbour Isles Community Development District (“the District”).

**Loan:** Up to \$3,515,000 New Bank Qualified Tax Exempt Direct Placement Bond

**Financing Request:** Special Assessment Revenue Refunding Bonds, Series 2021 (“the 2021 Bonds”).

**Tax Status:** The 2021 Bonds are not subject to Federal or State of Florida tax.

**Amount:** Up to \$3,515,000.00

**Type of Securities:** Bank qualified tax-exempt direct purchase of the 2021 Bonds.

**Purpose:** Redeem via purchase tender the District’s Special Assessment Refunding Bonds, Series 2015 (“the 2015 Bonds”).

**Security for Bonds:** Revenues from Assessment levied on 492 residential assessable units in the District.

**Interest Rate:** The rate will be fixed at 2.28% through the 2021 Bonds May 1, 2035 maturity date. This rate will be held for Borrower until July 31, 2021.

**Repayment Terms:** Interest to be paid semiannually, commencing November 1, 2021 and principal to be paid annually, commencing May 1, 2022.

**Maturity:** The loan will mature on May 1, 2035.

**Collateral:** Tax assessments levied on 492 residential assessable units within the District.

**Loan Fee:** 20 basis points on the final loan amount, collected at closing.

**Pre-Payment Fee:** There will be no prepayment fee on this loan. It may be repaid in part or in full at any time without penalty.

The 2021 Bonds may be optionally callable at any time.

**Applicable to all Facilities**

**Loan Documents:** All documents pertaining to the closing will be prepared by Bank, or at Bank's option, Bank's legal counsel. Borrower agrees to pay all Bank's out of pocket costs related to this transaction, whether or not the loan documents are ever executed and whether or not any disbursements are made under the loan.

**Fees and Expenses:** Borrower agrees to pay all normal costs incurred in the closing of the proposed loans, including but not limited to documentary stamps, intangible tax, recording fees, appraisal, survey, environmental assessment, documentation fees and any bank legal fees.

**Depository Requirements:** For the duration of this loan, the Borrower shall maintain its primary operating depository accounts with the Bank of Tampa.

**Financial Reporting:** The Borrower shall provide to Lender CPA prepared, audited financial statements within six months of fiscal year end.

**Additional Requirements:** The 2021 Bonds must have co-equal lien status with the 2015 Bonds.

Borrower will be required to secure prior written consent from Bank for any Bonds for additional capital projects on the land subject to the assessments for the 2021 bonds in excess of \$5,000,000.00 with the



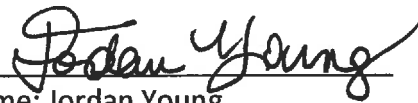
exception of bonds required for health, safety, or welfare reasons or to repair damage resulting from natural disasters.

The Bank of Tampa is pleased to have the opportunity to provide this financing proposal to you and hopes that you will find it acceptable and favorable to expanding our existing relationship.

Should you have any questions regarding this proposal, please feel free to call me at 813-872-1292 at your convenience.

Sincerely,

**THE BANK OF TAMPA**

By:   
Name: Jordan Young  
As its: Senior Vice President



MBS CAPITAL MARKETS, LLC

# Harbour Isles Community Development District

## Refunding Summary

# District's Outstanding Bonds Overview

## Outstanding Bonds Overview

### Overview

- On March 26, 2015, the District issued its \$4,560,000 Special Assessment Refunding Bonds, Series 2015 (the "Series 2015 Bonds")
- The Series 2015 Bonds were issued to currently refund and redeem the District's Special Assessment Bonds, Series 2004
- The Series 2015 Bonds are outstanding in the amount of \$3.515 million and are due on May 1, 2035 with a blended fixed interest rate of 3.70%.

### Current Status:

Series	Par Outstanding	Average Coupon	Par Call Date	Maturity
Series 2015 Bonds	\$3,515,000	3.70%	Callable Anytime @ 100%	May 1, 2035

# Summary of Financing Options | Terms & Conditions

- MBS received two (2) bank proposal in response to a formal request for credit consideration of the Harbour Isles CDD refunding
- Below provides a summary of the general terms and conditions of the bank financing options available to the District

	Hancock Whitney	Bank of Tampa
Fixed/Variable	Fixed	Fixed
Rating	Not Required	Not Required
Quoted/Est. Rate	2.298%	2.28%
Rate Reset	No	No
Rate Adjustment for Determination of Taxability	Yes, subject to gross up; max rate of 2.863%	Yes, subject to gross up
Duration	May 1, 2035	May 1, 2035
DSRF Size	None	None
Optional Call Provisions (i.e. refunding)	Non-Callable	Callable Anytime
Assessment Prepayment Provisions	Yes	Yes
Assessment Prepayment Penalty	No	No
Additional Covenants:	- Standard Documentation Review and Financial Reporting Requirements	- Standard Documentation Review and Financial Reporting Requirements - Additional Bonds: Prior written consent from bank for additional capital projects in excess of \$5 million
Banking Relationship	Yes; - Deposit Relationship: Maintain operating account	Yes; - Deposit Relationship: Maintain operating account
Loan Commitment Fee	N/A	0.20% (~\$7,044)

# Summary of Financing Options | Financing Results

	Hancock Whitney	Bank of Tampa
Refunded Par	\$3,515,000	
Current Average Coupon	3.70%	
Current Maximum Annual DS <sup>(1)</sup>	\$325,005	
Est. Dated/Delivery Date	July 2021	July 2021
Est. Refunding Par <sup>(5)</sup> & (6)	\$3,515,000	\$3,522,000
Est. Avg. Coupon	2.298%	2.28%
Final Maturity <sup>(4)</sup>	May 1, 2035	May 1, 2035
Chapter 170 Process <sup>(5)</sup>	No	Yes
<b>Est. NPV Savings<sup>(2)</sup></b>	<b>\$228,742</b>	<b>\$226,364</b>
<b>Est. NPV Savings %<sup>(2)</sup></b>	<b>6.51%</b>	<b>6.44%</b>
Est. Max Annual Debt Service <sup>(1)</sup>	\$294,096	\$294,317
<b>Est. Max Annual Debt Service Reduction \$<sup>(1)</sup> &amp; (3)</b>	<b>\$30,909</b>	<b>\$30,688</b>
<b>Est. Maximum Annual Debt Service Reduction %<sup>(1)</sup> &amp; (3)</b>	<b>9.5%</b>	<b>9.4%</b>

1. The net annual debt service excludes 4% discount for early payment and the 2% collection fees charged by the Hillsborough County Tax Collector and Appraiser
2. These figures are net of all costs and transfers from the existing trust estate
3. The reduction of annual debt service is calculated based upon comparing the debt service of the outstanding bonds and the debt service on the proposed series of refunding bonds
4. The maturity date on the proposed series of refunding bonds is consistent with the maturity date on the series of outstanding bonds
5. To the extent there is an increase in principal there would be a necessity to undertake the Chapter 170 assessment process which includes the notification and holding of a public hearing
6. The estimated costs of issuance of the refinancing are to be negotiated between the District and the various financing team members.

## Disclosures Concerning the Underwriter's Role

- i. MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- ii. The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The Underwriter has financial and other interests that differ from those of the District;
- iii. Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to their own financial or other interests;
- iv. The Underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price, but must balance that duty with their duty to sell municipal securities to investors at prices that are fair and reasonable; and
- v. The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

## Disclosure Concerning the Underwriter's Compensation

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest, since the Underwriter may have incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

## Conflict of Interest

- The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.
  - **Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
  - **Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
  - **Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
  - **Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
  - **Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

## Disclosures Concerning Complex Municipal Securities Financing

- Since the Underwriter has not recommended a "complex municipal securities financing" to the District, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.
- In accordance with the requirements of MSRB Rule G-17, if the Underwriter recommends, or if the Bonds are ultimately structured in a manner considered a "complex municipal securities financing" to the District, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and are reasonably foreseeable at that time.

## **Fifth Order of Business**



**5B**

# SOLITUDE

## LAKE MANAGEMENT



## Harbour Isles CDD Waterway Inspection Report

---

**Reason for Inspection:** Treatment in progress

**Inspection Date:** 06/13/2021

**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

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

## TABLE OF CONTENTS

	Pg
 <b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS 16-18	8
PONDS 19-21	9
PONDS 22, 23, MF	10
PONDS MA,MC	11
 <b>MANAGEMENT/COMMENTS SUMMARY</b>	 11, 12
<b>SITE MAP</b>	13

# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 1

### Comments:

Normal growth observed

Minor band of floating azolla developing along perimeter.  
Minor grasses present.



### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds

## Site: 2

### Comments:

Site looks good

No issues observed at photo station.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss

## Site: 3

### Comments:

Site looks good

Overall, looked good. Native pickerel displayed signs of fungus in several areas and are expected to recover. Clear of algae at photo stations.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



# Harbour Isles CDD Waterway Inspection Report

06/13/2021

4

## Comments:

Site looks good

Minor debris along perimeter.  
Algae and shoreline weeds  
reduced following treatment.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



5

## Comments:

Site looks good

No issues observed. Clear of  
submersed hydrilla and  
planktonic algae.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific



6

## Comments:

Site looks good

Remains clear of hydrilla at photo  
station. Native vegetation looked  
good.

## Action Required:

Routine maintenance next visit

## Target:

Species non-specific





# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 7

### Comments:

Site looks good

Slightly turbid. Overall, looked good. Native vegetation in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 8

### Comments:

Treatment in progress

Positive treatment results noted targeting shoreline weeds. Alligatorweed along mitigation area requires follow-up treatment by boat.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 9

### Comments:

Treatment in progress

Positive results noted following this month's visit targeting the submersed weeds. Algae reduced. Water levels increased.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation





# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 10

### Comments:

Site looks good

Floating weeds reduced following treatment. Open water looked good at photo station.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 11

### Comments:

Site looks good

Buffer area continues to improve with reduced shoreline weeds noted following treatment. New growth of native pickerel along perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 12

### Comments:

Site looks good

No issues observed during today's inspection.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 13

### Comments:

Site looks good

Minor sub-surface algae and submersed hydrilla. Low water clarity. Native plant material in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Hydrilla



## Site: 14

### Comments:

Site looks good

No issues observed at photo stations.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 15

### Comments:

Site looks good

Algae and submersed weeds reduced. Minor sub-surface algae noted.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae





# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 16

### Comments:

Site looks good

Continues to look good.  
Torpedograss along forested section reduced following several chemical applications.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 17

### Comments:

Site looks good

Native plant material in good condition. Minimal torpedograss and alligatorweed within buffer area.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



## Site: 18

### Comments:

Site looks good

Evidence of chemical treatment noted targeting invasive shoreline weeds. New growth of native pickerel and duck potato noted.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 19

### Comments:

Site looks good

No issues observed. Good clarity.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 20

### Comments:

Site looks good

Floating and shoreline weeds reduced. Native Thalia species looked great.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 21

### Comments:

Site looks good

Clear of algae at photo station. Minor torpedograss extending from high-water mark.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss





# Harbour Isles CDD Waterway Inspection Report

06/13/2021

## Site: 22

### Comments:

Site looks good

Continues to look good.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 23

### Comments:

Site looks good

Floating and shoreline weeds reduced following treatment.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: MF

### Comments:

Treatment in progress

Positive results noted targeting cattails and primrose throughout site.

### Action Required:

Routine maintenance next visit

### Target:

Cattails





# Harbour Isles CDD Waterway Inspection Report

06/13/2021

**Site:** MA

## Comments:

Treatment in progress

Native species removed by homeowners. New growth of grasses to be spot-treated during our routine visits.

## Action Required:

Routine maintenance next visit

## Target:

Torpedograss



**Site:** MC

## Comments:

Treatment in progress

New growth of native bulrush present. Continued treatment of cattails required.

## Action Required:

Routine maintenance next visit

## Target:

Cattails



## Management Summary

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

Minimal invasive shoreline weeds were present during today's inspection. Only minor development was present within Ponds #12, 17, and 23 and Mitigation Area MC, all of which will be treated during our routine visits. Positive results may be expected within 14-21 days following treatment.

Minor new growth of filamentous algae was identified within Pond #15, 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 access the factors contributing to the regrowth and generate a tailored management plan.

Submersed weeds remain minimal throughout the community. Pond #20 received a follow-up treatment for the remaining submersed vegetation and looked good during today's visit; the minor remaining growth will continue to be targeted during our routine applications. Additionally, the submersed hydrilla within Pond #19 was noted with excellent results following this month's chemical applications.

Lastly, a minor band of floating Azolla was present within Pond #1, which will be treated during our routine visits. Similarly to algae, floating weeds develop rapidly within stagnant, nutrient rich systems. A systemic treatment will be applied and positive results may be expected within 14-21 days following application.

Thank you for choosing SOLitude Lake Management!

# Harbour Isles CDD Waterway Inspection Report

06/13/2021

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

## Harbour Isles CDD Waterway Inspection Report

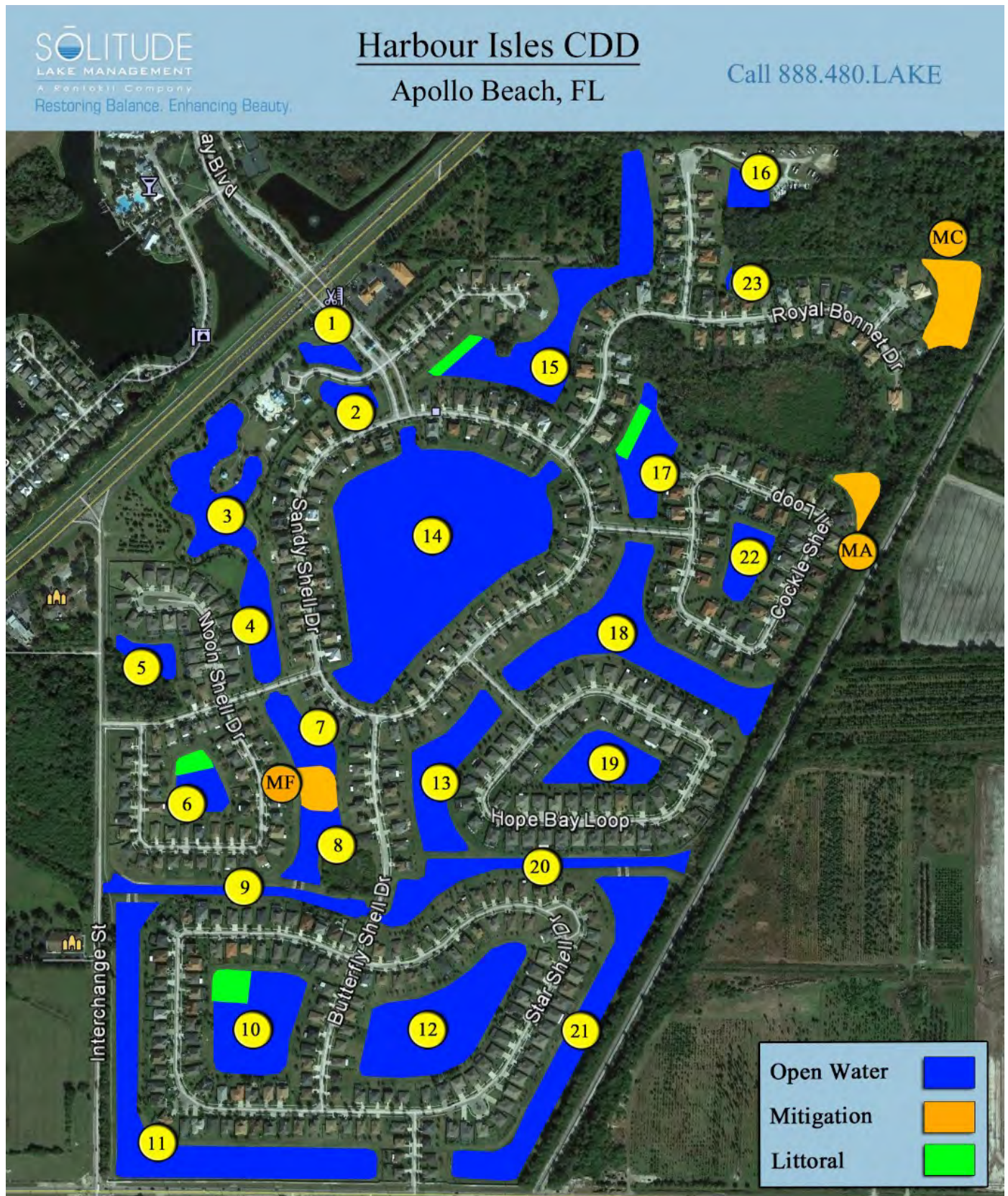
06/13/2021

Site	Comments	Target	Action Required
MF	Treatment in progress	Cattails	Routine maintenance next visit
MA	Treatment in progress	Torpedograss	Routine maintenance next visit
MC	Treatment in progress	Cattails	Routine maintenance next visit



# Harbour Isles CDD Waterway Inspection Report

06/13/2021



**5E.**





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

**May 27<sup>th</sup> to June 22<sup>nd</sup>, 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.
- Completed planting aquatic plants in some ponds.

- **ABM AIR CONDITIONING:**



- Completed routine service for all units.



- **CAPITAL LAND MANAGEMENT**



- **PENDING:** Punch list for Common Areas.
- Fertilized completed in common areas, for June, 2021.
- Change doggie stations.

- **CONSTRUCTION MANAGEMENT SERVICES:**

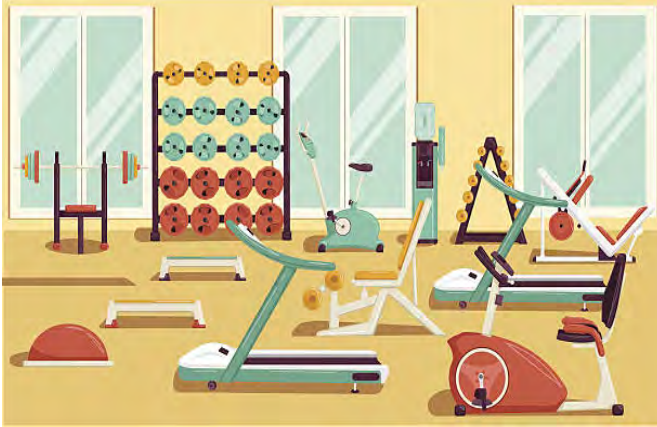


- **PENDING:** Several proposals.

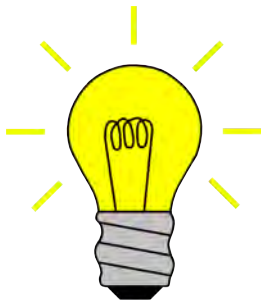
.



- **FITNESS REV:** Completed Routine checkups on all equipment.



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



- **HAWKINS ELECTRIC:**

- **HURRICANE PRESSURE WASH:**

- Completed pressure washing all pool furniture and deck.



- **JAN PRO CLEANING:**



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

**11. NVIROTECT:**



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



## 12. SUNCOAST POOLS:



- Service both pools three times a week.
- Check and add chlorine in both pools.
- **PENDING:** Repairs disable chair.
- Replaced Sump pump in large pool pump cabin.

## 13. SECURITEAM:



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



**14. HILLSBOROUGH COUNTY:**



- **PENDING: Revised**-Two side walk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 309016 and SR# 309020..
- **PENDING:** schedule 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 a pair of new Basketball Hoops.
- Replaced ceiling tiles in Gym and cleaned fans.



#### 17. Green Works Inc:



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

#### 18. Site Masters:

#### 19. FINN OUTDOOR:

#### 20. Florida Wild Life:



**21. FDOT:**



**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. One rental this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**



**5Fi**

## Suncoast Pool Service

P.O. Box 224

Elfers, FL 34680

**Estimate**

Date	Estimate #
6/10/2021	404

Name / Address
Harbor Isles CDD 210 N University Dr Suite 702 Coral Springs, Fl. 33071

			Project
Description	Qty	Rate	Total
7.5 HP Pool Pump Motor Replacement	1	1,850.00	1,850.00
Replacement of 2nd mechanical seal		125.00	125.00
We appreciate your prompt payment.			
<b>Total</b>			<b>\$1,975.00</b>

*Ammitap per Chairman*

**5Fii**

**THIS DOCUMENT  
WILL BE  
PROVIDED  
UNDER  
SEPARATE  
COVER**

## **Sixth Order of Business**

**6A.**

**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 Wednesday, May 26, 2021 at 6:00 p.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
Bryce Bowden	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	Capital Land Management
Jason Chamnot	Capital Land Management

Audience

*The following is a summary of the minutes and actions taken at the May 26, 2021, Harbour Isles Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Montagna called the meeting to order and five (5) 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**

**Discussion of Landscape RFP**

**A. Award Contract of Landscape RFP**

May 26, 2021

Harbour Isles CDD

- There were nine (9) landscape companies bidding the District's business. The Board allowed one landscape company in at a time to answer questions.
- A discussion ensued.
- The Board awarded the contract to Yellowstone to start on July 1, 2021 and District Counsel is drafting the contract.
- CLM is to get the property up to contract standards and a list of items was sent to them.

On MOTION by Mr. Letizia seconded by Mr. Clavio with all in favor, Yellowstone and authorized staff to enter into negotiations, was approved. 5/0

#### **FIFTH ORDER OF BUSINESS**

**Presentation by Sara Zare with MBS Capital**

- Ms. Zare will be attending the June 22, 2021 meeting for the presentation on bond refinance.

#### **SIXTH ORDER OF BUSINESS**

**Staff Reports**

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

- Mr. Eldridge reported the tree trimmings, palm trimmings and irrigation repairs are done.

##### **B. Solitude Lake Management Pond Report**

##### **i. Consideration of Solitude Pond Maintenance and Mitigation and Wetland Contract**

On MOTION by Ms. Fantauzzi seconded by Mr. Bowden with all in favor, the Solitude Pond Maintenance Contract for \$27,704, was approved. 5/0

##### **ii. Consideration of Mitigation and Wetland Contract with Solitude**

On MOTION by Ms. Bowden seconded by Mr. Nesbitt with all in favor, the Solitude Mitigation and Wetland Contract for \$8700, was approved. 5/0

##### **C. District Engineer**

- Mr. Brletic updated the Board on the erosion on Pond 11. It appears ATV action has contributed and has been damaged for the last ten (10) years.



May 26, 2021

Harbour Isles CDD

**D. District Counsel**

- Mr. Babbar will draft both the Pond Maintenance and the Mitigation and Wetland contracts.
- Mr. Babbar gave the legislative updates.

**E. On-Site Property Manager's Report****i. Consideration of Hurricane Clean Proposal for Pressure Washing**

On MOTION by Mr. Letizia seconded by Mr. Clavio with all in favor the Hurricane Clean Proposal for Pressure Washing for \$500 was approved. 5/0

**F. District Manager****i. Registered Number of Voters – 1092**

- The Board changed the August meeting date to Tuesday, August 24, 2021 at 11:00 a.m.

**ii. Discussion of Outstanding Proposal Spreadsheet**

On MOTION by Mr. Letizia seconded by Mr. Bowden with all in favor the Oasis Proposal for Palm Removal and Replacement for \$750 was approved. 5/0

**iii. Presentation of Fiscal Year 2021/2022 Proposed Budget and Set the Public Hearing****a. Consideration of Resolution 2021-08, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing.**

- The Board approved the proposed budget in the amount of \$774,067 for Fiscal Year 2022. This is a \$96,004 increase over last year.
- Assessments would be roughly as follows:
  - 70' – \$130 increase
  - 80' - \$149 increase
  - 90' - \$168 increase

On MOTION by Ms. Fantauzzi seconded by Mr. Letizia with all in favor Resolution 2021-08, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing was adopted. 5/0

May 26, 2021

Harbour Isles CDD

**SEVENTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of the April 27, 2021 Minutes**

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

On MOTION by Mr. Bowden seconded by Ms. Fantauzzi with all in favor the Consent Agenda was approved. 5/0

- Ms. Montagna is reviewing the financials to see that all is being coded properly.
- Solitude owes the District a credit of \$250.

**EIGHTH ORDER OF BUSINESS** **Business Items**

**A. Renewal of Flood Insurance Policy**

On MOTION by Mr. Letizia seconded by Mr. Nesbitt with all in favor the Flood Insurance Policy Renewal was approved. 5/0

**NINTH ORDER OF BUSINESS** **Supervisor Requests**

There were no Supervisor Requests.

**TENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Nesbitt seconded by Mr. Bowden with all in favor, the meeting was adjourned at 9:28 p.m. 5/0

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

**6B.**

HARBOUR ISLES  
Community Development District

*Financial Report*

*May 31, 2021*

Prepared By



HARBOUR ISLES  
Community Development District

---

## Table of Contents

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Funds .....	2 - 5
Debt Service Fund (s) .....	6
<b><u>SUPPORTING SCHEDULES</u></b>	
Cash and Investment Report .....	7
Bank Reconciliation .....	8
Check Register .....	9 - 12

HARBOUR ISLES  
Community Development District

**Financial Statements**

(Unaudited)

**May 31, 2021**

HARBOUR ISLES  
Community Development District

**Governmental Funds**

**Balance Sheet**  
May 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2015	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 111,205	\$ -	\$ -	\$ 111,205
Due From Other Funds	-	276,397	42,716	319,113
Investments:				
Money Market Account	670,507	-	-	670,507
Reserve Fund	-	-	130,077	130,077
Revenue Fund	-	-	51,777	51,777
Prepaid Items	1,909	-	-	1,909
Deposits	22,279	23,040	-	45,319
<b>TOTAL ASSETS</b>	<b>\$ 805,900</b>	<b>\$ 299,437</b>	<b>\$ 224,570</b>	<b>\$ 1,329,907</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 19,265	\$ 12,830	\$ -	\$ 32,095
Accrued Expenses	9,866	-	-	9,866
Deposits	50	-	-	50
Due To Other Funds	319,113	-	-	319,113
<b>TOTAL LIABILITIES</b>	<b>348,294</b>	<b>12,830</b>	<b>-</b>	<b>361,124</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	1,909	-	-	1,909
Deposits	22,629	23,040	-	45,669
<b>Restricted for:</b>				
Debt Service	-	-	224,570	224,570
<b>Unassigned:</b>	<b>433,068</b>	<b>263,567</b>	<b>-</b>	<b>696,635</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 457,606</b>	<b>\$ 286,607</b>	<b>\$ 224,570</b>	<b>\$ 968,783</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 805,900</b>	<b>\$ 299,437</b>	<b>\$ 224,570</b>	<b>\$ 1,329,907</b>

HARBOUR ISLES  
Community Development District

**General Fund**

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

For the Period Ending May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,000	\$ 607	\$ (1,393)	30.35%
Interest - Tax Collector	-	309	309	0.00%
Rental Income	16,000	17,338	1,338	108.36%
Special Assmnts- Tax Collector	659,363	740,800	39,980	106.06%
Special Assmnts- Delinquent	-	2,479	2,479	0.00%
Other Miscellaneous Revenues	500	3,108	2,608	621.60%
Facility Revenue	200	339	139	169.50%
<b>TOTAL REVENUES</b>	<b>678,063</b>	<b>695,567</b>	<b>17,504</b>	<b>102.58%</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	12,000	7,400	4,600	61.67%
FICA Taxes	-	428	(428)	0.00%
ProfServ-Administrative	5,500	917	4,583	16.67%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
ProfServ-Engineering	15,000	10,955	4,045	73.03%
ProfServ-Legal Services	15,000	9,686	5,314	64.57%
ProfServ-Mgmt Consulting Serv	31,090	28,331	2,759	91.13%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	1,750	3,233	(1,483)	184.74%
Accounting Services	18,000	3,000	15,000	16.67%
Auditing Services	3,500	26	3,474	0.74%
Website Hosting/Email services	5,000	2,199	2,801	43.98%
Public Officials Insurance	3,101	2,960	141	95.45%
Legal Advertising	500	-	500	0.00%
Bank Fees	500	426	74	85.20%
Financial & Revenue Collections	5,000	833	4,167	16.66%
Miscellaneous Expenses	500	494	6	98.80%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>122,116</b>	<b>89,564</b>	<b>32,552</b>	<b>73.34%</b>



HARBOUR ISLES  
Community Development District

**General Fund**

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

For the Period Ending May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlighting	105,000	69,423	35,577	66.12%
Utility Services	18,000	9,310	8,690	51.72%
<b>Total Electric Utility Services</b>	<b>123,000</b>	<b>78,733</b>	<b>44,267</b>	<b>64.01%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	1,292	208	86.13%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>1,292</b>	<b>208</b>	<b>86.13%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	1,800	4,200	30.00%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>1,800</b>	<b>4,200</b>	<b>30.00%</b>
<b><u>Stormwater Control</u></b>				
Midge Fly Treatment	7,000	-	7,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	3,500	4,280	(780)	122.29%
R&M Lake & Pond Bank	2,500	9,611	(7,111)	384.44%
Fountain Maintenance	1,000	2,949	(1,949)	294.90%
Mitigation Area Monitoring & Maintenance	2,740	-	2,740	0.00%
Aquatic Maintenance	25,704	18,487	7,217	71.92%
Aquatic Plant Replacement	2,500	365	2,135	14.60%
<b>Total Stormwater Control</b>	<b>45,444</b>	<b>35,692</b>	<b>9,752</b>	<b>78.54%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	22,707	27,705	(4,998)	122.01%
Insurance - General Liability	3,664	3,498	166	95.47%
R&M-Other Landscape	1,000	-	1,000	0.00%
R&M-Irrigation	20,000	13,868	6,132	69.34%
R&M-Landscape Renovations	3,000	-	3,000	0.00%
Landscape Maintenance	103,200	62,552	40,648	60.61%
Landscape Replacement	15,000	5,893	9,107	39.29%
Annual Mulching	15,500	-	15,500	0.00%
Entry & Walls Maintenance	2,500	-	2,500	0.00%
Holiday Lighting & Decorations	1,200	-	1,200	0.00%
<b>Total Other Physical Environment</b>	<b>187,771</b>	<b>113,516</b>	<b>74,255</b>	<b>60.45%</b>

HARBOUR ISLES  
Community Development District

**General Fund**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Security Operations</u></b>				
Contracts-Security Services	12,627	7,659	4,968	60.66%
R&M-Security Cameras	1,000	842	158	84.20%
Guard & Gate Facility Maintenance	2,000	8,550	(6,550)	427.50%
Miscellaneous Expenses	4,000	11,290	(7,290)	282.25%
<b>Total Security Operations</b>	<b>19,627</b>	<b>28,341</b>	<b>(8,714)</b>	<b>144.40%</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	500	126	374	25.20%
<b>Total Contingency</b>	<b>500</b>	<b>126</b>	<b>374</b>	<b>25.20%</b>
<b><u>Parks and Recreation - General</u></b>				
ProfServ-Pool Maintenance	10,800	7,200	3,600	66.67%
Clubhouse - Facility Janitorial Service	4,200	3,600	600	85.71%
Lighting Replacement	5,000	4,777	223	95.54%
Contracts-Mgmt Services	114,445	63,813	50,632	55.76%
Contracts-Pest Control	2,000	1,264	736	63.20%
Telephone/Fax/Internet Services	6,000	2,783	3,217	46.38%
R&M-Pools	1,500	-	1,500	0.00%
R&M-Fitness Equipment	2,500	1,018	1,482	40.72%
R&M-Dock	500	1,400	(900)	280.00%
Maintenance & Repairs	20,000	28,344	(8,344)	141.72%
Athletic/Park Court/Field Repairs	300	-	300	0.00%
Furniture Repair/Replacement	360	-	360	0.00%
Trail/Bike Path Maintenance	500	-	500	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control	500	-	500	0.00%
Miscellaneous Expenses	1,000	6,430	(5,430)	643.00%
Office Supplies	1,000	2,770	(1,770)	277.00%
Dog Waste Station Supplies	1,200	957	243	79.75%
<b>Total Parks and Recreation - General</b>	<b>172,105</b>	<b>124,356</b>	<b>47,749</b>	<b>72.26%</b>
<b>TOTAL EXPENDITURES</b>	<b>678,063</b>	<b>473,420</b>	<b>204,643</b>	<b>69.82%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	222,147	222,147	0.00%
Net change in fund balance	\$ -	\$ 222,147	\$ 222,147	0.00%
<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>\$ 457,606</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 28	\$ 28	0.00%
Special Assmnts- Tax Collector	12,864	12,810	(54)	99.58%
Special Assmnts- Discounts	-	(494)	(494)	0.00%
<b>TOTAL REVENUES</b>	<b>12,864</b>	<b>12,344</b>	<b>(520)</b>	<b>95.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	-	246	(246)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>246</b>	<b>(246)</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Capital Outlay	150,000	150,900	(900)	100.60%
Capital Reserve	12,864	12,830	34	99.74%
<b>Total Contingency</b>	<b>162,864</b>	<b>163,730</b>	<b>(866)</b>	<b>100.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>162,864</b>	<b>163,976</b>	<b>(1,112)</b>	<b>100.68%</b>
Excess (deficiency) of revenues Over (under) expenditures	(150,000)	(151,632)	(1,632)	101.09%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(150,000)	-	150,000	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(150,000)</b>	<b>-</b>	<b>150,000</b>	<b>0.00%</b>
Net change in fund balance	\$ (150,000)	\$ (151,632)	\$ 298,368	101.09%
<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>\$ 286,607</b>		

HARBOUR ISLES  
Community Development District

**Debt Service Fund - Series 2015**

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

For the Period Ending May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	325,421	343,743	18,322	105.63%
Special Assmnts- Discounts	-	(12,272)	(12,272)	0.00%
<b>TOTAL REVENUES</b>	<b>325,421</b>	<b>331,479</b>	<b>6,058</b>	<b>101.86%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	-	6,611	(6,611)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>6,611</b>	<b>(6,611)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	185,000	185,000	-	100.00%
Principal Prepayments	-	10,000	(10,000)	0.00%
Interest Expense	140,421	139,084	1,337	99.05%
<b>Total Debt Service</b>	<b>325,421</b>	<b>334,084</b>	<b>(8,663)</b>	<b>102.66%</b>
<b>TOTAL EXPENDITURES</b>	<b>325,421</b>	<b>340,695</b>	<b>(15,274)</b>	<b>104.69%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(9,216)	(9,216)	0.00%
Net change in fund balance	\$ -	\$ (9,216)	\$ (9,216)	0.00%
<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>\$ 224,570</b>		

HARBOUR ISLES  
Community Development District

**Supporting Schedules**

**May 31, 2021**



HARBOUR ISLES  
Community Development District

***All Funds***

**Cash and Investment  
May 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%	\$ 111,205
Money Market Account	Valley National	Money Market	n/a	0.25%	\$ 670,507
<b>Subtotal</b>					<b><u>\$ 781,712</u></b>
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%	\$ 51,777
<b>Subtotal</b>					<b><u>\$ 181,854</u></b>
<b>Total</b>					<b><u>\$ 963,565</u></b>

**Harbour Isles CDD**

## Bank Reconciliation

Bank Account No. 6870 Hancock Whitney Bank GF CHECKING  
Statement No. 5/21  
Statement Date 5/31/2021

<b>G/L Balance (LCY)</b>	111,205.21	<b>Statement Balance</b>	131,032.71
<b>G/L Balance</b>	111,205.21	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	131,032.71
<b>Subtotal</b>	111,205.21	<b>Outstanding Checks</b>	19,827.50
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	111,205.21	<b>Ending Balance</b>	111,205.21
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
5/25/2021	Payment	3126	ABM INDUSTRIES INC	915.00	0.00	915.00
5/25/2021	Payment	3127	CAPITAL LAND MANAGEMENT CORP.	4,115.00	0.00	4,115.00
5/25/2021	Payment	3128	INFRAMARK, LLC.	3,941.92	0.00	3,941.92
5/25/2021	Payment	3129	JMT	2,865.00	0.00	2,865.00
5/25/2021	Payment	3130	MICHELLE M AMBRIATI	300.00	0.00	300.00
5/25/2021	Payment	3131	NVIROTECT PEST CONTROL SERVICES, I	158.00	0.00	158.00
5/25/2021	Payment	3132	SOLITUDE LAKE MANAGEMENT	1,784.53	0.00	1,784.53
5/25/2021	Payment	3133	SUNCOAST POOL SERVICE	900.00	0.00	900.00
5/25/2021	Payment	3134	TKOT ENTERPRISES, LLC	450.00	0.00	450.00
5/27/2021	Payment	3135	U.S. BANK	3,232.50	0.00	3,232.50
5/27/2021	Payment	DD134	Payment of Invoice 000360	242.05	0.00	242.05
5/28/2021	Payment	3137	ROBERT NESBITT	184.70	0.00	184.70
5/28/2021	Payment	3139	GREGG M. LETIZIA	184.70	0.00	184.70
5/28/2021	Payment	3141	ELIZABETH M. FANTAUZZI	184.70	0.00	184.70
5/28/2021	Payment	3142	GLENN A. CLAVIO	184.70	0.00	184.70
5/28/2021	Payment	3143	BRYCE L. BOWDEN	184.70	0.00	184.70
<b>Total Outstanding Checks.....</b>				<b>19,827.50</b>		<b>19,827.50</b>

# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/21 to 5/31/21

(Sorted by Check / ACH No.)

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

### HANCOCK WHITNEY BANK GF CHECKING - (ACCT#XXXXX6870)

**CHECK # 3117**

05/06/21	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	May 06, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>

**CHECK # 3118**

05/06/21	Employee	ROBERT NESBITT	PAYROLL	May 06, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>

**CHECK # 3119**

05/06/21	Employee	GLENN A. CLAVIO	PAYROLL	May 06, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>

**CHECK # 3120**

05/06/21	Employee	GREGG M. LETIZIA	PAYROLL	May 06, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>

**CHECK # 3121**

05/06/21	Employee	BRYCE L. BOWDEN	PAYROLL	May 06, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>

**CHECK # 3122**

05/13/21	Vendor	FITREV	22603	FITNESS EQUIPMENT REPAIR	R&M-Fitness Equipment	001-546115-57201	\$86.00
05/13/21	Vendor	FITREV	22524	FITNESS EQUIPMENT REPAIR	R&M-Fitness Equipment	001-546115-57201	\$302.00
<b>Check Total</b>							<u>\$388.00</u>

**CHECK # 3123**

05/13/21	Vendor	SECURITEAM, INC	14207	FINAL PAYMENT - ACCESS UPGRADE	Final Inv. - Storage Access Control Upgrade	001-534037-53935	\$5,286.00
<b>Check Total</b>							<u>\$5,286.00</u>

**CHECK # 3124**

05/13/21	Vendor	STRALEY & ROBIN	19777	GEN COUNSEL THRU APRIL 2021	ProfServ-Legal Services	001-531023-51401	\$1,282.50
<b>Check Total</b>							<u>\$1,282.50</u>

**CHECK # 3125**

05/13/21	Vendor	VESTA PROPERTY SERVICES, INC.	383407	MAY 2021 AMENITY MGMT SVCS	Contracts-Mgmt Services	001-534001-57201	\$7,630.46
<b>Check Total</b>							<u>\$7,630.46</u>

# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/21 to 5/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3126</b>							
05/25/21	Vendor	ABM INDUSTRIES INC	15829126	MAINTENANCE	Maintenance & Repairs	001-546920-57201	\$305.00
05/25/21	Vendor	ABM INDUSTRIES INC	16130711	MAINTENANCE	Maintenance & Repairs	001-546920-57201	\$305.00
05/25/21	Vendor	ABM INDUSTRIES INC	15728099	MAINTENANCE	Maintenance & Repairs	001-546920-57201	\$305.00
<b>Check Total</b>							<b>\$975.00</b>
<b>CHECK # 3127</b>							
05/25/21	Vendor	CAPITAL LAND MANAGEMENT CORP.	211044	IRR REPAIRS	R&M-Irrigation	001-546041-53908	\$2,240.00
05/25/21	Vendor	CAPITAL LAND MANAGEMENT CORP.	211039	APRIL FERTILIZATION	Fertilization in May	001-546300-53908	\$1,875.00
<b>Check Total</b>							<b>\$4,115.00</b>
<b>CHECK # 3128</b>							
05/25/21	Vendor	INFRAMARK, LLC.	63623	MAY MGMT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,858.25
05/25/21	Vendor	INFRAMARK, LLC.	63623	MAY MGMT SERVICES	Postage	001-549999-51301	\$8.67
05/25/21	Vendor	INFRAMARK, LLC.	63623	MAY MGMT SERVICES	emails	001-534369-51301	\$75.00
<b>Check Total</b>							<b>\$3,941.92</b>
<b>CHECK # 3129</b>							
05/25/21	Vendor	JMT	51-174017	03/28-04/24/21 GEN ENG	ProfServ-Engineering	001-531013-51501	\$2,865.00
<b>Check Total</b>							<b>\$2,865.00</b>
<b>CHECK # 3130</b>							
05/25/21	Vendor	MICHELLE M AMBRIATI	23	BOAT STORAGE TREE TRIMMING	Landscape Replacement	001-546338-53908	\$300.00
<b>Check Total</b>							<b>\$300.00</b>
<b>CHECK # 3131</b>							
05/25/21	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	233693	LANDSCAPE IMPROVEMENTS AT TAVIRA ENTRANCE	Contracts-Pest Control	001-534125-57201	\$158.00
<b>Check Total</b>							<b>\$158.00</b>
<b>CHECK # 3132</b>							
05/25/21	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00599520	FOUNTAIN REPAIR	Fountain Maintenance	001-546472-53805	\$1,784.53
<b>Check Total</b>							<b>\$1,784.53</b>
<b>CHECK # 3133</b>							
05/25/21	Vendor	SUNCOAST POOL SERVICE	7222	MAY POOL SVCS	ProfServ-Pool Maintenance	001-531034-57201	\$900.00
<b>Check Total</b>							<b>\$900.00</b>
<b>CHECK # 3134</b>							
05/25/21	Vendor	TKOT ENTERPRISES, LLC	160294B	MAY JANITORIAL SVCS	Clubhouse - Facility Janitorial Service	001-531131-57201	\$450.00
<b>Check Total</b>							<b>\$450.00</b>

# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/21 to 5/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3135</b>							
05/27/21	Vendor	U.S. BANK	6108080	TRUSTEE FEES SERIES 2015 4/1/21-3/31/21	4/1/21 - 9/30/21 Trustee Fees	001-531045-51301	\$1,616.25
05/27/21	Vendor	U.S. BANK	6108080	TRUSTEE FEES SERIES 2015 4/1/21-3/31/21	10/1/21 - 3/31/22 Trustee Fees	155000	\$1,616.25
<b>Check Total</b>							<u>\$3,232.50</u>
<b>CHECK # 3136</b>							
05/28/21	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	***Voided Voided****			\$0.00
<b>Check Total</b>							<u>\$0.00</u>
<b>CHECK # 3137</b>							
05/28/21	Employee	ROBERT NESBITT	PAYROLL	May 28, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 3138</b>							
05/28/21	Employee	GLENN A. CLAVIO	PAYROLL	***Voided Voided****			\$0.00
<b>Check Total</b>							<u>\$0.00</u>
<b>CHECK # 3139</b>							
05/28/21	Employee	GREGG M. LETIZIA	PAYROLL	May 28, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 3140</b>							
05/28/21	Employee	BRYCE L. BOWDEN	PAYROLL	***Voided Voided****			\$0.00
<b>Check Total</b>							<u>\$0.00</u>
<b>CHECK # 3141</b>							
05/28/21	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	May 28, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 3142</b>							
05/28/21	Employee	GLENN A. CLAVIO	PAYROLL	May 28, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 3143</b>							
05/28/21	Employee	BRYCE L. BOWDEN	PAYROLL	May 28, 2021 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>ACH #DD127</b>							
05/07/21	Vendor	REPUBLIC SERVICES	0696-000942819 ACH	REMOVAL OF WASTE CONTAINER - 5/1-5/31	Garbage - Recreation Facility	001-531133-53401	\$185.69
<b>ACH Total</b>							<u>\$185.69</u>



# HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/21 to 5/31/21

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #DD128</b>							
05/06/21	Vendor	BRIGHT HOUSE NETWORKS-ACH	041457301041821 ACH	4/17-5/16/21 SERVICE	Telephone/Fax/Internet Services	001-541009-57201	\$162.39
<b>ACH Total</b>							<u>\$162.39</u>
<b>ACH #DD129</b>							
05/18/21	Vendor	TAMPA ELECTRIC CO. ACH	050421 ACH	3/30-4/28/21 ELEC ACH	Electricity - Streetlighting	001-543013-53100	\$9,865.85
<b>ACH Total</b>							<u>\$9,865.85</u>
<b>ACH #DD130</b>							
05/18/21	Vendor	VALLEY NATIONAL BANK - ACH	042121 ACH	APRIL PURCHASES	Office Supplies	001-551002-57201	\$166.97
<b>ACH Total</b>							<u>\$166.97</u>
<b>ACH #DD131</b>							
05/27/21	Vendor	B.O.C.C	050421-0000 ACH	03/21-04/28/21 WTR UTILITY	Utility Services	001-543063-53601	\$175.12
<b>ACH Total</b>							<u>\$175.12</u>
<b>ACH #DD132</b>							
05/27/21	Vendor	B.O.C.C	050421-8063 ACH	03/30-04/28/21 WTR UTILITY	Utility Services	001-543063-53601	\$60.75
<b>ACH Total</b>							<u>\$60.75</u>
<b>ACH #DD133</b>							
05/27/21	Vendor	BRIGHT HOUSE NETWORKS-ACH	086415102041221 ACH	4/11-5/10/21 SERVICE	Telephone/Fax/Internet Services	001-541009-57201	\$182.09
<b>ACH Total</b>							<u>\$182.09</u>
<b>ACH #DD134</b>							
05/27/21	Vendor	BRIGHT HOUSE NETWORKS-ACH	086415102051221	5/11-6/10/21 SERVICE	Telephone/Fax/Internet Services	001-541009-57201	\$242.05
<b>ACH Total</b>							<u>\$242.05</u>
<b>ACH #DD136</b>							
05/28/21	Vendor	FLORIDA DEPT OF HEALTH	29-BID-1963890 ACH	29-60-02525 ANNUAL POOL PERMIT	Miscellaneous Expenses	001-549999-57201	\$275.35
<b>ACH Total</b>							<u>\$275.35</u>
<b>ACH #DD137</b>							
05/28/21	Vendor	T-MOBILE	052721 ACH	ACCT# 900630793	Miscellaneous Expenses	001-549999-57201	\$440.99
<b>ACH Total</b>							<u>\$440.99</u>
<b>Account Total</b>							<u><b>\$46,853.16</b></u>