

**HARBOUR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Tuesday, April 23, 2024**



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

# Agenda

## Harbour Isles Community Development District

**Board of Supervisors**

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

**Staff:**

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

### Meeting Agenda Tuesday, April 23, 2024 – 11:00 a.m.

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- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Staff Reports and Updates**
  - A. Sitex Aquatics
    - i. Proposal for Midge Larvicide ..... Page 6
    - ii. Proposal for Pond Dye ..... Page 9
  - B. Benchmark Landscaping/United Land Services
    - i. Regular Report ..... Page 13
    - ii. Proposal #92558 to Install Podocarpus Hedge ..... Page 20
    - iii. Proposal #92559 to Install Sod at the Entry ..... Page 25
  - C. District Counsel
  - D. District Engineer: Proposal #2152 from Finn Outdoor for Weir Erosion ..... Page 30
  - E. Onsite Property Manager
    - i. Regular Report ..... Page 33
    - ii. Proposal #2174 from Hurricane Clean for Pressure Washing ..... Page 39
    - iii. Proposal #472 from Suncoast Pool Service to Replace Pool Filter ..... Page 41
  - F. Homeowners Association
  - G. District Manager
    - i. Resolution 2024-02, General Election ..... Page 44
    - ii. Discussion of SŌLitude Lake Management March Invoices
- 5. Consent Agenda**
  - A. Minutes from the March 26, 2024, Meeting ..... Page 49
  - B. Financial Statements (*March 2024*) ..... Page 54
  - C. Ratification of Proposal #88667 from United for Irrigation Repair ..... Page 69
- 6. Discussion Items**
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Tuesday, May 28, 2024*

# **Section 4**

## **Staff Reports**

# **Subsection 4A**

# **Sitex Aquatics**

# **Subsection 4A(i)**

## **Proposal for Midge Larvicide**



PO Box 917  
Parrish, FL 34219

813.564.2322  
www.sitexaquatics.com

# Aquatic Midge Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Harbour Isles CDD hereafter called "customer"*

**Customer:** Harbour Isles CDD  
**C/O:** Inframark  
**Contact:** Mrs. Angel Montagna  
**Address:** 313 Campus St Celebration, FL 34747  
**Email:** angel.montagna@inframark.com  
**Phone:** 813.576.9748

*Sitex agrees to provide aquatic midge fly management services for a period of 3 months In accordance with the terms and conditions of this agreement in the following sites:*

Twenty-One (21) Pond banks located at the Harbour Isles Community in Apollo Beach, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- 1. *Monthly Larvicide for aquatic Midge Fly's* *Included*
- 2. *All Services Performed by State Licensed Applicator* *Included*


*Service shall consist of 10 Monthly treatments (March-December)*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be for 10 months only 03/01/2024-12/31/2024. Agreement will automatically renew as per Term and Conditions:*

<b>Total Monthly Service Amount:</b>	<b>\$3,015.00</b>
<b>Total March-Dec Service amount:</b>	<b>\$30,150.00</b>

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

		04/05/2024
Accepted By	Date	President, Sitex Aquatics llc. Date

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Ten (10) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a Ten (10) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.



# **Subsection 4A(ii)**

## **Proposal for Pond Dye**



P.O. Box  
Parrish, FL 34219

813.564.2322  
www.sitexaquatics.com

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Harbor Isles CDD hereafter called "customer"*

**Customer:** Harbor Isles CDD  
**C/O:** Inframark Management Services  
**Contact:** Mrs. Angel Montagna  
**Address:** 313 Campus St Celebration, FL 34747  
**Email:** Angel.Montagna@inframark.com  
**Phone:** 813.576.9748

*Sitex agrees to provide aquatic management services for a period of n/a months In accordance with the terms and conditions of this agreement in the following sites:*

Twenty-One (21) Waterways (76 Acres) at the Harbor Isles Community located in Apollo Beach, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

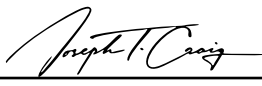
**BLUE DYE APPLICATIONS AS NEEDED: \$1,580.00**

*Service shall consist of a 1-time treatment to all open ponds.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:*

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

		04/04/2024
Accepted By	President, Sitex Aquatics llc.	Date

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in One (1) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a n/a month period. This Agreement shall be automatically renewed at the end of the n/a months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

# **Subsection 4B**

## **Benchmark Landscaping/ United Land Services**

# **Subsection 4B(i)**

## **Regular Report**



Cristi Cochran  
ULS

# PROJECT 4/12/24, 4:44 PM

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April 2024 Site Inspection

Friday, April 12, 2024

Prepared For Harbour Isle CDD

21 Issues Identified



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**ISSUE 1**

Assigned To ULS

We will begin using pre-emergent in our weed control application to help prevent crack weeds, crew will begin sectional pruning



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**ISSUE 2**

Assigned To ULS

Crew will monitor and prune brown palm fronds



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**ISSUE 3**

Assigned To ULS

Sectional pruning will begin this month



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**ISSUE 4**

Assigned To ULS

Crew has been instructed not to shear Ligustrum trees moving forward, extended hand pruners will be used instead



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**ISSUE 5**

Assigned To ULS & BOD

Podocarpus hedges need to grow together to form solid hedge. Proposal will be sent to fill in gaps



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**ISSUE 6**

Assigned To ULS

Crew will stay on top of weeds



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**ISSUE 7**

Assigned To ULS

M

Additional playground mulch will be installed week of April 15



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**ISSUE 8**

Assigned To ULS

Weeds will be sprayed weekly moving forward



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**ISSUE 9**

Assigned To ULS

April turf fertilization & weed control application scheduled this month



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**ISSUE 10**

Assigned To ULS

Brazilian peppers will be selectively removed this month





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**ISSUE 11**

Assigned To ULS  
Weed control good



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**ISSUE 12**

Assigned To ULS  
Crew will hard prune back hedges growing close to sidewalk



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**ISSUE 13**

Assigned To ULS  
Irrigation team will assess hot spots in turf



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**ISSUE 14**

Assigned To ULS  
Weeds will be addressed weekly



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**ISSUE 15**

Assigned To ULS  
Crew will keep Bougainvillea shaped



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**ISSUE 16**

Assigned To ULS  
Lift low limbs



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**ISSUE 17**

Assigned To Board Of Directors  
Proposal to add sod will be submitted for consideration



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**ISSUE 18**

Assigned To BOD  
Jasmine is Happy!



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**ISSUE 19**

Assigned To BOD  
Weed control strip spray is effective



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**ISSUE 20**

Assigned To ULS  
Crew will monitor and treat ant mounds in beds



**ISSUE 21**

Assigned To ULS

RV lot shrubs will be pruned in April

# **Subsection 4B(ii)**

## **Proposal #92558**



**Proposal #92558**

**Date: 4/12/2024**

**PO #**

**Customer:**

Angel Montagna  
Inframark  
313 Campus Street  
Celebration, FL 34747

**Property:**

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

**2024 Fill In Podocarpus Hedge - Pool Wall**

Provide Labor and Material to Fill In Gaps of Podocarpus Hedge Along Outer Pool Wall, 15 - 7 Gallon Plants, Check and Adjust Irrigation As Needed for Proper Coverage. Note: New Plants Will Need to Grow Into Hedge.



**Services Billed Upon Completion**

Description of Services	Total cost
Property Improvements	\$915.92

By \_\_\_\_\_

**Cristi Cochran**

Date 4/12/2024

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

Services

**Property Improvements**

## Terms & Conditions



# **Subsection 4B(iii)**

## **Proposal #92559**



**Proposal #92559**

**Date: 4/12/2024**

**PO #**

**Customer:**

Angel Montagna  
Inframark  
313 Campus Street  
Celebration, FL 34747

**Property:**

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

**2024 Install Sod To Fill Entry Median Bed**

Provide Labor and Material to Deliver & Install Sod to Fill In 1st Entry Median Bed, Estimate 2 Pallets of Floratam, Check and Adjust Irrigation



**Services Billed Upon Completion**

Description of Services	Total cost
Property Improvements	\$1,417.28

By \_\_\_\_\_

**Cristi Cochran**

Date 4/12/2024

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

Services

**Property Improvements**

## Terms & Conditions

# **Subsection 4D**

## **District Engineer: Proposal #2152 for Weir Erosion**

# ESTIMATE

**Finn Outdoor**  
 730 20th Ave N  
 Saint Petersburg, FL 33704

robb@finnoutdoor.com  
 (813)957-6075



## Harbour Isles

**Bill to**  
 Harbour Isles  
 121 Spindle Shell Way  
 Apollo Beach, FL 33572

**Ship to**  
 Harbour Isles  
 121 Spindle Shell Way  
 Apollo Beach, FL 33572

### Estimate details

Estimate no.: 2152  
 Estimate date: 04/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/16/2024	<b>Erosion/Pond Bank Restoration</b>	Amenities Center Weir Area -- Restore and protect two areas at the corners of the semi-circle weir area. Each area approximately 15-20 feet. Repair to be made with imported fill, geotextile fabric, and limestone rip rap.	1	\$4,300.00	\$4,300.00
<b>Total</b>						<b>\$4,300.00</b>

# **Subsection 4E**

# **Property Manager**



# **Subsection 4E(i)**

## **Regular Report**

**PROPERTY MANAGER**  
121 Spindle Shell Way  
Apollo Beach, Florida 33572  
Office Phone: (813) 593-3464  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



**March 26<sup>th</sup> to April 23<sup>rd</sup>, 2024 Clubhouse Operations/Maintenance Updates:**

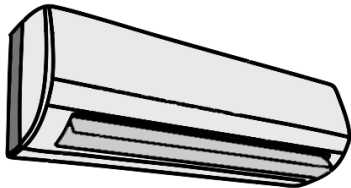
**VENDORS:**

- **SITEX AQUATICS.**



- Started treating all the ponds on 8<sup>th</sup> April, 2024.
- 

- **ABM AIR CONDITIONING:**



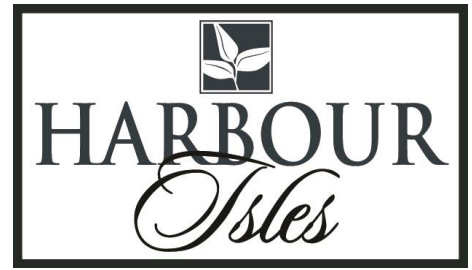
. **PENDING:** Service on all units.

- **BENCHMARK/UNITED LANDSCAPE.**



- Mowed areas on Common Property, weekly.
- **PENDING:** Mulch for two kiddies playgrounds.
- **COMPLETED:** Top Choice treatments for ants mounds.
- **PENDING:** Cutbacks on the edge of mowing: Train track, Royal Bonnet Dr, Slipper Key Rd, Sidewalk inside 12<sup>th</sup> Street, Butterfly Shell Dr.
- **PENDING:** Re mulching in common areas.

**PROPERTY MANAGER**  
121 Spindle Shell Way  
Apollo Beach, Florida 33572  
Office Phone: (813) 593-3464  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



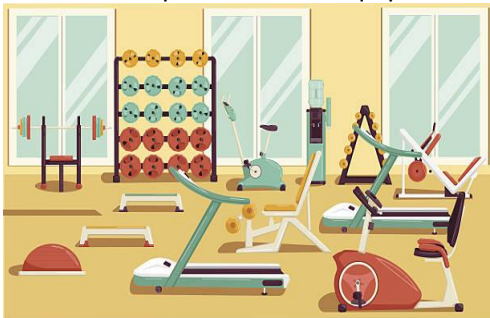
- **CONSTRUCTION MANAGEMENT SERVICES:**



**PENDING:** To enhance concrete fixture around the flag pole.

- **OASIS PALMS AND LANDSCAPING:**

- **PENDING:** Scheduling to resod area by Basketball Courts.
- **FITNESS REV: COMPLETED:** Routine quarterly PM checks for 2024.
- **PENDING:** Repairs on some Equipment.



- **HAWKINS ELECTRIC: PENDING TABLED:** Proposal to install two ground lights on Spindle Shell Way Island, and replace existing junction box with neutral wiring, to accommodate lights.



- **HURRICANE PRESSURE WASH: COMPLETED:** pressure washing both kiddie playgrounds and canopies.
- **PENDING:** Proposal to pressure wash the monument areas.
- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



**PROPERTY MANAGER**

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

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



- **KAY LIAN CLEANING SERVICES:**



- Cleaned restrooms, pool deck and gym twice weekly.

**11. NVIROTECT:**



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

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



**13. SECURITEAM:**



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

**PROPERTY MANAGER**  
**121 Spindle Shell Way**  
**Apollo Beach, Florida 33572**  
**Office Phone: (813) 593-3464**  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



**14. HILLSBOROUGH COUNTY:**



- **PENDING: Revised**-Two sidewalk bumps on Hammock View Lane and Slipper Key Rd. Case# SR# 583177 . NEW request- 4/5/24.
- **PENDING:** schedule to get all streets striping. Renewed request, February, 2024.. Case# 420677
- **SUBCONTRACTOR: PENDING:** Will contact Property Management, when work is schedule.
- **PENDING:** Request for cutting back bushes behind fence, by RV/Boat Storage Facility.
- **PENDING:** Request for repairing street in front of 312, 314 and 316 Royal Bonnet Dr.
- **PENDING:** Request to replace bump pads on Spindle Shell Way, Cockle Shell Loop and corner of Sandy Shell Dr. and Royal Bonnet Dr.

**15. TECO:** Reported three Street lights that stays on in Community.



**16. PROPERTY MANAGEMENT STAFF:**

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Completed pressure washing all the piers behind the Clubhouse.
- Started Pressure washing Lanai area of pool deck.
- Blow sidewalks behind Clubhouse and Parking lot, rake Volleyball court.
- Patched potholes on Sandy Shell Dr.
- Repaired rusted bolts and repainted Kiddie playground.

**PROPERTY MANAGER**  
**121 Spindle Shell Way**  
**Apollo Beach, Florida 33572**  
**Office Phone: (813) 593-3464**  
[propmgt@harbourislesfl.com](mailto:propmgt@harbourislesfl.com)



**17. Green Works Inc:**



**18. Site Masters:**

**19. FINN OUTDOOR:**

**20. Florida Wild Life:**



**21. FDOT:**



**Incident Report**

. No Incident Report.

**Resident Relations**

**Rentals/ Events**

. No rental this month.

**Security/ Emergencies**

None.

**Improvements/ Ongoing:**

# **Subsection 4E(ii)**

## **Proposal #2174 from Hurricane Clean**

**Hurricane Clean**  
 28837 Bennington Drive  
 Wesley Chapel, FL 33544 US  
 (813) 967-6088  
 josh@hurricaneclean.com  
 http://www.HurricaneClean.com



## Estimate

**ADDRESS**  
 Harbour Isles

**ESTIMATE #** 2174  
**DATE** 04/10/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b> Pressure washing the monument and entry walls at the front of the community. The Harbour Isles entry sign.	1	575.00	575.00
TOTAL			<b>\$575.00</b>

Accepted By

Accepted Date



# **Subsection 4E(iii)**

## **Proposal #472 from Suncoast Pool Service**

Suncoast Pool Service

P.O. Box 224

Elfers, FL 34680

# Estimate

Date	Estimate #
3/15/2024	472

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

Project

Description	Qty	Rate	Total
Replace Pool Filter Elements	48	36.00	1,728.00
replace chemical feeding pump for Acid for main pool	1	510.00	510.00
<b>Total</b>			\$2,238.00

# **Subsection 4G**

## **District Manager**

# **Subsection 4G(i)**

## **Resolution 2024-02**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Harbour Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Hillsborough County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2024 general election (“**General Election**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT :**

**1. GENERAL ELECTION SEATS.** Seats 3, 4, and 5 with terms expiring in November 2024 are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor of Elections to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District Manager. The District

understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of April, 2024.

ATTEST:

**HARBOUR ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**EXHIBIT A**  
**FORM OF NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Harbour Isles Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Fred B. Karl County Center, 601 East Kennedy Boulevard, 16<sup>th</sup> Floor, Tampa, FL 33602; Phone 813-272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Harbour Isles Community Development District has three (3) seats up for election, specifically Seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

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**Publication date:** Sunday, May 5, 2024

# **Section 5**

## **Consent Agenda**



# **Subsection 5A**

## **Minutes**

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

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, March 26, 2024, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum were the following:

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

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

Mark Vega	District Manager
Vivek Babbar ( <i>via phone</i> )	District Counsel
Cristi Cochran	Benchmark Landscaping/United Land Service
Paul Ramsewak	Onsite Manager
Residents and Members of the Public	

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

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

Mr. Vega called the meeting to order at 11:00 a.m.

Mr. Vega called the roll and indicated a quorum was present for the meeting.

**SECOND ORDER OF BUSINESS**                      **Pledge of Allegiance**

The *Pledge of Allegiance* was recited.

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

There being no audience present, the next order of business followed.

**FOURTH ORDER OF BUSINESS**                      **Staff Reports and Updates**

**A. SŌLitude Lake Management (“SŌLitude”): Regular Report**

The regular report was included in the agenda package.

Sitex Aquatics will be listed on the agenda beginning April 2024.

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

**i. Monthly Report**

Ms. Cochran reviewed the regular report included in the agenda package.

Ms. Fantauzzi requested the estimated time of completion of the hibiscus installation, which

Ms. Cochran indicated will be this week.

**ii. Proposal #86313 to Renovate Clubhouse Entrance Beds**

Discussion ensued regarding proposal #86313 to renovate clubhouse entrance beds.

This proposal was tabled. Ms. Fantauzzi and Mr. Nesbitt will separately meet with Ms. Cochran onsite to discuss. Mr. Nesbitt is interested in curbing and stone versus mulch.

**iii. Proposal #86329 for Enhancements at the Sign**

Discussion ensued regarding proposal #86329 for enhancements at the sign.

This proposal was tabled. Ms. Fantauzzi and Mr. Nesbitt will separately meet with Ms. Cochran onsite to discuss.

**iv. Proposal #86338 to Tie Into New Meter and Install Three Zones**

Discussion ensued regarding proposal #86338 to tie into new meter and install three zones.

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, unanimous approval was given to proposal #86338 from Benchmark Landscaping/United Land Services to tie into new meter and install three zones, in the amount of \$3,720.

**v. Proposal #86359 to Replace Dead Viburnum Odo**

Discussion ensued regarding proposal #86359 to replace dead viburnum odo.

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to proposal #86359 from Benchmark Landscaping/United Land Services to replace dead viburnum odo, in the amount of \$5,450.04.

**vi. Proposal #86840 for Conservation Areas Cutback**

Discussion ensued regarding proposal #86840 for conservation areas cutback.

This proposal was tabled until April. Benchmark will provide a map.

Question for Ms. Angel Montagna if Sitex Aquatics will spray the new area to be cut back.

**vii. Proposal #87157 to Install a Spigot**

Discussion ensued regarding proposal #87157 to install a spigot.

On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to proposal #87157 from Benchmark Landscaping/United Land Services to install a spigot, in the amount of \$795.

**C. District Counsel**

Mr. Babbar reviewed the new requirement for Board members.

**D. District Engineer**

Discussion ensued regarding Ms. Fantauzzi, Mr. Ramsewak, and Mr. Stephen Brletic walking the community. A proposal will be presented to the Board to repair the erosion around the fence. Mr. Bowden asked the comparison of current erosion amount to the original status of the community.

**E. Onsite Property Manager’s Report**

**i. Regular Report**

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

**ii. Proposal #2165 from Hurricane Clean for Cleaning**

Discussion ensued regarding proposal #2165 from Hurricane Clean for playground equipment and clubhouse canopy cleaning.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, unanimous approval was given to proposal #2165 from Hurricane Clean for playground equipment and clubhouse canopy cleaning, in the amount of \$950.

**iii. Proposal #1076 from Oasis Palms and Landscaping for Sod Replacement**

Discussion ensued regarding proposal #1076 from Oasis Palms and Landscaping for sod replacement at the basketball court.

On MOTION by Mr. Bowden, seconded by Mr. Nesbit, with all in favor, unanimous approval was given to proposal #1076 from Oasis Palms and Landscaping to replace sod at the basketball court, in the amount of \$1,840.

**iv. RV/Boat Storage Facility**

Discussion ensued regarding Mr. Kristin Edinger, who is delinquent on his payments for the RV/boat storage facility. His contact information has been provided to Mr. Babbar.

The Board gave consensus for counsel to proceed, as appropriate.

**F. Homeowners Association Report**

There being nothing to report, the next item followed.

**G. District Manager**

**i. Authorization to Solicit Proposals for Auditing Services**

Mr. Vega reviewed the request for authorization to solicit proposals for auditing services.

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, unanimous approval was given to authorize staff to solicit auditing proposals.

**ii. Egis Site Visit Notes**

Discussion ensued regarding site notes from Egis. Mr. Ramsewak is working on these items.

**iii. Egis Handout Regarding Playground Safety**

Discussion ensued regarding the handout from Egis for playground safety.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Acceptance of the February 27, 2024, Meeting Minutes**

**B. Acceptance of the February 2024 Financials**

**C. Ratification of Proposal #15230 from FitRev for Equipment Repairs**

**D. Ratification of Proposal #67048 from Benchmark Landscaping/United Land Service to Remove a Tree**

Mr. Vega reviewed the consent agenda items included in the agenda package.

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

**SIXTH ORDER OF BUSINESS**

**Discussion Items**

Mr. Clavio requested Sitex Aquatics obtain a proposal.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Clavio requested an update on the budget status.

Mr. Bowden requested Mr. Ramsewak sent an email not to feed animals. Mr. Ramsewak will also reach out to Malone's Tilapia Removal to remove tilapias from the ponds.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

A Representative from HCS/Southshore Hospital provided an update on their ten-month construction plan.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:30 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# **Subsection 5B**

## **Financials**

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

*Financial Report*

*March 31, 2024*

Prepared By



**HARBOUR ISLES**

Community Development District

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

**Financial Statements**

(Unaudited)

**March 31, 2024**

**HARBOUR ISLES**

Community Development District

**Governmental Funds**

**Balance Sheet**  
March 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 200,620	\$ -	\$ -	\$ 200,620
Due From Other Funds	-	115,889	1,255	117,144
Investments:				
Money Market Account	870,483	-	-	870,483
Prepayment Account	-	-	345	345
Revenue Fund	-	-	345,745	345,745
Utility Deposits - TECO	\$ 18,687	\$ -	\$ -	\$ 18,687
<b>TOTAL ASSETS</b>	<b>\$ 1,089,790</b>	<b>\$ 115,889</b>	<b>\$ 347,345</b>	<b>\$ 15,374,015</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 11,645	\$ -	\$ -	\$ 11,645
Accrued Expenses	76,640	-	-	76,640
Bonds Payable	-	-	-	3,710,000
Due To Other Funds	117,144	-	-	117,144
<b>TOTAL LIABILITIES</b>	<b>205,429</b>	<b>-</b>	<b>-</b>	<b>3,915,429</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	18,687	-	-	18,687
<b>Restricted for:</b>				
Debt Service	-	-	347,345	347,345
<b>Assigned to:</b>				
Operating Reserves	248,073	-	-	248,073
<b>Unassigned:</b>				
	617,601	115,889	-	10,844,481
<b>TOTAL FUND BALANCES</b>	<b>\$ 884,361</b>	<b>\$ 115,889</b>	<b>\$ 347,345</b>	<b>\$ 11,458,586</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,089,790</b>	<b>\$ 115,889</b>	<b>\$ 347,345</b>	<b>\$ 15,374,015</b>

**HARBOUR ISLES**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 5,000	\$ 2,500	\$ 7,326	\$ 4,826
Interest - Tax Collector	-	-	1,353	1,353
Rental Income	16,000	8,000	16,571	8,571
Special Assmnts- Tax Collector	1,011,034	1,011,034	980,649	(30,385)
Special Assmnts- Discounts	(40,441)	(40,441)	(38,753)	1,688
Other Miscellaneous Revenues	500	250	14	(236)
Facility Revenue	200	100	205	105
<b>TOTAL REVENUES</b>	<b>992,293</b>	<b>981,443</b>	<b>967,365</b>	<b>(14,078)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	6,000	4,800	1,200
FICA Taxes	918	459	306	153
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Engineering	20,000	10,000	5,330	4,670
ProfServ-Legal Services	20,000	10,000	11,146	(1,146)
ProfServ-Mgmt Consulting	51,504	25,752	25,752	-
ProfServ-Special Assessment	5,000	5,000	5,000	-
ProfServ-Trustee Fees	3,500	3,500	4,041	(541)
Auditing Services	3,700	3,700	3,000	700
Website Hosting/Email services	4,000	2,000	1,551	449
Postage and Freight	500	250	418	(168)
Insurance - General Liability	7,000	7,000	7,000	-
Public Officials Insurance	3,620	3,620	3,620	-
Legal Advertising	1,000	500	-	500
Misc-Assessment Collection Cost	20,221	20,221	18,838	1,383
Bank Fees	1,000	500	261	239
Misc-Web Hosting	900	450	-	450
Miscellaneous Expenses	1,600	800	139	661
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>157,238</b>	<b>100,527</b>	<b>91,377</b>	<b>9,150</b>

**HARBOUR ISLES**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	132,000	66,000	84,573	(18,573)
Utility Services	25,000	12,500	11,441	1,059
<b>Total Electric Utility Services</b>	<b>157,000</b>	<b>78,500</b>	<b>96,014</b>	<b>(17,514)</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	4,000	2,000	1,784	216
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>2,000</b>	<b>1,784</b>	<b>216</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	3,000	1,344	1,656
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>3,000</b>	<b>1,344</b>	<b>1,656</b>
<b><u>Stormwater Control</u></b>				
Midge Fly Treatment	8,000	4,000	-	4,000
R&M-Stormwater System	500	250	-	250
R&M-Wetland Monitoring	8,700	4,350	3,625	725
R&M Lake & Pond Bank	75,000	37,500	63,750	(26,250)
Fountain Maintenance	2,700	1,350	3,632	(2,282)
Aquatic Maintenance	25,704	12,852	12,852	-
Aquatic Plant Replacement	2,500	1,250	-	1,250
<b>Total Stormwater Control</b>	<b>123,104</b>	<b>61,552</b>	<b>83,859</b>	<b>(22,307)</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	28,262	14,131	29,742	(15,611)
Insurance - Flood	3,000	3,000	3,000	-
R&M-Other Landscape	-	-	906	(906)
R&M-Irrigation	30,000	15,000	-	15,000
Landscape Maintenance	147,000	73,500	73,500	-
Landscape Replacement	33,800	16,900	18,095	(1,195)
Annual Mulching	20,000	20,000	-	20,000
Entry & Walls Maintenance	4,000	2,000	-	2,000
Holiday Lighting & Decorations	2,000	2,000	371	1,629
<b>Total Other Physical Environment</b>	<b>268,062</b>	<b>146,531</b>	<b>125,614</b>	<b>20,917</b>
<b><u>Security Operations</u></b>				
Contracts-Security Services	30,636	15,318	8,148	7,170
R&M-Security Cameras	1,500	750	476	274
Guard & Gate Facility Maintenance	3,000	1,500	-	1,500
<b>Total Security Operations</b>	<b>35,136</b>	<b>17,568</b>	<b>8,624</b>	<b>8,944</b>

**HARBOUR ISLES**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,871	7,936	413	7,523
<b>Total Contingency</b>	<b>15,871</b>	<b>7,936</b>	<b>413</b>	<b>7,523</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	14,000	7,000	7,080	(80)
Clubhouse - Facility Janitorial Service	9,000	4,500	5,665	(1,165)
Lighting Replacement	6,000	3,000	2,730	270
Contracts-Mgmt Services	125,272	62,636	59,839	2,797
Contracts-Pest Control	2,000	1,000	948	52
Telephone/Fax/Internet Services	5,109	2,555	3,154	(599)
R&M-Pools	1,500	750	4,215	(3,465)
R&M-Fitness Equipment	2,500	1,250	2,748	(1,498)
Maintenance & Repairs	50,000	25,000	19,198	5,802
Furniture Repair/Replacement	5,000	2,500	-	2,500
Access Control	1,000	500	-	500
Office Supplies	2,500	1,250	1,702	(452)
Dog Waste Station Supplies	2,000	1,000	985	15
<b>Total Parks and Recreation</b>	<b>225,881</b>	<b>112,941</b>	<b>108,264</b>	<b>4,677</b>
<b>TOTAL EXPENDITURES</b>	<b>992,292</b>	<b>530,555</b>	<b>517,293</b>	<b>13,262</b>
Excess (deficiency) of revenues				
Over (under) expenditures		450,888	450,072	(816)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	-	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ -	\$ 450,888	\$ 450,072	\$ (816)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>434,289</b>	<b>434,289</b>	<b>434,289</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 434,289</b>	<b>\$ 885,177</b>	<b>\$ 884,361</b>	

**HARBOUR ISLES**

Community Development District

**Reserve Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>				
<u>Contingency</u>				
Capital Outlay	-	-	3,995	(3,995)
<b>Total Contingency</b>	<b>-</b>	<b>-</b>	<b>3,995</b>	<b>(3,995)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>3,995</b>	<b>(3,995)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(3,995)	(3,995)
Net change in fund balance	\$ -	\$ -	\$ (3,995)	\$ (3,995)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>-</b>	<b>-</b>	<b>119,884</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,889</b>	

**HARBOUR ISLES**

Community Development District

**Debt Service Fund - Series 2021**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 3,883	\$ 3,883
Special Assmnts- Tax Collector	312,608	312,608	303,213	(9,395)
Special Assmnts- Prepayment	-	-	5,313	5,313
Special Assmnts- Discounts	(12,504)	(12,504)	(11,982)	522
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>300,104</b>	<b>300,427</b>	<b>323</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6,252	6,252	5,825	427
<b>Total Administration</b>	<b>6,252</b>	<b>6,252</b>	<b>5,825</b>	<b>427</b>
<b>Debt Service</b>				
Principal Debt Retirement	229,000	-	5,000	(5,000)
Interest Expense	65,848	32,924	32,957	(33)
<b>Total Debt Service</b>	<b>294,848</b>	<b>32,924</b>	<b>37,957</b>	<b>(5,033)</b>
<b>TOTAL EXPENDITURES</b>	<b>301,100</b>	<b>39,176</b>	<b>43,782</b>	<b>(4,606)</b>
Excess (deficiency) of revenues Over (under) expenditures	(996)	260,928	256,645	(4,283)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(996)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(996)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (996)	\$ 260,928	\$ 256,645	\$ (4,283)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>90,700</b>	<b>90,700</b>	<b>90,700</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 89,704</b>	<b>\$ 351,628</b>	<b>\$ 347,345</b>	

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

Supporting Schedules

March 31, 2024



**HARBOUR ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY24				\$ 1,323,642	\$ 1,011,034	\$ 312,608
Allocation %				100.00%	76.38%	23.62%
11/07/23	\$ 17,980	\$ 940	\$ 367	\$ 19,286	\$ 14,731	\$ 4,555
11/16/23	\$ 79,965	\$ 3,400	\$ 1,632	\$ 84,997	\$ 64,923	\$ 20,074
11/21/23	\$ 53,768	\$ 2,286	\$ 1,097	\$ 57,151	\$ 43,654	\$ 13,498
12/06/23	\$ 891,773	\$ 37,915	\$ 18,199	\$ 947,887	\$ 724,022	\$ 223,865
12/06/23	\$ 97,042	\$ 4,126	\$ 1,980	\$ 103,149	\$ 78,788	\$ 24,361
12/15/23	\$ 25,947	\$ 967	\$ 530	\$ 27,444	\$ 20,962	\$ 6,482
01/05/24	\$ 26,430	\$ 834	\$ 539	\$ 27,804	\$ 21,237	\$ 6,567
02/05/24	\$ 10,246	\$ 213	\$ 209	\$ 10,669	\$ 8,149	\$ 2,520
03/05/24	\$ 5,313	\$ 55	\$ 108	\$ 5,476	\$ 4,182	\$ 1,293
<b>TOTAL</b>	<b>\$ 1,208,465</b>	<b>\$ 50,735</b>	<b>\$ 24,663</b>	<b>\$ 1,283,863</b>	<b>\$ 980,649</b>	<b>\$ 303,213</b>
% COLLECTED				97%	97%	97%
<b>TOTAL OUTSTANDING</b>				<b>\$ 39,779</b>	<b>\$ 30,384</b>	<b>\$ 9,395</b>

**HARBOUR ISLES**

Community Development District

*All Funds*

**Cash and Investment  
March 31, 2024**

<b>GENERAL FUND</b>					
<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%	\$ 200,620
Money Market Account	Valley National	Money Market	n/a	5.38%	\$ 870,483
				<i>Subtotal</i>	<b>\$ 1,071,103</b>
<b>DEBT SERVICE FUNDS</b>					
Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	5.25%	\$ 345
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	5.25%	\$ 345,745
				<i>Subtotal</i>	<b>\$ 346,091</b>
				<b>Total</b>	<b><u>\$ 1,417,194</u></b>

# Bank Account Statement

Harbour Isles CDD

**Bank Account No.** 6870  
**Statement No.** 3/24  
**Statement Date** 03/31/2024

<b>GL Balance (LCY)</b>	200,620.16
<b>GL Balance</b>	200,620.16
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	200,620.16
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	200,620.16

<b>Statement Balance</b>	202,575.24
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	202,575.24
<b>Outstanding Checks</b>	-1,955.08
<hr/>	
<b>Ending Balance</b>	200,620.16

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
01/10/2024	Payment	DD538	Payment of Invoice 002265			-9.07
01/01/2024	Payment	DD541	Payment of Invoice 002267			-13.94
01/01/2024	Payment	DD542	Payment of Invoice 002268			-19.53
01/01/2024	Payment	DD543	Payment of Invoice 002282			-180.04
01/01/2024	Payment	DD544	Payment of Invoice 002286			-5.62
03/18/2024	Payment	3836	Check for Vendor V00080			-1,300.00
03/26/2024	Payment	3838	Check for Vendor V00046			-123.69
03/26/2024	Payment	DD575	Payment of Invoice 002454			-303.19
<b>Total Outstanding Checks</b>						-1,955.08

**Outstanding Deposits**

**Total Outstanding Deposits**

## HARBOUR ISLES Community Development District

### Payment Register by Bank Account

For the Period from 03/01/24 to 3/31/24

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>HANCOCK WHITNEY BANK GF CHECKING - (ACCT# XXXX6870)</b>									
Check	3827	03/06/24	Vendor	ABM INDUSTRIES INC	18955506	MAINTENANCE BILLING FEB 24	Maintenance & Repairs	001-546920-57201	\$356.42
Check	3828	03/06/24	Vendor	FEDEX	8-407-37171	SHIP DATE 02/01/24	Postage and Freight	001-541006-51301	\$30.31
Check	3828	03/06/24	Vendor	FEDEX	9-669-00506	OTHER CHARGES	Postage and Freight	001-541006-51301	\$2.42
Check	3829	03/06/24	Vendor	GRAU & ASSOCIATES	25262	FY2023 AUDIT09/30/2023	Auditing Services	001-532002-51301	\$3,000.00
Check	3830	03/06/24	Vendor	INFRAMARK, LLC.	110784	SERVICES PROVIDED FOR THE MONTH OF FEB 2024	Postage and Freight	001-541006-51301	\$12.01
Check	3830	03/06/24	Vendor	INFRAMARK, LLC.	111448	SRVC PROVIDED FOR THE MONTH OF MARCH.	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,292.00
Check	3831	03/06/24	Vendor	MICHELLE M AMBRIATI	42	WOOD PANELS FENCE IN THE BOAT STORAGE RPLCMT	Maintenance & Repairs	001-546920-57201	\$750.00
Check	3832	03/06/24	Vendor	NVIROTECT PEST CONTROL SERVICES, INC	318835	PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$158.00
Check	3833	03/06/24	Vendor	RED RHINO OF FL INC	370345	KIDDIE POOL LEAK REPAIRS	R&M-Pools	001-546074-57201	\$595.00
Check	3834	03/06/24	Vendor	SOLITUDE LAKE MANAGEMENT	PSI043363BAL	JAN 2024 WATER MGMT TREATMENT	Fountain Maintenance	001-546472-53805	\$158.08
Check	3835	03/08/24	Employee	ROBERT NESBITT	PAYROLL	March 08, 2024 Payroll Posting			\$184.70
Check	3836	03/18/24	Vendor	BRLETIC DVORAK, INC	1409	ENGINEER SERV 02/5-02/29	ProfServ-Engineering	001-531013-51501	\$1,300.00
Check	3837	03/18/24	Vendor	FITREV	30860	QUARTERLY PREVENTATIVE MAINTENANCE	QUARTERLY MAINT	001-546115-57201	\$210.00
Check	3838	03/26/24	Vendor	FEDEX	96030-012324	SHIP DATE 01/11/24	Postage and Freight	001-541006-51301	\$30.11
Check	3838	03/26/24	Vendor	FEDEX	96030-022724	LATE FEE	Postage and Freight	001-541006-51301	\$63.34
Check	3838	03/26/24	Vendor	FEDEX	96030-012624	SHIP DATE 01/05/24	Postage and Freight	001-541006-51301	\$30.24
ACH	DD564	03/08/24	Employee	ELIZABETH M. FANTAUZZI	PAYROLL	March 08, 2024 Payroll Posting			\$184.70
ACH	DD565	03/08/24	Employee	GLENN A. CLAVIO	PAYROLL	March 08, 2024 Payroll Posting			\$184.70
ACH	DD566	03/08/24	Employee	BRYCE L. BOWDEN	PAYROLL	March 08, 2024 Payroll Posting			\$184.70
ACH	DD570	03/26/24	Vendor	BRIGHT HOUSE NETWORKS-ACH	78408-021724	SRVC FROM 02/17/24 THRU 03/16/24	Telephone/Fax/Internet Services	001-541009-57201	\$208.23
ACH	DD571	03/26/24	Vendor	REPUBLIC SERVICES - ACH	15809-021724	SERV PRD 3/1-3/31/24	Garbage - Recreation Facility	001-531133-53401	\$280.47
ACH	DD572	03/26/24	Vendor	TAMCO CAPITAL CORP ACH	34904-021524 ACH	SERV PRD 2/15-3/14/24	Contracts-Security Services	001-534037-53935	\$451.00
ACH	DD573	03/26/24	Vendor	TAMCO CAPITAL CORP ACH	34904-031524	SERV PRD 3/15-4/14/24	Contracts-Security Services	001-534037-53935	\$451.00
ACH	DD574	03/26/24	Vendor	T-MOBILE ACH	022024-81124 ACH	SERV PRD 02/21-03/20/24	Telephone/Fax/Internet Services	001-541009-57201	\$70.00
<b>Account Total</b>									<b>\$13,187.43</b>
<b>Total Amount Paid</b>									<b>\$13,187.43</b>

# **Subsection 5C**

## **Ratification of Proposal #88667 from United Land Service**



**Proposal #88667**

**Date: 3/26/2024**

**PO #**

**Customer:**

Angel Montagna  
 Inframark  
 313 Campus Street  
 Celebration, FL 34747

**Property:**

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

**2024 Track Zones Not Responding to Controller**

Time Needed to Use Wire Tracker to Locate Zones Not Responding to Controller Per March Inspection. Estimate 12 Hours Needed. Customer Will Only Be Charged for Time Used, Will Inform Customer if More Time In Needed.

**Services Billed Upon Completion**

Description of Services	Total cost
Irrigation Repair	\$896.36

By \_\_\_\_\_

**Cristi Cochran**

Date 3/26/2024

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

Services

**Irrigation Repair**

## Terms & Conditions