

# Harbour Isles Community Development District

## Board of Supervisors

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

## Staff:

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

## Meeting Agenda Tuesday, September 23, 2025 – 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. Premier Lakes
    - i. Treatment Reports and Inspection Report .....Page 2
  - B. United Land Services
    - i. Regular Report .....Page 2
    - ii. Proposal #188458 Convert Entry Beds to Annuals - \$4,317.69 .....Page 8
    - iii. Proposal # 187849 Flush Cut Pine in Perimeter Hedge - \$297.90.....Page 14
    - iv. Proposal #187837 Flush Cut Robellini Palms - \$297.90 .....Page 18
    - v. Proposal #189038 Irrigation Repairs - \$1,458.00 .....Page 22
    - vi. Proposal #187801 Warranty Plant Replacements - \$0.....Page 25
  - C. District Counsel
  - D. District Engineer
  - E. Onsite Property Manager
    - i. Regular Report.....Page 29
    - ii. Community Fishing Piers .....Page 40
      - a. Construction Mgmt Services Inc. Estimate 1110 – Piers - \$58,050.00.....Page 41
      - b. Donley Built – Piers - \$53,375.00 .....Page 43
    - iii. Top Tier Pavers Proposal - \$26,000.00.....Page 48
    - iv. Oasis Palms and Landscaping LLC Proposal - \$17,297.00 .....Page 49
  - F. Homeowners Association
  - G. District Manager
5. **Consent Agenda**
  - A. Minutes from August 26, 2025, Meeting .....Page 52
  - B. Financial Statements (August) .....Page 57
6. **Discussion Items**
7. **Supervisor Requests**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

*The next meeting is scheduled for Tuesday, October 28, 2025, at 11:00 a.m.*



Cristi Cochran  
ULS

# SEPTEMBER SITE AUDIT

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Bob, Paul, Dale & Cristi in Attendance

Tuesday, September 9, 2025

Prepared For HICDD Board Of Supervisors

24 Issues Identified



### ISSUE 1

Assigned To ULS

Hand pull grassy weeds from Jasmine next visit



### ISSUE 2

Assigned To ULS

Trim hedge next visit



### ISSUE 3

Assigned To ULS

Trim bougainvillea



### ISSUE 4

Assigned To ULS

Spray blue daze for fungus



### ISSUE 5

Assigned To ULS

Spray fusillade for dollar weed



### **ISSUE 6**

Assigned To ULS

Hand pull weeds



### **ISSUE 7**

Assigned To ULS

Remove bromeliads and replace with 12 peach roses under warranty



### **ISSUE 8**

Assigned To ULS

Remove vines and blooms



### **ISSUE 9**

Assigned To ULS

How long is this zone running? Sidewalk stays wet



### **ISSUE 10**

Assigned To Board Of Supervisors

Quote to flush cut dead pine





### **ISSUE 11**

Assigned To ULS

Remove vines and pepper volunteers



### **ISSUE 12**

Assigned To ULS

Remove vines



### **ISSUE 13**

Assigned To ULS

Replace 2 Awabuki under warranty



### **ISSUE 14**

Assigned To ULS

Remove limb next visit



### **ISSUE 15**

Assigned To ULS

Hand pull tall weeds next visit



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### **ISSUE 16**

Assigned To ULS

Hand pull bitter melon vine



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### **ISSUE 17**

Assigned To ULS

Prune hedge



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### **ISSUE 18**

Assigned To Board Of Supervisors

Quote to flush cut robellini palms



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### **ISSUE 19**

Assigned To Board Of Supervisors

Quotes for Royal, Foxtail and Washingtonia Palms to Replace Ones Lost from Hurricane



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### **ISSUE 20**

Assigned To ULS

Prune Fakahatchee off sidewalk, remove pepper volunteers



### **ISSUE 21**

Assigned To ULS

Hand pull and spray weeds



### **ISSUE 22**

Assigned To ULS

Hand pull vines



### **ISSUE 23**

Assigned To ULS

Hand pull vines



### **ISSUE 24**

Assigned To ULS

Schedule 2nd treatment for over the top weeds



## Proposal #188458

Date: 9/12/2025

PO #

### Customer:

Inframark AP AP  
Inframark  
313 Campus Street  
Kissimmee, FL 34747

### Property:

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

## 2025 Create Annual Bed - Front Entry Median

Provide Labor and Material to Convert Entry Bed From Crotons to Annuals; Transplant Existing Crotons to Rear of Bed, Install 3 Yards of Planting Soil, Deliver & Install 1250 - 4" Annuals, Install Fertilizer, Fungicide and Insecticide; Check and Adjust Irrigation for Proper Coverage

September, 20

Harbor Isle CDD

Existing



Landscape Design Suggestions:  
Annual Mix: Salvia, 'Purple'  
Euphorbia, 'Pink'



Potential



September, 20

## Harbor Isle CDD

Existing



Landscape Design Suggestions:

Annual Mix Purple & White Petunias



Potential



### Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$4,317.69

By \_\_\_\_\_

**Cristi Cochran**

Date 9/12/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

## Services

### **Property Improvements**



## Terms & Conditions



# Harbor Isle CDD

Existing



Landscape Design Suggestions:

Annual Mix: Purple & White Pentas



Potential



# Harbor Isle CDD

Existing



Landscape Design Suggestions:

Annual Mix: Salvia, 'Purple'  
Begonia, 'Pink'



Potential





## Proposal #187849

Date: 9/9/2025

PO #

### Customer:

Inframark AP AP  
Inframark  
313 Campus Street  
Kissimmee, FL 34747

### Property:

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

## 2025 Flush Cut Pine

Provide Labor to Flush Cut Dead Pine Tree, Haul Debris



### Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$297.90

By \_\_\_\_\_

**Cristi Cochran**

Date 9/9/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

## Services

### Property Improvements



## Terms & Conditions



## Proposal #187837

Date: 9/9/2025

PO #

### Customer:

Inframark AP AP  
Inframark  
313 Campus Street  
Kissimmee, FL 34747

### Property:

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

## 2025 Flush Cut Robellini Palms

Provide Labor to Flush Cut Roby Palms From Circle Bed, Haul Debris



### Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$297.90

By \_\_\_\_\_

**Cristi Cochran**

Date 9/9/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

## Services

### Property Improvements

## Terms & Conditions



## Proposal #189038

Date: 9/16/2025

PO #

### Customer:

Inframark AP AP  
Inframark  
313 Campus Street  
Kissimmee, FL 34747

### Property:

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

## 2025 September Irrigation Repairs

Provide Labor and Material to Repair Irrigation Issues Found During September Inspection:

- Main Controller
  - Labor to Track Valves & Replace Decoders Not Responding to Controller (7, 14, 21, 34, 35, 36, 40, 41)
- Sandy Shell/Royal Bonnet Solar Controller
  - Replace Rain Sensor
- RV Lot Solar Controller
  - Operational But Is Failing, Will Continue to Monitor
- Cockle Shell Loop Solar Controller
  - Failed and Needs Replacement
- Hope Bay Loop Solar Controller
  - Replace Rain Sensor
- Sandy Shell/Butterfly Shell
  - Replace Rain Sensor
- Butterfly Shell
  - Replace Battery and Rain Sensor
- Moon Shell/Slipper Key
  - Replace Solar Controller

### Services Billed Upon Completion

Description of Services	Total cost
Irrigation Repair	\$1,458.00

By \_\_\_\_\_

**Cristi Cochran**

Date 9/16/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**



## Services

### Irrigation Repair

## Terms & Conditions



**Proposal #187801**

**Date: 9/9/2025**

**PO #**

**Customer:**

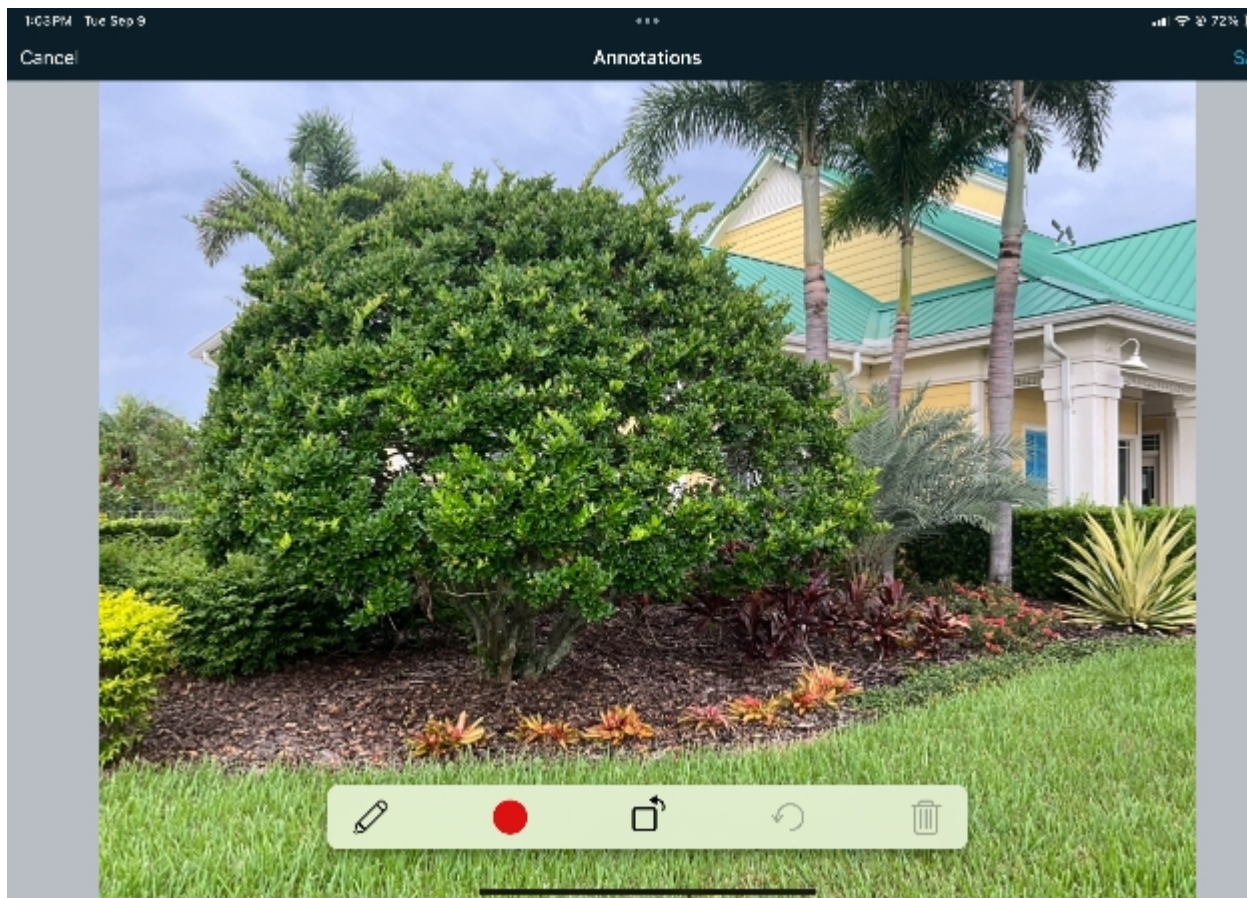
Inframark AP AP  
Inframark  
313 Campus Street  
Kissimmee, FL 34747

**Property:**

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

## 2025 Warranty Replacements

Warranty to Replace Bromeliads with 12 Peach Drift Roses, Add 12 Yellow Lantana to Clubhouse Entry Bed, 2 Awabuki in Perimeter Hedge





### Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$0.00

By \_\_\_\_\_

**Cristi Cochran**

Date 9/9/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

## Services

### **Property Improvements**

## Terms & Conditions



# HARBOUR *Isles*

## PROPERTY MANAGER

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

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

**August 26<sup>th</sup> to September, 2025 Clubhouse Operations/Maintenance Updates:**

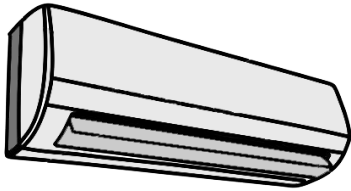
## VENDORS:

- **PREMIER LAKES:**



- **ONGOING:** Treatment of all ponds for algae and Hydrilla.
- Removed dead fish kill in pond#21.

- **ABM AIR CONDITIONING:**



. **COMPLETED:** PM Maintenance for August 2025.



- **UNITED LAND SERVICES:**



- Mowed areas on Common Property weekly.
- **ONGOING:** Cutbacks on Cockle Shell Loop, Hope Bay Loop, by Train Track.
- **ONGOING:** Cutbacks on berm hedge and weeds, behind Clubhouse.
- **PENDING:** Removing Queen palm by Guard House.



- **CONSTRUCTION MANAGEMENT SERVICES:**
- **PENDING PROPOSAL:** Repairs to five fishing Piers, behind the Clubhouse.

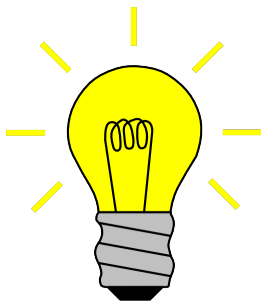
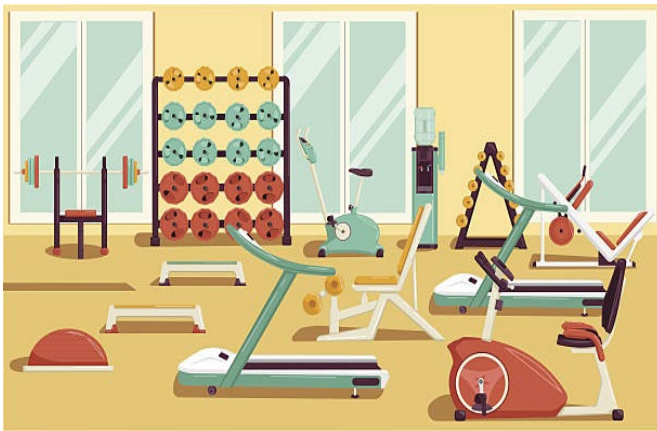


• **OASIS PALMS AND LANDSCAPING LLC.**

- **PENDING:** Proposal for palm trees replacement, in common areas.



- **FITNESS REV: COMPLETED:** Third quarterly PM checks for 2025.

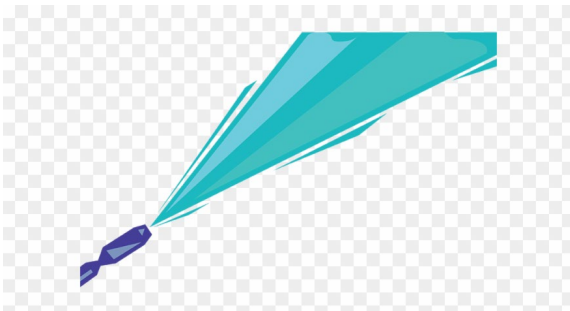


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:**



- **HURRICANE PRESSURE WASH:**

- **BIG AND LITTLE WINDOWS WASHING SERVICES LLC.**



- **KAY LIAN CLEANING SERVICES:**



- Cleans restrooms, pool deck and gym twice weekly.
- **PENDING:** Cleaning tiles in Clubhouse Restrooms and Gym.

#### 11. NVIROTECT:

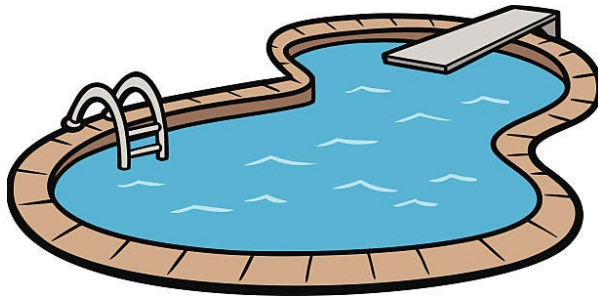


- **COMPLETED:** August 2025. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.



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

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**13. VERKADA:**

**\*PENDING:** Rec room camera out.

**\*PENDING:** Proposal for Intrusion system.

**\*PENDING:** RV/Boat Storage Facility gate/remotes.



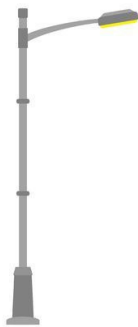
#### 14. HILLSBOROUGH COUNTY:

Agenda Page#36



- **PENDING: Revised-**All sidewalks that are raised and Wolf Branch Canal dredging.

#### 15. TECO: Reported three lights in community, that stays on.



#### 16. PROPERTY MANAGEMENT STAFF:

- Cleaned pool deck furniture and gym.
- Cobweb walls and ceilings around Clubhouse, Gym and Guard house.
- Blow sidewalks behind Clubhouse and Parking lot, rake Volleyball court.



**17. Green Works Inc: No service.**



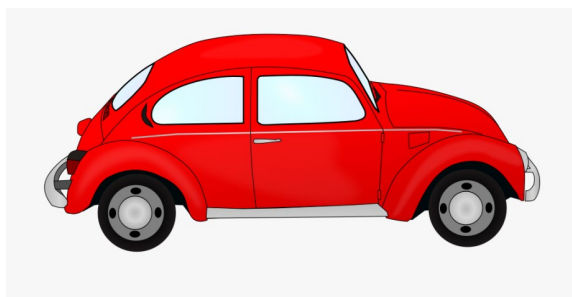
**18. Site Masters:**

**19. FINN OUTDOOR:**

**20. Florida Wild Life:**



**21. FDOT:**







# HARBOUR *Isles*

## **Incident Report**

. No Incident Report.

## **Resident Relations**

## **Rentals/ Events**

. One rental this month.

## **Security/ Emergencies**

None.

**Improvements/ Ongoing:** RV/Boat Storage Facility.

## Harbour Isles Fishing Piers



01/14/2025

**ESTIMATE**

**construction management  
services inc.**

5233 MOON SHELL DR  
Apollo Beach, FL 33572

mikeambriati@live.com  
+1 (315) 374-3296

**Bill to**

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

**Ship to**

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

**Estimate details**

Estimate no.: 1110  
Estimate date: 03/12/2025  
Expiration date: 03/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/12/2025	<b>carpentry - labor and materials</b>	<p>PIERS #1,#4, #5 Big deck 16x16, 6x22, 8x12 areas 484 sqft. Remove old decking and Replace decking with new PT 2x6. Remove all waste.</p> <p>each pier \$9700.00 all Pressure Treated</p> <p>each pier \$15,508.00 all Aztec composite decking</p>	3	\$9,700.00	\$29,100.00
2.	03/12/2025	<b>carpentry - labor and materials</b>	<p>PIERS #1, #4, #5 Big deck 16x16, 6x22, 8x12, 120 lf of Railing Remove old railing and replace with new PT 2x4s, PT 2x2s, 2x6 Trex Fiber Board for top cap, PT 4x4 with new bolts in 4x4 Remove all waste.</p> <p>Each pier. \$4670.00 all pressure Treated</p> <p>Each pier. \$7200.00 all Aztec composite railing</p>	3	\$4,670.00	\$14,010.00
3.	03/12/2025	<b>carpentry - labor and materials</b>	<p>PIERS #2, #3, Small deck 16x16 area 256 sqft. of decking. Remove old decking and Replace</p>	2	\$5,120.00	\$10,240.00

decking with new PT 2x6.  
Remove all waste.

Each pier \$5120.00 all in Pressure  
Treated

Each pier \$8200.00 all in Aztec  
composite decking

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4.	03/12/2025	<b>carpentry - labor and materials</b>	PIERS #2, #3, Small deck 16x16 48 lf of Railing. Remove old railing and replace with new PT 2x4s, PT 2x2s, PT 2x6 Trex Fiber Board for top cap, PT 4x4s with new bolts in 4x4s. Remove all waste.  Each pier \$2350.00 all in Pressure Treated  Each pier \$5230.00 all in Aztec composite railing	2	\$2,350.00	\$4,700.00
5.	04/10/2025	<b>Services</b>	All new 5 PIERS in pressure treated decking and railings will be \$58,050.00  All new 5 PIERS in Aztec composite decking and railings will be. \$94,984.00	1	\$0.00	\$0.00

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<b>Total</b>	<b>\$58,050.00</b>
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Expiry date	03/26/2025
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Accepted date

Accepted by



**Formal proposal includes labor material and all necessary permits.  
Harbour Isles Clubhouse-Fishing Piers propmgt@harbourislesfl.com**

- Pier one, Remove and discard of existing 16' x 16' decking and 48' of handrail, replaced handrail as per attached drawing.
- Add new 2" x 8" number one grade saltwater splash perimeter floor joist after removing decking, install new floor joist as needed.
- Install 1 x 6 PVC composite decking, Standard colors, Endeck, fasten with **stainless steel** composite deck screws.
- Replace existing handrail with Key West style composite handrail, one 4" x 4" wood post 5 foot on centers. four horizontal 1" x 6" with 4-inch space in between, composite top cap. Everything fasten with stainless steel screws post fasten with bolt, stainless steel.

DBA Donley Built, all workmanship to be top-quality and guaranteed for two years, all work performed in a professional manner.

**Labor & material ..... \$7,050.00**

**Payment schedule: checks payable to Frank Donley 50% due the morning materials are delivered. Balance due immediately upon completion.**

Modifications or Additions on Items Listed above or Attach Drawing Are subject to price Change they will be written on This contract initial by both parties. No verbal agreements change this contract. Frivolous claims or failure to pay Final payment upon completion responsible party will be liable for attorney fees. Once contract accepted there will be no additional documents provided to receive payment upon completion. Warranty work under normal conditions.

Address 1105 E. Shell Point Rd., Ruskin, FL 33570

Name/date

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Email [info@fdonley.com](mailto:info@fdonley.com)

Cell 813 516 1917

name/date

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**Formal proposal includes labor material and all necessary permits.  
Harbour Isles Clubhouse-Fishing Piers propmgt@harbourislesfl.com**

- Pier two, Remove and discard of existing 16' x 16' decking and 48' of handrail, replaced handrail as per attached drawing.
- Add new 2" x 8" number one grade saltwater splash perimeter floor joist after removing decking, install new floor joist as needed.
- Install 1 x 6 PVC composite decking, Standard colors, Endeck, fasten with **stainless steel** composite deck screws.
- Replace existing handrail with Key West style composite handrail, one 4" x 4" wood post 5 foot on centers. four horizontal 1" x 6" with 4-inch space in between, composite top cap. Everything fasten with stainless steel screws post fasten with bolt, stainless steel.

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Address 1105 E. Shell Point Rd., Ruskin, FL 33570

Name/date

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Email [info@fdonley.com](mailto:info@fdonley.com)

Cell 813 516 1917

name/date

---





**Formal proposal includes labor material and all necessary permits.  
Harbour Isles Clubhouse-Fishing Piers propmgt@harbourislesfl.com**

- Pier three, Remove and discard of existing 16' x 16' deck, 6' x 21' walkway 8' x 12' Dock and 118' of handrail, replaced handrail as per attached drawing.
- Add new 2" x 8" number one grade saltwater splash perimeter floor joist after removing decking, install new floor joist as needed.
- Install 1 x 6 PVC composite decking, Standard colors, Endeck, fasten with **stainless steel** composite deck screws.
- Replace existing handrail with Key West style composite handrail, one 4" x 4" wood post 5 foot on centers. four horizontal 1" x 6" with 4-inch space in between, composite top cap. Everything fasten with stainless steel screws post fasten with bolt, stainless steel.

DBA Donley Built, all workmanship to be top-quality and guaranteed for two years, all work performed in a professional manner.

**Labor & material ..... \$ \$14,425.00**

**Payment schedule: checks payable to Frank Donley 50% due the morning materials are delivered. Balance due immediately upon completion.**

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Address 1105 E. Shell Point Rd., Ruskin, FL 33570

Name/date

---

Email [info@fdonley.com](mailto:info@fdonley.com)

Cell 813 516 1917

name/date

---





**Formal proposal includes labor material and all necessary permits.  
Harbour Isles Clubhouse-Fishing Piers propmgt@harbourislesfl.com**

- Pier four, Remove and discard of existing 16' x 16' deck, 6' x 21' walkway 8' x 12' Dock and 76' of handrail, replaced handrail as per attached drawing.
- Add new 2" x 8" number one grade saltwater splash perimeter floor joist after removing decking, install new floor joist as needed.
- Install 1 x 6 PVC composite decking, Standard colors, Endeck, fasten with **stainless steel** composite deck screws.
- Replace existing handrail with Key West style composite handrail, one 4" x 4" wood post 5 foot on centers. four horizontal 1" x 6" with 4-inch space in between, composite top cap. Everything fasten with stainless steel screws post fasten with bolt, stainless steel.

DBA Donley Built, all workmanship to be top-quality and guaranteed for two years, all work performed in a professional manner.

**Labor & material ..... \$ \$12,425.00**

**Payment schedule: checks payable to Frank Donley 50% due the morning materials are delivered. Balance due immediately upon completion.**

Modifications or Additions on Items Listed above or Attach Drawing Are subject to price Change they will be written on This contract initial by both parties. No verbal agreements change this contract. Frivolous claims or failure to pay Final payment upon completion responsible party will be liable for attorney fees. Once contract accepted there will be no additional documents provided to receive payment upon completion. Warranty work under normal conditions.

Address 1105 E. Shell Point Rd., Ruskin, FL 33570

Name/date

---

Email [info@fdonley.com](mailto:info@fdonley.com)

Cell 813 516 1917

name/date

---



**Formal proposal includes labor material and all necessary permits.  
Harbour Isles Clubhouse-Fishing Piers propmgt@harbourislesfl.com**

- Pier five, Remove and discard of existing 16' x 16' deck, 6' x 21' walkway 8' x 12' Dock and 76' of handrail, replaced handrail as per attached drawing.
- Add new 2" x 8" number one grade saltwater splash perimeter floor joist after removing decking, install new floor joist as needed.
- Install 1 x 6 PVC composite decking, Standard colors, Endeck, fasten with **stainless steel** composite deck screws.
- Replace existing handrail with Key West style composite handrail, one 4" x 4" wood post 5 foot on centers. four horizontal 1" x 6" with 4-inch space in between, composite top cap. Everything fasten with stainless steel screws post fasten with bolt, stainless steel.

DBA Donley, all workmanship to be top-quality and guaranteed for two years, all work performed in a professional manner.

**Labor & material ..... \$ \$12,425.00**

**Payment schedule: check payable to Frank Donley 50% due the morning materials are delivered. Balance due immediately upon completion.**

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Address 1105 E. Shell Point Rd., Ruskin, FL 33570

Name/date

---

Email [info@fdonley.com](mailto:info@fdonley.com)

Cell 813 516 1917

name/date



813-647-1001

toptierpavers@gmail.com



# Proposal/Contract

Licensed & Insured

License #: SP-00091

<b>PROPOSAL SUBMITTED TO:</b> Paul Harbour Isles	<b>PHONE:</b> (813) 712-9758	<b>DATE:</b> 04/11/2025
<b>STREET:</b> 121 Spindle Shell Way	<b>JOB NAME:</b> Wood Decks	
<b>CITY, STATE, ZIP CODE:</b> Apollo Beach, FL 33572	<b>JOB LOCATION:</b>	

**Design:** \_\_\_\_\_ **Color:** \_\_\_\_\_

**For \$:** \_\_\_\_\_ **Per Square Feet Includes:** \_\_\_\_\_

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Diamond Brite            | <input type="checkbox"/> Water Lines              | <input type="checkbox"/> Coplin                | <input type="checkbox"/> Lime Rock        |
| <input type="checkbox"/> Permit                   | <input checked="" type="checkbox"/> Trash Removal | <input type="checkbox"/> Sealer                | <input checked="" type="checkbox"/> Fill  |
| <input type="checkbox"/> Bobcat                   | <input type="checkbox"/> Pressure Cleaner         | <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Sand  |
| <input checked="" type="checkbox"/> Concrete      | <input type="checkbox"/> Tree Trimming            | <input type="checkbox"/> Wire Mesh             | <input checked="" type="checkbox"/> Labor |
| <input checked="" type="checkbox"/> Truck Service |   |  |   |

**Comments:** Remove and replace docks 1-5 with new treated wood.  
Remove and restructure deck dock to be square.

We do not replace any sod.

We over order material, any left over material is property of top tier pavers. Anything installed besides area measured will be charged separately.  
Sealer date does not affect final payment, sealer will be laid 1-2 weeks after job completion.

1. No Refunds
2. All materials are property of Top Tier Pavers until materials are paid in full
3. If a permit is required then the 90 day completion time frame will start from date the permit is issued.
4. If materials need to be ordered then the 90 day completion time frame will start once the materials are on site.
5. This Proposal does not become contract until accepted and signed by an officer of the seller/company, and if not accepted any cash payment deposit will be returned.
6. No statement, implied or expressed, representation or agreement, written or verbal not appearing on the face of this contract shall not be bonding upon the parties hereto.
7. Seller/company expressly reserves all contractors; mechanics and material men lien which may be asserted under a provision of law to secure payment of the contract price and may be asserted and fix the same upon the real property on which installation was made.
8. In the event payment of this contract is enforced through attorneys or by suit in bankruptcy or probable proceedings, seller/company may recover and purchaser/buyer hereby agree to pay reasonable attorney fees and cost of court.
9. All sums net pay as due shall bear interest at the maximum rate allowed by law until date payment is received, and unless otherwise stated all sums become due and payable upon substantial completion of work. Contractor will return title until full payment of obligation of agreement is met. The purchaser/buyer whose name appears on this agreement personally guarantees payment of contract.
10. Contractor shall not be responsible for any faults due to cracks, discoloration or hydrostatic pressure.
11. Purchaser/buyer assumes all liabilities for damages to pools, pipes and electrical systems. If holes are drilled/excavated at purchaser/buyers risk.
12. Purchaser/buyer is responsible for removal of all nonstationary objects on areas which work to be done.
13. Purchaser/owner hereby acknowledges and accepts the fact that the product to be installed may vary in color from that displayed in samples.
14. Any surface defects requiring touch-ups or repairs shall be covered as warranty work and in shall in no way affect the payment schedule. Payments held to touch ups or repairs will be considered in default. No warranty work will be performed unless customer has paid in full amount of the contract price to Top Tier Pavers, LLC.
15. Once sealer is applied, purchaser/buyer shall be solely responsible for any and all footprints by pets and other prior to hardening.
16. Due to conditions beyond our control, concrete will not be changed or modified once it has hardened. Any additional leveling or straightening will be charged extra and must be noted at top of contract.
17. Cantilever coping may vary in thickness due to existing job conditions.
18. Top Tier Pavers, LLC is not responsible for cold joints in installation due to rain, starting and stopping of work, or acts of God.
19. From the date contract is signed Top Tier Pavers LLC has a total of 90 days for full job completion.

**TOTAL PRICE:** \$ 26,000

**DEPOSIT:** \$ 0

**BALANCE:** \$ 26,000

**BALANCE TO BE PAID AS FOLLOWS:**

40% Down  
40% When pavers are on site  
20% When job is completed.  
Sealer is done 1-2 weeks after job completion and does not affect final payment.

**APPROVED BY:** Top Tier Pavers

**PURCHASER(S)/BUYER(S):** \_\_\_\_\_

## GUARANTEE

We do not warranty the surface or any other surface which we did not install and which we have no control over. Since we have no control over the future traffic, sun exposure or use, we cannot guarantee the shine and coloration of the surface. This warranty is expressly limited to the examination and repair of faulty installation caused by defects in material workmanship to the full dollar value of the area proven defective. Written notice must be given within one year.

Harbour Isles CDD

Apollo Beach, Fl



Oasis Palms and Landscaping LLC

2527 24<sup>th</sup> St SE

Ruskin Fl 33570

(813) 433 3376

[www.oasispalmsandlandscaping.com](http://www.oasispalmsandlandscaping.com)

## Landscaping Proposal

September 12, 2025

As per your request, we have prepared a cost to complete the landscape installation for Harbour Isles CDD. The total cost will be \$17,297.00 and will include the following scope:

### Landscaping:

As per on site discussion, the price will be \$17,297.00 to supply all materials, labor, freight, and bracing. Please find a brief break down of material below.

Material	Description	Quantity	Unit	Cost Per Unit	Total
<b>Washingtonia Palm</b>	Royal Bonnet, 28-30' HT Washingtonia palm.	1	Ea	\$1,150.00	\$1,150.00
<b>Stump Removal</b>	Royal Bonnet, Mobilization with 4 ton excavator to dig out existing stump.	1	Ea	\$350.00	\$350.00
<b>Transplant Washingtonia Palm</b>	Remove all Washingtonian Palms from Hope Bay a loop. Install 4 at Cockle Shell Entrance, 3 at Slipper Key	7	Ea	\$650.00	\$4,550.00
<b>Royal Palm</b>	3-4' GW Royal Palm (18-20' HT) replacements for Hope Bay Loop	12	Ea	\$750.00	\$9,000.00
<b>Mulch</b>	Pine Bark Mulch for Palm tree Islands (Slipper Key, Hope Bay, Cockle Shell)	14	CuYds	\$85.00	\$1,190.00
<b>Royal Poinciana</b>	10-12' (45 Gal) Royal Poinciana for the island located near 122 Star Shell. Irrigation by others	1	Ea	\$525.00	\$525.00
<b>Tree Brace</b>	Palms tree Brace kit, 2x4s painted dark brown.	19	Ea	\$28.00	\$532.00
				<b>Total:</b>	<b>\$17,297.00</b>

-Queen palms along the exit to the community are not recommended for replacement at this time. Current palms (and previous) have been infected by Ganoderma. Planting new Queen Palms in the current location will result in death as the fungus is soil born. A different species is recommended. (Foxtail, Royal, etc)

### Options:

The following are options based on discussions.

Material	Description	Quantity	Unit	Cost Per Unit	Total
<b>Foxtail Palm</b>	14-16' HT Single Foxtail for Hope Bay Loop. Credit Given for Royal Palms	12	Ea	-\$125.00	-\$1,500.00
<b>Washingtonia Palm</b>	(12) 28-30' HT Washingtonia palms In lou of transplanting existing palms and installing 12 royal palms. (3) for Slipper Key, (4) cockle Shell, (5) Hope Bay.	1	Ea	-\$250.00	-\$250.00

### Exclusions:

-Price is based on prepared ground. Grading, Grubbing, import or export not mentioned above is not included.

- Price is based on an existing working irrigation system.

-No Warranty on sod

-Oasis will not cover damages due to Acts of God. Including but not limited to Hail, Tornadoes, Tropical Winds, Hurricanes, Freezes, Frost, etc. Trees/shrubs blown over or damaged from these events will not be replaced, re braced, or stood up without acceptance of proposal for those services.

Material Prices are good for 30 days from date above

We thank you for the opportunity to bid your project. If I may be of any more service, please do not hesitate to contact me with questions or concerns.

Thank you,

Taylor Hardin

President

Oasis Palms and Landscaping, LLC

(813) 433-3376

[www.oasispalmsandlandscaping.com](http://www.oasispalmsandlandscaping.com)



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

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, August 26, 2025, 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
Robert Nesbitt	Assistant Secretary

Also present were the following:

Michael Perez	District Manager
Angel Montagna	District Manager (via phone)
Vivek Babbar	District Counsel
Paul Ramsewak	Onsite Manager
Cristi Cochran	United Land Services
Bill Kurth	Premier Lakes
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. Perez called the meeting to order at 11:00 a.m.

Mr. Perez 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**

A resident (Wally) addressed tree trimming, inspections and options such as communicating with residents that Hillsborough County is coming in to trim trees back, second option the CDD to take over the responsibility for the trees and the third option is for the HOA to take responsibility.

Ms. Fantauzzi inquired if the CDD can get involved with street trees.

Mr. Babbar responded it is basically a right-of-way agreement with the County. The CDD would then have to budget for it and assume responsibility going forward.

Ms. Fantauzzi noted the HOA does send letters to residents for trees hanging over the sidewalks and homeowners are responsible.

The resident (Wally) noted homeowners need to be made aware they are responsible for the

trees and cannot just remove them, they need special permission to do so.

Mr. Bowden noted if the CDD is going to take over trees it needs to be budgeted for in FY 2027.

A question was raised on sidewalks.

A resident (Wally) addressed the RV storage lot and issues with the gate.

A resident (Richard) addressed the storage lot, noting he appreciates the camera but would like to see more such as a budget for gravel to repair the road, a better layout of the spaces. He supports increases as long as the property continues to be maintained the way it is going. He noted a complaint about the islands and the way they are maintained. He inquired if homeowners could contribute towards beautifying the islands.

Mr. Babbar noted it is not recommended but if they are going to encourage it, he recommends the CDD enter into a written agreement so that it is enforceable and sets the expectations.

Ms. Fantauzzi noted this was raised some years ago and insurance would not allow it due to the liability for the CDD.

Discussion followed on residents using a landscaper with licenses and insurance to design/plan the islands. It was suggested they provide the plan to Ms. Montagna.

A resident (Tom) addressed pickleball courts noting he supports it and hopes the Board will consider it.

A resident (Gail) addressed the request for a tennis court with pickleball lines.

Discussion continued on pickleball courts and county approval. Ms. Fantauzzi noted they did look into it and the cost would be about \$131,000.00 to install with lights and currently it is on hold while they work on the budget for the next fiscal year.

Ms. Caroline Coleman, Verkada Representative, addressed the storage gate noting Hyper30 sold the product to the CDD and did the install. Hyper30 under performed for Verkada and the CDD. Verkada has not been able to get in contact with Hyper30 and this puts everyone in a bad spot. The vendor that does the install and resells the product to the CDD is interchangeable and Hyper30 has been cut out completely. *[Cell phone ringing made recording inaudible]* Ryan (?) *with (?) Company* has hired a subcontractor for the CDD to fix the gate. When they looked at the gate last week it was found Hyper30 did not wire the gate correctly and that is why it has not been opening. It should be fixed this week, and Ms. Coleman and her Solutions Engineer will come out to try make it work so they continue to use the original fobs to open/close the gate. She cannot guarantee this is going to work. If it is not possible Verkada will provide fobs at an additional cost.

Discussion ensued on alarms and cameras.

Mr. Clavio noted if there is any cost for the key fobs, it should be absorbed by Verkada.

Ms. Coleman noted that she can discuss it with her leadership.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing for Adoption of the Fiscal Year 2026 Budget**

##### **A. Proposed Budget**

Discussion ensued regarding the proposed budget, and the Board was good with the numbers presented.

##### **B. Public Comment**

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, the public hearing for adoption of the budget for fiscal year 2026 was opened.

Hearing no comments, the next item followed.

##### **C. Resolution 2025-03, Adopting the Budget for Fiscal Year 2026**

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, Resolution 2025-03, for fiscal year 2026 was adopted.

##### **D. Resolution 2025-04, Imposing and Levying Assessments for Fiscal Year 2026**

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, Resolution 2025-04, imposing and levying assessments for fiscal year 2026 was adopted.

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the public hearing for adoption of the budget for fiscal year 2026 was closed.

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

#### **Staff Reports and Updates**

##### **A. Premier Lakes Report**

###### **i. Treatment Reports**

Mr. Bill Kurth reviewed the treatment report included in the agenda package noting he is confident they are making good headway but would have liked it to be quicker.

Ms. Fantauzzi noted the report is wonderful.

Discussion ensued on mitigation of a shelf.

##### **B. United Land Services (“United”)**

###### **i. Regular Report**

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

Ms. Cochran reviewed the following items: the work order to remove the Juniper and install

new sod was completed. There was additional sod, and it was placed on the island on the northwest side. A fungicide application has been scheduled. Palm trimming is almost done. The goal is to continue pruning noting the Oleander will look rough. The Queen Palm on Hammock View will be taken care of Friday.

- i. #177411 to Replace a Dead Queen Palm
  - This item was tabled.
- ii. 2025 Hurricane and Storm Cleanup Rates

On MOTION Mr. Bowden seconded by Mr. Clavio, Hurricane and Storm Cleanup at a not to exceed of \$10,000.00 was approved.

**C. District Counsel**

There being nothing to report, the next item followed.

**D. District Engineer**

No report.

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

**i. Regular Report**

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

**ii. Pool Service Proposals**

- a. American Swimming Pool Services
- b. Aqua Sentry Pool
- c. Cooper Pools
- d. Vesta Pool Services

Ms. Fantauzzi noted Vesta has been doing the work for a month and inquired how they are working out.

Mr. Ramsewak noted he likes having everything under one company and so far, he is satisfied with the services. They are supposed to be onsite three days a week and have been onsite five days a week trying to get everything right.

Ms. Montagna noted she agrees with it being the same company, he has better oversight with it if something does go wrong, he can get it handled immediately.

On MOTION by Mr. Bowden seconded by Mr. Clavio, with all in favor, Vesta Pool Services proposal was approved.

**F. Homeowners Association ("HOA") Report**

No report.

**G. District Manager**

- i. Resolution 2025-05, Fiscal Year 2026 Meeting Schedule

On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in favor, Resolution 2025-05 FY 2026 Meeting Schedule was adopted.

ii. Grau & Associates Audit Engagement Fiscal Year 2025

On MOTION by Mr. Nesbitt seconded by Mr. Bowman, with all in favor, the Grau and Associates audit engagement for FY 2025 was approved.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes from July 29, 2025, Meeting**

**B. Financial Statements (*July*)**

Discussion ensued regarding the consent agenda, included in the agenda package.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, the consent agenda was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion Items**

None.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Fantauzzi noted they need to get going on the repair of the repairs and would like it placed on the September agenda.

Mr. Clavio addressed the pickleball court.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

None.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:17 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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

*Financial Report*

*August 31, 2025*

Prepared By





# HARBOUR ISLES

Community Development District

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

**Financial Statements**

(Unaudited)

**August 31, 2025**

**Balance Sheet**  
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 582,545	\$ 207,839	\$ -	\$ 790,384
Due From Other Funds	-	1,741	-	1,741
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	107,526	107,526
Utility Deposits - TECO	18,687	-	-	18,687
<b>TOTAL ASSETS</b>	<b>\$ 601,232</b>	<b>\$ 209,580</b>	<b>\$ 107,529</b>	<b>\$ 918,341</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	17,511	-	-	17,511
Due To Other Funds	1,741	-	-	1,741
<b>TOTAL LIABILITIES</b>	<b>19,252</b>	<b>-</b>	<b>-</b>	<b>19,252</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	18,687	-	-	18,687
<b>Restricted for:</b>				
Debt Service	-	-	107,529	107,529
<b>Assigned to:</b>				
Operating Reserves	255,355	-	-	255,355
<b>Unassigned:</b>	315,238	209,580	-	524,818
<b>TOTAL FUND BALANCES</b>	<b>\$ 589,280</b>	<b>\$ 209,580</b>	<b>\$ 107,529</b>	<b>\$ 906,389</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 608,532</b>	<b>\$ 209,580</b>	<b>\$ 107,529</b>	<b>\$ 925,641</b>

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 10,000	\$ 23,878	\$ 13,878	238.78%
Interest - Tax Collector	570	1,880	1,310	329.82%
Rental Income	16,000	33,552	17,552	209.70%
Special Assmnts- Tax Collector	1,035,573	1,035,574	1	100.00%
Special Assmnts- Discounts	(41,423)	(39,479)	1,944	95.31%
Other Miscellaneous Revenues	500	286	(214)	57.20%
Facility Revenue	200	858	658	429.00%
<b>TOTAL REVENUES</b>	<b>1,021,420</b>	<b>1,056,549</b>	<b>35,129</b>	<b>103.44%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	11,400	600	95.00%
FICA Taxes	1,000	699	301	69.90%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	12,175	7,825	60.88%
ProfServ-Legal Services	20,000	18,906	1,094	94.53%
ProfServ-Mgmt Consulting	53,050	48,629	4,421	91.67%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,041	3,704	337	91.66%
Auditing Services	3,700	3,600	100	97.30%
Website Hosting/Email services	3,000	1,103	1,897	36.77%
Postage and Freight	500	481	19	96.20%
Insurance - General Liability	4,389	5,000	(611)	113.92%
Public Officials Insurance	3,714	2,422	1,292	65.21%
Legal Advertising	1,000	455	545	45.50%
Misc-Assessment Collection Cost	20,711	19,922	789	96.19%
Bank Fees	1,000	1,611	(611)	161.10%
Misc-Web Hosting	1,583	1,538	45	97.16%
Miscellaneous Expenses	1,600	101	1,499	6.31%
Annual District Filing Fee	175	175	-	100.00%
<b>Total Administration</b>	<b>157,063</b>	<b>136,921</b>	<b>20,142</b>	<b>87.18%</b>

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	148,000	124,428	23,572	84.07%
Utility Services	25,000	19,187	5,813	76.75%
<b>Total Electric Utility Services</b>	<b>173,000</b>	<b>143,615</b>	<b>29,385</b>	<b>83.01%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	4,000	5,017	(1,017)	125.43%
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>5,017</b>	<b>(1,017)</b>	<b>125.43%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	4,212	1,788	70.20%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>4,212</b>	<b>1,788</b>	<b>70.20%</b>
<b><u>Stormwater Control</u></b>				
Midge Fly Treatment	10,000	3,015	6,985	30.15%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	12,800	10,860	1,940	84.84%
R&M Lake & Pond Bank	65,000	30,184	34,816	46.44%
Fountain Maintenance	2,400	14,397	(11,997)	599.88%
Aquatic Maintenance	37,000	34,000	3,000	91.89%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
<b>Total Stormwater Control</b>	<b>130,200</b>	<b>92,456</b>	<b>37,744</b>	<b>71.01%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	40,675	32,782	7,893	80.59%
Insurance - Flood	3,000	-	3,000	0.00%
R&M-Irrigation	30,000	13,615	16,385	45.38%
Landscape Maintenance	151,410	138,793	12,617	91.67%
Landscape Replacement	30,000	38,340	(8,340)	127.80%
Annual Mulching	20,000	329	19,671	1.65%
Entry & Walls Maintenance	4,000	-	4,000	0.00%
Holiday Lighting & Decorations	2,000	500	1,500	25.00%
<b>Total Other Physical Environment</b>	<b>281,085</b>	<b>224,359</b>	<b>56,726</b>	<b>79.82%</b>

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

For the Period Ending August 31, 2025

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	31,000	59,957	(28,957)	193.41%
R&M-Security Cameras	1,500	-	1,500	0.00%
Guard & Gate Facility Maintenance	3,000	-	3,000	0.00%
<b>Total Security Operations</b>	<b>35,500</b>	<b>59,957</b>	<b>(24,457)</b>	<b>168.89%</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,000	20,349	(5,349)	135.66%
<b>Total Contingency</b>	<b>15,000</b>	<b>20,349</b>	<b>(5,349)</b>	<b>135.66%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	15,000	14,593	407	97.29%
Clubhouse - Facility Janitorial Service	11,500	9,288	2,212	80.77%
Lighting Replacement	6,000	940	5,060	15.67%
Contracts-Mgmt Services	125,272	115,488	9,784	92.19%
Contracts-Pest Control	2,000	1,762	238	88.10%
Telephone/Fax/Internet Services	5,300	7,511	(2,211)	141.72%
R&M-Pools	1,500	5,155	(3,655)	343.67%
R&M-Fitness Equipment	2,500	2,097	403	83.88%
Maintenance & Repairs	40,000	49,492	(9,492)	123.73%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	1,691	809	67.64%
Dog Waste Station Supplies	2,000	1,600	400	80.00%
<b>Total Parks and Recreation</b>	<b>219,572</b>	<b>209,617</b>	<b>9,955</b>	<b>95.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,021,420</b>	<b>896,503</b>	<b>124,917</b>	<b>87.77%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	160,046	160,046	0.00%
Net change in fund balance	\$ -	\$ 160,046	\$ 160,046	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>429,234</b>	<b>429,234</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 429,234</b>	<b>\$ 589,280</b>		



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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 8,692	\$ 8,692	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,692</b>	<b>8,692</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Contingency</b>				
Miscellaneous Expenses	-	35,645	(35,645)	0.00%
<b>Total Contingency</b>	<b>-</b>	<b>35,645</b>	<b>(35,645)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>35,645</b>	<b>(35,645)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(26,953)	(26,953)	0.00%
Net change in fund balance	\$ -	\$ (26,953)	\$ (26,953)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>-</b>	<b>236,533</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 209,580</b>		

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 7,322	\$ 7,322	0.00%
Special Assmnts- Tax Collector	312,608	312,023	(585)	99.81%
Special Assmnts- Discounts	(12,504)	(11,895)	609	95.13%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>307,450</b>	<b>7,346</b>	<b>102.45%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6,252	6,003	249	96.02%
<b>Total Administration</b>	<b>6,252</b>	<b>6,003</b>	<b>249</b>	<b>96.02%</b>
<b>Debt Service</b>				
Principal Debt Retirement	232,000	232,000	-	100.00%
Principal Prepayments	-	1,000	(1,000)	0.00%
Interest Expense	62,937	62,809	128	99.80%
<b>Total Debt Service</b>	<b>294,937</b>	<b>295,809</b>	<b>(872)</b>	<b>100.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>301,189</b>	<b>301,812</b>	<b>(623)</b>	<b>100.21%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,085)	5,638	6,723	0.00%
Net change in fund balance	\$ (1,085)	\$ 5,638	\$ 6,723	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>101,891</b>	<b>101,891</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 100,806</b>	<b>\$ 107,529</b>		

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

**Supporting Schedules**

**August 31, 2025**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY25				\$1,347,596	1,035,573	312,023
Allocation %				100%	77%	23%
11/06/24	\$ 17,410	\$ 952	\$ 355	\$ 18,717	\$ 14,383	\$ 4,334
11/14/24	\$ 18,128	\$ 771	\$ 370	\$ 19,269	\$ 14,807	\$ 4,461
11/21/24	\$ 9,365	\$ 398	\$ 191	\$ 9,954	\$ 7,649	\$ 2,305
11/25/24	\$ 21,707	\$ 923	\$ 443	\$ 23,073	\$ 17,730	\$ 5,342
12/05/24	\$ 752,606	\$ 31,998	\$ 15,359	\$ 799,964	\$ 614,740	\$ 185,224
12/16/24	\$ 146,527	\$ 6,154	\$ 2,990	\$ 155,670	\$ 119,626	\$ 36,044
01/06/25	\$ 239,553	\$ 10,133	\$ 4,889	\$ 254,575	\$ 195,631	\$ 58,944
02/06/25	\$ 21,019	\$ 609	\$ 429	\$ 22,057	\$ 16,950	\$ 5,107
03/10/25	\$ 5,447	\$ 56	\$ 111	\$ 5,615	\$ 4,315	\$ 1,300
04/07/25	\$ 17,664	\$ -	\$ 360	\$ 18,025	\$ 13,851	\$ 4,173
05/07/25	\$ 2,486	\$ (74)	\$ 51	\$ 2,463	\$ 1,892	\$ 570
06/17/25	\$ 18,387	\$ (547)	\$ 375	\$ 18,216	\$ 13,998	\$ 4,218
<b>TOTAL</b>	<b>\$ 1,270,299</b>	<b>\$ 51,374</b>	<b>\$ 25,924</b>	<b>\$ 1,347,597</b>	<b>\$ 1,035,574</b>	<b>\$ 312,023</b>
% COLLECTED				100%	100%	100%

**Cash and Investment  
August 31, 2025**

<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	Valley National	High Yielding Checking Acct.	n/a	4.33%	\$	548,184
Checking Account - Operating *	Hancock Whitney	Checking account	n/a	0.00%	\$	34,361
<i>Subtotal</i>					<b>\$</b>	<b>582,545</b>
<b>RESERVE FUND</b>						
Reserve Fund	Valley National	Checking account	n/a	4.33%	\$	207,839
<i>Subtotal</i>					<b>\$</b>	<b>207,839</b>
<b>DEBT SERVICE FUNDS</b>						
Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	4.25%	\$	3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	4.25%	\$	107,526
<i>Subtotal</i>					<b>\$</b>	<b>107,528</b>
<b>Total</b>					<b>\$</b>	<b>897,913</b>

\*This account will be closed in Sept. 2025.

# Bank Account Statement

Harbour Isles CDD

Agenda Page#69  
Wednesday, September 3, 2025

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DLOPEZ

**Bank Account No.** 7037  
**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101002 Balance</b>	548,183.85	<b>Statement Balance</b>	550,027.84
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	548,183.85	<b>Subtotal</b>	550,027.84
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,843.99
<b>Ending G/L Balance</b>	548,183.85	<b>Ending Balance</b>	548,183.85

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
04/29/2025	Payment	100065	QFC SUPPLY COMPANY INC	Inv: 15-16843, Inv: 15-16838			-257.00
06/17/2025	Payment	100086	SHEPPARD ELECTRICAL SERVICES	Inv: 061225-			-940.00
07/22/2025	Payment	100103	THOMAS M FLYNN	Inv: 070525-			-210.00
08/27/2025	Payment	300057	SPECTRUM	Inv: 2441826081125			-317.00
08/27/2025	Payment	300059	SPECTRUM	Inv: 2852592081325			-119.99
<b>Total Outstanding Checks</b>							-1,843.99

## Outstanding Deposits

**Total Outstanding Deposits**

Bank Account Statement

Harbour Isles CDD

Bank Account No. 6870  
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	34,361.14	Statement Balance	34,361.14
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	34,361.14	Subtotal	34,361.14
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	34,361.14	Ending Balance	34,361.14

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							



**HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100111	08/07/25	UNITED LAND SERVICES	163518	July Landscape Enhancement	R&M-Other Landscape	546036-53908	\$278.64
001	100111	08/07/25	UNITED LAND SERVICES	163523	July Landscape Enhancement	R&M-Other Landscape	546036-53908	\$1,342.00
001	100111	08/07/25	UNITED LAND SERVICES	163688	July Landscape Enhancement	R&M-Other Landscape	546036-53908	\$357.14
001	100111	08/07/25	UNITED LAND SERVICES	163517	July Landscape Enhancement	R&M-Other Landscape	546036-53908	\$417.96
001	100112	08/07/25	PREMIER LAKES INC	2614	August Pond Billing	Aquatic Maintenance	546995-53908	\$3,300.00
001	100113	08/07/25	INFRAMARK LLC	155294	August Billing	ProfServ-Mgmt Consulting	531027-51201	\$4,420.83
001	100113	08/07/25	INFRAMARK LLC	155294	August Billing	Website Hosting/Email services	534369-51301	\$75.00
001	100114	08/07/25	VESTA PROPERTY SERVICES, INC.	427848	August Billing	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	100114	08/07/25	VESTA PROPERTY SERVICES, INC.	427709	On-Site Property Management/August	Contracts-Mgmt Services	534001-57201	\$10,135.25
001	151	08/08/25	DIANNE MARTINEZ URSO (KAY-LIAN)	073125	JULY CLEANING SVCS	Clubhouse - Facility Janitorial Service	531131-57201	\$795.00
001	300055	08/06/25	REPUBLIC SERVICES - ACH	0696-001284536	Aug Billing	Garbage - Recreation Facility	531133-53401	\$538.67
001	300056	08/11/25	T-MOBILE ACH	977081124-46	Cell Phone July/August Billing	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300057	08/27/25	SPECTRUM	2441826081125	AUGUST INTERNET SERVICE	Telephone/Fax/Internet Services	541009-57201	\$317.00
001	300058	08/27/25	SPECTRUM	2378408081725	AUGUST INTERNET SERVICE	Telephone/Fax/Internet Services	541009-57201	\$245.00
001	300059	08/27/25	SPECTRUM	2852592081325	August internet/phone	Telephone/Fax/Internet Services	541009-57201	\$119.99
001	300060	08/27/25	BOCC - ACH	080425-0000	August Billing Water/Sewer	Utility Services	543063-53601	\$551.64
001	300062	08/27/25	VALLEY NATIONAL BANK - ACH	072125-5409	JULY PURCHASES	Miscellaneous Expenses	549999-51301	\$13.00
001	300062	08/27/25	VALLEY NATIONAL BANK - ACH	072125-5409	JULY PURCHASES	Postage and Freight	541006-51301	\$12.12
001	300062	08/27/25	VALLEY NATIONAL BANK - ACH	072125-5409	JULY PURCHASES	R&M-Pools	546074-57201	\$58.41
001	300062	08/27/25	VALLEY NATIONAL BANK - ACH	072125-5409	JULY PURCHASES	Maintenance & Repairs	546920-57201	\$43.79
001	300063	08/27/25	TAMPA ELECTRIC CO. ACH	080425 ACH	AUGUST ELECTRICAL SERVICE	Utility Services	543063-53100	\$2,449.75
001	300063	08/27/25	TAMPA ELECTRIC CO. ACH	080425 ACH	AUGUST ELECTRICAL SERVICE	Electricity - Streetlights	543013-53100	\$11,350.65
001	300064	08/27/25	TAMCO CAPITAL CORP ACH	4895567	AUGUST MONTHLY SRVC	Contracts-Security Services	534037-53935	\$451.00
001	3960	08/14/25	HARBOUR ISLES	08012025	TRFR FR 6870 TO 7037	Cash with Fiscal Agent	103000	\$135,000.00
001	DD124	08/25/25	BOCC - ACH	080425-8063	August Billing	Utility Services	543063-53601	\$103.27
001	DD125	08/25/25	BOCC - ACH	080425-8063A	Invoice 003113	Utility Services	543063-53601	\$0.75
<b>Fund Total</b>								<b>\$173,651.86</b>

**DEBT SERVICE FUND - SERIES 2021 - 202**

202	152	08/14/25	US BANK C/O HARBOUR ISLES CDD	0619025-21000	TRSF 2021 DS ASSESSMENTS	Due From Other Funds	131000	\$4,257.38
<b>Fund Total</b>								<b>\$4,257.38</b>

<b>Total Checks Paid</b>	<b>\$177,909.24</b>
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