

**HARBOUR ISLES
COMMUNITY
DEVELOPMENT DISTRICT**

**OCTOBER 28, 2025
AGENDA PACKAGE**



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Harbour Isles Community Development District

Board of Supervisors

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

Staff:

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

Meeting Agenda Tuesday, October 28, 2025 – 11:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Staff Reports and Updates**
 - A. Aquatics ReportPage 3
 - B. Landscape Report
 - i. October Landscape Inspection Report.....Page 17
 - ii. Consideration of United Land Services Robellini Palm Replacement Proposal #193485Page 23
 - iii. Consideration of Oasis Palm and Landscape – Palm Tree Replacement ProposalPage 25
 - C. District Engineer
 - i. Discussion on Long-term Project Goals
 - D. District Council
 - E. District Manager
 - F. Onsite Manager
 - i. Monthly Report for October 2025.....Page 28
- 5. Business Item**
 - A. Consideration of Kay-Lian Eoc Cleaning Services ProposalPage 40
 - B. Consideration of Belson Outdoors (4) Bench Proposal #WQ387084Page 41
 - C. Consideration of Belson Outdoors (3) Bench Proposal # WQ387142Page 44
 - D. Consideration of ABM Building Services LLC Maintenance AgreementPage 47
- 6. Consent Agenda**
 - A. Consideration of September 23, 2025, Meeting MinutesPage 53
 - B. Review of September 2025 Financial StatementPage 58
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, November 18, 2025, at 11:00 a.m.



Harbour Isles CDD

Aquatics Report

10/17/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



1

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

2

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



3

**Comments:**

This pond is in good condition. Dead Hydrilla stems were still rooted to the bottom. No sign of life or growth from any of the hydrilla.

Action Required

Continue to monitor & treat as necessary.

Target:

4

**Comments:**

This pond is in good condition. Dead Hydrilla stems were observed floating and decaying, wind-blown against the shoreline.

Action Required

Continue to monitor & treat as necessary.

Target:



5

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

6

**Comments:**

This pond is in good condition. The floating island of alligator weed was close to shore on this inspection. We have been unable to treat using RTVs previously. If it doesn't remain close to shore, a boat will be necessary to treat.

Action Required

Shoreline weed treatment

Target:

Alligator weed



7

**Comments:**

This pond is in good condition. Dead Hydrilla stems observed still rooted to the bottom. No sign of life or growth from any of the hydrilla.

Action Required

Monitor hydrilla & treat as necessary.

Target:

8

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



9

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

10

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



11

**Comments:**

This pond is in excellent condition—no sign of any hydrilla from inspection points. Significant improvement as this pond originally had some of the most extensive biomass.

Action Required

Continue to monitor & treat as necessary.

Target:

12

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



13



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

14



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



15



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

16



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



17



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

18



Comments:

This pond is in good condition. Dead Hydrilla stems were still rooted to the bottom. No sign of life or growth from any of the hydrilla.

Action Required

Monitor hydrilla & treat as necessary.

Target:



19



Comments:

This pond is in good condition. Dead Hydrilla stems observed still rooted to the bottom. No sign of life or growth from any of the hydrilla.

Action Required

Monitor hydrilla and treat as necessary.

Target:

20



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



21



Comments:

This pond is in good condition. 90% of the biomass is now gone. There is still some hydrilla dead but rooted to the bottom; more treatment is likely necessary. There is no material left on the surface. Significant Improvement.

Action Required

Monitor Hydrilla & likely treat again.

Target:

Hydrilla

22



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



23



Comments:
 The ditch is in good condition and now dry.

Action Required
 Continue to monitor & treat as necessary.

Target:



Management Summary

Significant improvement from last month's report was observed. At this time, the vast majority of Hydrilla is under control or is entirely gone.

The change in treatment protocol mentioned last month was highly effective in ponds 3/4, 19, and 21. Aside from 21, I do not believe additional treatment for hydrilla will be necessary in the short term. Still, we will remain diligent in monitoring to ensure any sign of regrowth is treated promptly before it becomes a nuisance. Even in 21, only about 5-10% of the biomass remains, and it is dead, mainly stems with little to no signs of life or growth. We will perform another treatment just to be certain it is finished off.

No algae and minimal shoreline weeds were observed during the inspection. We will continue to treat regrowth as it occurs.

As water temperatures continue to cool and winter approaches, I am very confident we are in a great position. The key to our future success will be the proper timing of hydrilla treatments. First, to ensure we treat before heavy water flow and can use our full arsenal of available herbicides. More importantly, treating the hydrilla in very early stages before there is significant unsightly biomass.

Alex Kurth



Cristi Cochran
ULS

OCTOBER LANDSCAPE INSPECTION

Betty, Paul, Dale and Cristi in Attendance

Thursday, October 9, 2025

Prepared For Board Of Supervisors

21 Issues Identified



ISSUE 1

Assigned To ULS

Ornamental grasses trim back in November/December



ISSUE 2

Assigned To ULS

Cut back firebush in October



ISSUE 3

Assigned To ULS

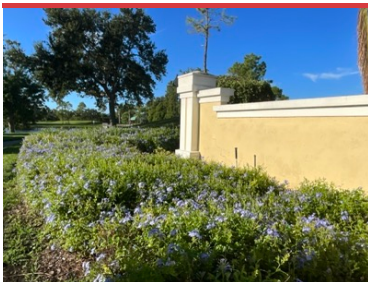
Hand pull vines from Podocarpus



ISSUE 4

Assigned To Board Of Supervisors

Quote to add rock to Feijoa beds, Cristi to bring samples to board meeting



ISSUE 5

Assigned To ULS

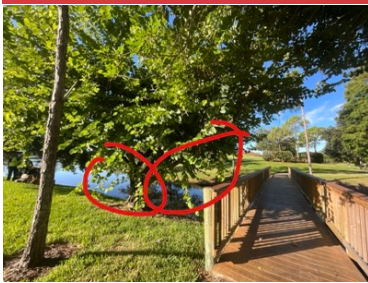
Hand pull vines from plumbago



ISSUE 6

Assigned To ULS

Lift low limbs



ISSUE 7

Assigned To ULS

Remove suckers, trim back from bridge



ISSUE 8

Assigned To ULS

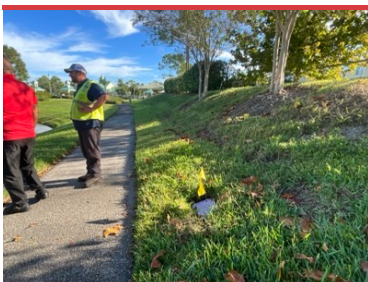
Remove dead viburnum east hedge



ISSUE 9

Assigned To ULS

Trim Hong Kong Orchid from gazebo



ISSUE 10

Assigned To ULS

Keep all valve boxes edged



ISSUE 11

Assigned To ULS

Remove Brazilian pepper



ISSUE 12

Assigned To ULS

Remove Brazilian pepper and hand pull vines



ISSUE 13

Assigned To ULS

Raise roby palms



ISSUE 14

Assigned To Board Of Supervisors

Quote to replace Roby Palm



ISSUE 15

Assigned To ULS

Remove bitter melon vine from eleagnus, high priority



ISSUE 16

Assigned To ULS

Hand prune Podocarpus growing through spa fence



ISSUE 17

Assigned To ULS

Spray weeds



ISSUE 18

Assigned To ULS

RV lot bed weeds



ISSUE 19

Assigned To ULS

Trim back overgrowth RV lot southeast fence



ISSUE 20

Assigned To ULS

Trim Fakahatchee grasses in late October



ISSUE 21

Assigned To Board Of Supervisors

Queen palm has ganoderma, recommended not replacing with another palm



Proposal #193485

Date: 10/10/2025
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 Replace Robellini Palm

Provide Labor and Material to Deliver and Install Replacement Palm Near Gazebo, Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
-------------------------	------------

Property Improvements	\$708.64
-----------------------	----------

By _____
Cristi Cochran
Date 10/10/2025
United Land Services

By _____
Date _____
Harbour Isles CDD

Harbour Isles CDD

Apollo Beach, Fl



Oasis Palms and Landscaping LLC

2527 24th St SE

Ruskin Fl 33570

(813) 433 3376

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

-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
Foxtail Palm	14-16' HT Single Foxtail for Hope Bay Loop. Credit Given for Royal Palms	12	Ea	-\$125.00	-\$1,500.00
Washingtonia Palm	(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



PROPERTY MANAGER

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

propmgt@harbourislesfl.com

September 23rd to October 28th, 2025 Clubhouse Operations/Maintenance Updates:

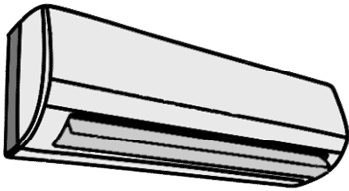
VENDORS:

- **PREMIER LAKES:**



- **ONGOING:** Treatment of all ponds for algae and Hydrilla.
- **COMPLETED:** Cleanup of all ponds.

- **ABM AIR CONDITIONING:**



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



- **UNITED LAND SERVICES:**



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

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

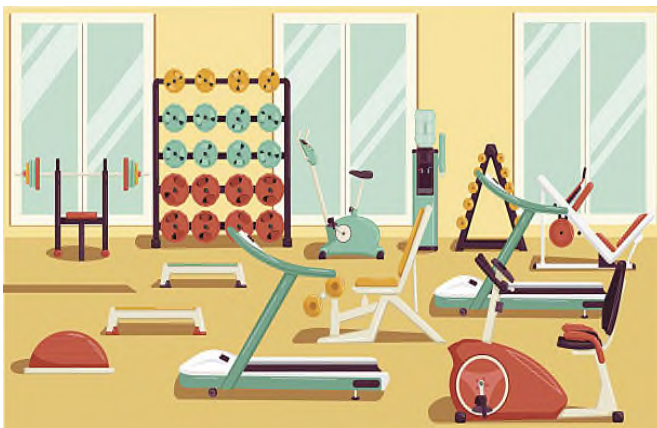


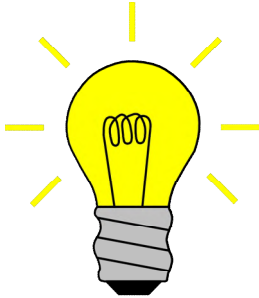
• **OASIS PALMS AND LANDSCAPING LLC.**

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



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



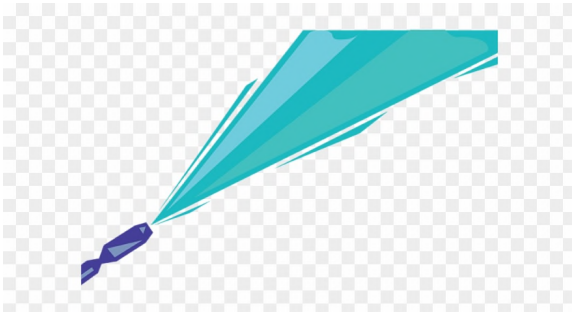


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:**



- **HURRICANE PRESSURE WASH:**

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



- **KAY LIAN CLEANING SERVICES:**



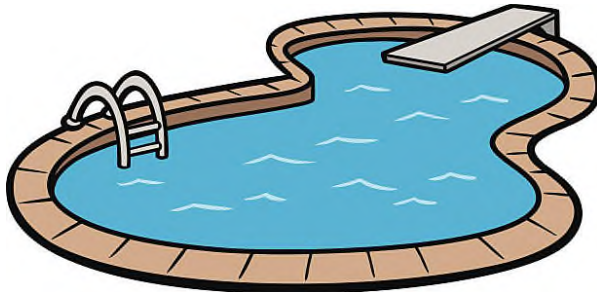
- Cleans restrooms, pool deck and gym twice weekly.
- **PENDING:** Cleaning tiles in Clubhouse Restrooms and Gym.

11. NVIROTECT:

- **COMPLETED:** October 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.

-

**13. VERKADA:**

- ***PENDING:** Rec room camera out.
- ***PENDING:** Proposal for Intrusion system.
- ***PENDING:** RV/Boat Storage Facility gate/remotes.

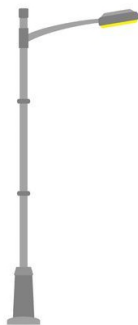


14. HILLSBOROUGH COUNTY:



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

15. TECO: Reported two 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.
- Patched pot holes with asphalt hot patches, in the community.



17. Green Works Inc: No service.



18. Site Masters:

19. FINN OUTDOOR:

20. Florida Wild Life:



21. FDOT:





Incident Report

. No Incident Report.

Resident Relations

Rentals/ Events

. One rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing: RV/Boat Storage Facility.



QUOTE

Kay-Lian Eco Cleaning Services

DATE: SEPTEMBER 17, 2025

PO Box 3301
 Apollo Beach, FL 33572
 Email: kl.ecocleaning@gmail.com
 Phone: 813 493-2270

TO c/o Inframark
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Angel Montagna
Angel.Montagna@inframark.com

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Diane Urso	Commercial Cleaning	Due on receipt	September, 2025

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Harbour Isles Clubhouse Commercial Tile and Grout Cleaning - 3 Bathrooms / Kitchen - Conference area	\$750.00	\$750.00
1	Harbour Isles Clubhouse Commercial Tile and Grout Cleaning and Sealing - 3 Bathrooms / Kitchen - Conference area	\$500.00	\$500.00
	Payment Method: Mail Check		
	Make checks payable to Kay-Lian Eco Cleaning Services		
THANK YOU FOR YOUR BUSINESS			\$1250.00
		SALES TAX	
		TOTAL	\$1250.00

Quote #
WQ 387084

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.



627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 387084

Expires 10/31/2025

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
PLS6WB-P	Economizer 6' Bench With Back, 3 Legs & (7) 1-1/4" x 3-1/4" Planks CD Cedar Back/Seat BL Black Frame	105	4	\$460.00	\$1,840.00
Subtotal		420		Subtotal	\$1,840.00
				0.0000% Tax	\$0.00
				Freight - S&H	\$750.69
				Grand Total	\$2,590.69

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

Ship To:

First/Last Name Paul Ramsewak

Company Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 813-712-9758

Fax

Email propmgt@harbourislesfl.com

Ship To Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 813-712-9758

Contact Paul Ramsewak

Email propmgt@harbourislesfl.com

Additional Delivery Services

☐ Phone Call 24 Hours Prior to Delivery

☐ Delivery to Residential or Non-Commercial Truck Route Addresses

☐ Power Liftgate Service - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.

Does Not apply to UPS shipments

Special Instructions

et-chat

Intended Payment Method



Visa



MasterCard



American Express



Discover



Check with Order



On Account

Order Confirmation Method — Customer Confirmation is Required to Complete Order

☒ Email Order Confirmation ☐ Fax Order Confirmation☐ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

Contact Name (If Different than 'Sold To')

Phone

[Submit Order Confirmation](#)[Cancel Order](#)

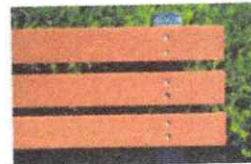
10/6/25, 10:57 AM

Belson | Gallery | PLS6WB-P | 6' Recycled Plastic Economy Park Bench with Back



Model # PLS6WB-P | 6' Recycled Plastic Economy Park Bench with Back

[Print](#) | [Close Window](#)



Quote #
WQ 387142

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.



627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 387142

Expires 11/7/2025

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
PLS6WB-P	Economizer 6' Bench With Back, 3 Legs & (7) 1-1/4" x 3-1/4" Planks CD Cedar Back/Seat BL Black Frame Discount Applied	105	3	\$435.00	\$1,305.00
Subtotal		315		Subtotal	\$1,305.00
				0.0000% Tax	\$0.00
				Freight - S&H	\$630.60
				Grand Total	\$1,935.60

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

Ship To:

First/Last Name Paul Ramsewak

Company Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 8137129758

Fax

Email propmgt@harbourislesfl.com

Ship To Harbour Isles Community
Development

Address 1 121 Spindle Shell Way

Address 2

City Apollo Beach

State FL

Zip Code 33572

Country USA

Phone 8137129758

Contact Paul Ramsewak

Email propmgt@harbourislesfl.com

Additional Delivery Services

- ☐ Phone Call 24 Hours Prior to Delivery
- ☐ Delivery to Residential or Non-Commercial Truck Route Addresses
- ☐ Power Liftgate Service - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.

Does Not apply to UPS shipments

Special Instructions

et-email

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Discover



Check with Order



On Account

Order Confirmation Method — Customer Confirmation is Required to Complete Order

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propmgt@harbourislesfl.com

☐ Fax Order Confirmation☐ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

Contact Name (If Different than 'Sold To')

Phone

[Submit Order Confirmation](#)[Cancel Order](#)



Model # PLS6WB-P | 6' Recycled Plastic Economy Park Bench with Back

Print | Close Window



ABM Building Services, LLC.



MAINTENANCE AGREEMENT FOR BUILDING ENVIRONMENTAL SYSTEMS

Proposal Date	Proposal Number	Agreement No.
10/8/25	PC251068	

BY AND BETWEEN:

ABM Building Services, LLC. 9326 Florida Palm Dr. Tampa, FL 33619
hereinafter CONTRACTOR

AND

Harbour Isles CDD 210 North University Drive Suite 702 Coral Springs, FL 33701
hereinafter CUSTOMER

SERVICES WILL BE PROVIDED AT THE FOLLOWING LOCATION(S):

Harbour Isles 121 Spindle Shell Dr Apollo Beach, FL 33572

Contractor will provide the services described in the maintenance program and schedules indicated below, which are attached hereto and made a part of this Agreement, in accordance with the terms and conditions set forth on the following maintenance program pages.

MAINTENANCE PROGRAM: Customized Professional Maintenance Program IV (CPM IV)

AGREEMENT coverage will commence on August 1, 2025. The AGREEMENT price is **\$2,628.00** per year, payable every 4 months in advance beginning on the commencement date. The AGREEMENT price will be **\$657.00** per visit from November 1, 2025 through October 31, 2026. Maintenance to be completed 4 times per year.

SCHEDULES INCLUDED:

☒
☒
☐

Scope of Services
2 - Air Filter Service

☒
☒

1 – Inventory of Equipment
3 – Special Services

This proposal is the property of Contractor and is provided for Customer's use only. Contractor guarantees the price stated in the Agreement for thirty (30) days from the proposal date above. This proposal will become a binding Agreement only after acceptance by Customer and approved by an officer of Contractor as evidenced by their signatures below. This agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Contractor which is not expressed herein. This annual Agreement shall continue in effect from year to year unless either party gives written notice to the other of intention not to renew thirty (30) days prior to any anniversary date.

Approved for Contractor

Jay McKeage
Sales Representative: Jay McKeage

Approved for Customer

Authorized Representative

Authorized Representative

Print Name

Name & Title

Title

Date 10/8/25

Date

SCOPE OF SERVICES

This agreement is for Harbour Isles Community Center at 121 Spindle Shell Drive Apollo Beach, FL 33572. This is a maintenance only agreement including filter changes. Service calls and repairs to be billed separately as needed. Billing to: inframarkcms@payableslockbox.com.

Scope of the maintenance includes but is not limited to the following:

One (1) major preventative maintenance per year which includes:

- Test and inspect labor
- Vehicle expenses
- Condenser coil cleaning
- Drain pan and trap cleaning, pan treatments
- Filter change
- Drive components inspection
- Tightening of electrical connections and inspections of electrical components
- Verification of temperature and safety control operations
- Amp draws will be checked against factory recommendations on major components

Three (3) minor preventative maintenances per year which includes:

- Test and inspect labor
- Vehicle charges
- Filter changes
- Drain pan and trap cleaning as necessary, pan treatments
- Visual inspection of the equipment for proper operations.
- Electrical Heat inspections and testing once per year.

The labor, materials and travel expenses for the tasks listed above are included in this agreement.

Any deficiencies or problems found with the equipment during maintenance will be brought to the facilities director's attention and a proposal will be submitted for the repairs. No work will be performed without prior approval. All extra work will be billed out at the preferred customer rates in place at the time of service.

TERMS AND CONDITIONS FOR CPM-IV

1. Customer shall permit Contractor free and timely access to areas and equipment and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
2. In case of any failure to perform its obligations under this Agreement, Contractor's liability is limited to repair or replacement at its option and such repair or replacement shall be Customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by Customer and shall not apply if the failure is caused or contributed to by accident, alteration, abuse or misuse, and shall not extend beyond the term of this Agreement.
3. The annual Agreement price is conditioned upon the system(s) covered being in a maintainable condition. If the initial inspection or initial seasonal start-up indicates repairs are required, a firm quotation will be submitted for Customer's approval. Should Customer not authorize the repairs, Contractor may either remove the unacceptable system(s), component(s), or part(s) from its scope of responsibility and adjust the annual Agreement price accordingly or cancel this Agreement.
4. The annual Agreement price is subject to adjustment on each commencement anniversary to reflect increases in labor, material, and other costs.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
6. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
7. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis at Contractor's rates then in effect) over the sum stated in this Agreement.
8. Contractor will not be required to move, replace, or alter any part of the building structure in the performance of this Agreement.
9. Customer shall permit only Contractor's personnel or agent to perform the work included in the scope of this Agreement. Should anyone other than Contractor's personnel perform such work, Contractor may, at its option, cancel this Agreement or eliminate the involved item of equipment from inclusion in this Agreement.
10. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.
11. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of work.
12. Contractor shall not be liable for any delay, loss, damage, or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
13. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agent and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.
14. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
15. Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation injury or illness to occupants of the facility or third parties, arising out of or in connection with the Contractor's work under this agreement.
16. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Owner of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
17. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.
18. This Agreement does not include repairs to the system(s), the provisions or installation of components or parts, or service calls requested by the Customer. These services will be charged for at Contractor's rates then in effect.

Schedule 1
Inventory of Equipment

121 Spindle Shell Drive Apollo Beach, FL 33572**10/8/2025**

Unit #	Make	Model	Tons	Notes
CU 1	Carrier	38BRG060-3	5	Outside West
CU 2	Carrier	38BRG060-3	5	Outside West
CU 3	Carrier	38BRG018-3	1.5	Outside West
CU 4	Trane	4TTB3048D1000CA	4	Fitness Center Building

Schedule 2
Air Filter Service

CONTRACTOR WILL FURNISH AND INSTALL AIR FILTER MATERIALS ON A/C EQUIPMENT LISTED IN SCHEDULE 1 – FREQUENCY AND SIZING AS NOTED IN SCHEDULE 2

121 Spindle Shell Drive Apollo Beach, FL 33572

10/8/25

Filters Replaced 4 Times a Year

Unit #	Filters	Belts
AHU 1	20X20X1	N
AHU 2	20X20X1	N
ASHU 3	14X20X1	N
AHU 4	20X20X1	N

Schedule 3

Special Services

- **This proposal is for a maintenance only AGREEMENT. Any service calls or repairs will be billed out at the preferred customer rates in place at the time of the call.**
- **All equipment will be inspected 4 times a year.**
- **A/C filters to be changed as noted on Air Filter Schedule Page.**
- **Evaporator drain pans on the A/C equipment will be maintained with a timed release treatment to prevent algae growth and will be inspected during each visit.**
- **Condenser coil to be cleaned 1 time per year.**
- **The electric heat will be checked one time per year, before heating season.**
- **This agreement includes an annual review of service scope and performance under the ABM C.A.R.E. Customer Assurance and Review Evaluation process.**
- **Manufacturers recommended preventative maintenance tasks will be followed and we will do additional maintenance tasks as well that have proven to help prolong the life of the equipment and prevent needless service calls.**

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, September 23, 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
Gregg Letizia	Assistant Secretary

Also present were the following:

Samantha Zaroni	District Manager
Angel Montagna	District Manager (via phone)
Vivek Babbar	District Counsel
Stephen Brletic	District Engineer
Paul Ramsewak	Onsite Manager
Cristi Conti	United Land Services
Alex 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**

The meeting was called to order at 11:00 a.m. and roll call 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) provided the Board with a tree trimming update and no further discussion ensued.

A resident (Gail) inquired about tennis courts and meeting dates on the weekend.

A resident (Eddie) also inquired about the tennis courts.

A resident (David) advised that he liked the idea of placing new flowers in the entry flower beds and he requested an update from the Board regarding street solar lighting. Mr. Bowden advised that he is looking into having a vendor come to a meeting to provide more information on the matter.

Ms. Montagna addressed the Board that a realignment of officers was needed and additionally presented Resolution 2025-06 redesigning the officers to the Board of Supervisors.

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, to nominate Gregg Letizia as Chairman, all in favor, the Board of Supervisors adopted Resolution 2025-06; Designating officers of the District for the Harbour Isles Community Development District. Motion carried.

On MOTION by Ms. Fantauzzi, seconded by Mr. Letizia, to nominate Bryce Bowden as Vice Chairman, all in favor, the Board of Supervisors adopted Resolution 2025-06; Designating officers of the District for the Harbour Isles Community Development District. Motion carried.

Betty Fantauzzi, Glen Clavio, and Bob Nesbitt are to remain on Board as secretaries.

FOURTH ORDER OF BUSINESS

Staff Reports and Updates

A. Premier Lakes Report

i. Treatment Reports and Inspection Reports

Mr. Kurth presented his report and updates to the Board. Discussion ensued regarding the poor water quality due to the neighboring Bus Depot. Premier Lakes will work on gathering good evidence on water quality before bringing the issues up with the Bus Depot.

EPC was present for quarterly testing.

B. United Land Services (“United”)

i. Regular Report

Ms. Coni presented her report and updates to the Board advising that irrigation was fine tuned to confirm coverage and several lantanas were replaced under warranty.

Additional United crews were brought in to assist in catching up on scheduled work due to recent rains.

Turf applications with nitrogen will begin in October.

ii. Proposal #1884558 Convert Entry Beds to Annuals – \$4,317.69

On MOTION by Ms. Fantauzzi, seconded by Ms. Clavio, to Convert Entry Beds to Annuals - \$4,317.69, all in favor, the Board request the annuals be replaced the first week of December. Motion carried.

iii. Proposal #187849 Flush Cut Pine in Perimeter Hedge - \$297.90

On MOTION by Mr. Letizia, seconded by Mr. Bowden, to approve Proposal #187849 Flush Cut Pine in Perimeter Hedge - \$297.90. Motion carried.

iv. Proposal #187837 Flush Cut Robellini Palms - \$297.90

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, to approve Proposal #187837 Flush Cut Robellini Palms - \$297.90. Motion carried.

v. Proposal #189038 Irrigation Repairs - \$1,458.00

On MOTION by Mr. Letizia, seconded by Ms. Clavio, to approve Proposal #189038 Irrigation Repairs - \$1,458.00. Motion carried.

vi. Proposal #187801 Warranty Plant Replacement - \$0

The Board acknowledged the plant replacement under warranty with no questions or comments.

C. District Counsel

There being nothing to report, the next item followed.

D. District Engineer

Mr. Brletic provided the Board with an update on the ponds that need work and long-term goal projects.

The Board requested Mr. Brletic provided an itemized project presentation based on importance for further discussion at the October meeting.

E. Onsite Property Manager's Report

i. Regular Report

Mr. Ramsewak presented his report and updates to the Board. Conversation ensued regarding the RV & Boat Storage Facility's gate and remotes.

ii. Community Fishing Piers

a. Construction Mgmt Services Inc. Estimate 1110 – Piers - \$58,050.00

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, to move forward with Construction Mgmt Services Inc. for pier repairs. Mr. Nesbitt and Mr. Ramsewak will work with Mike from Construction Mgmt Services Inc on what work is needed and work on an updated proposal to be presented for approval at the December meeting. Motion carried.

b. Donley Built – Piers - \$53,375.00

The Board did not approve proposal.

iii. Top Tier Pavers Proposal - \$26,000.00

The Board did not approve proposal.

iv. Oasis Palms and Landscaping LLC Proposal - \$17,297.00

The Board requested to revisit this matter at the October meeting.

F. Homeowners Association (“HOA”) Report

Greg provided the Board with an update regarding the change of date for the elections. The new date will be December 9, 2025. Quorum going from 30 down to 20.

G. District Manager

Ms. Montagna discussed with the Board providing a Christmas bonus for Mr. Ramsewak. The Board agreed and appointed Mr. Bowden to discuss the matter with Ms. Montagna outside of the meeting.

Ms. Zanoni reminded the Board of the next meeting scheduled for October 28, 2025.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Minutes from August 26, 2025, Meeting

B. Financial Statements (August)

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

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the consent agenda was approved.

SIXTH ORDER OF BUSINESS

Discussion Items

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident (Gail) inquired as to who's responsible for cleaning up the trash in the ponds. Mr. Ramsewak advised her that she could reach out to him, and he will contact the correct vendor for cleanup.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the meeting was adjourned at 12:51 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

HARBOUR ISLES
Community Development District

Financial Report

September 30, 2025

Prepared By



HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

HARBOUR ISLES
Community Development District

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HARBOUR ISLES

Community Development District

Governmental Funds

Balance Sheet
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 495,490	\$ 208,565	\$ -	\$ 704,055
Due From Other Funds	-	1,741	-	1,741
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	112,144	112,144
Prepaid Items	3,887	-	-	3,887
Prepaid Insurance	36,828	-	-	36,828
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 554,892	\$ 210,306	\$ 112,147	\$ 877,345
<u>LIABILITIES</u>				
Accounts Payable	\$ 9,629	\$ -	\$ -	\$ 9,629
Accrued Expenses	19,483	-	-	19,483
Due To Other Funds	1,741	-	-	1,741
TOTAL LIABILITIES	30,853	-	-	30,853
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	3,887	-	-	3,887
Prepaid Insurance	36,828	-	-	36,828
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	112,147	112,147
Assigned to:				
Operating Reserves	255,355	-	-	255,355
Unassigned:	209,282	210,306	-	419,588
TOTAL FUND BALANCES	\$ 524,039	\$ 210,306	\$ 112,147	\$ 846,492
TOTAL LIABILITIES & FUND BALANCES	\$ 554,892	\$ 210,306	\$ 112,147	\$ 877,345

HARBOUR ISLES

Community Development District

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

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 10,000	\$ 25,828	\$ 15,828	258.28%
Interest - Tax Collector	570	1,880	1,310	329.82%
Rental Income	16,000	35,114	19,114	219.46%
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	848	648	424.00%
TOTAL REVENUES	1,021,420	1,060,051	38,631	103.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	11,600	400	96.67%
FICA Taxes	1,000	699	301	69.90%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	12,805	7,195	64.03%
ProfServ-Legal Services	20,000	23,435	(3,435)	117.18%
ProfServ-Mgmt Consulting	53,050	53,050	-	100.00%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,041	4,057	(16)	100.40%
Auditing Services	3,700	3,600	100	97.30%
Website Hosting/Email services	3,000	1,178	1,822	39.27%
Postage and Freight	500	2,187	(1,687)	437.40%
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	1,090	(90)	109.00%
Misc-Assessment Collection Cost	20,711	19,922	789	96.19%
Bank Fees	1,000	1,758	(758)	175.80%
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%
Total Administration	157,063	149,617	7,446	95.26%

HARBOUR ISLES

Community Development District

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

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - Streetlights	148,000	135,777	12,223	91.74%
Utility Services	25,000	21,265	3,735	85.06%
Total Electric Utility Services	173,000	157,042	15,958	90.78%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	5,455	(1,455)	136.38%
Total Garbage/Solid Waste Services	4,000	5,455	(1,455)	136.38%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	6,548	(548)	109.13%
Total Water-Sewer Comb Services	6,000	6,548	(548)	109.13%
<u>Stormwater Control</u>				
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	13,032	(232)	101.81%
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	37,300	(300)	100.81%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	130,200	97,928	32,272	75.21%
<u>Other Physical Environment</u>				
Insurance - Property	40,675	32,782	7,893	80.59%
Insurance - Flood	3,000	-	3,000	0.00%
R&M-Irrigation	30,000	15,073	14,927	50.24%
Landscape Maintenance	151,410	151,410	-	100.00%
Landscape Replacement	30,000	43,739	(13,739)	145.80%
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%
Total Other Physical Environment	281,085	243,833	37,252	86.75%

HARBOUR ISLES

Community Development District

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

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Security Operations</u>				
Contracts-Security Services	31,000	60,408	(29,408)	194.86%
R&M-Security Cameras	1,500	-	1,500	0.00%
Guard & Gate Facility Maintenance	3,000	-	3,000	0.00%
Total Security Operations	35,500	60,408	(24,908)	170.16%
<u>Contingency</u>				
Miscellaneous Expenses	15,000	20,357	(5,357)	135.71%
Total Contingency	15,000	20,357	(5,357)	135.71%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	15,000	15,793	(793)	105.29%
Clubhouse - Facility Janitorial Service	11,500	10,183	1,317	88.55%
Lighting Replacement	6,000	940	5,060	15.67%
Contracts-Mgmt Services	125,272	125,623	(351)	100.28%
Contracts-Pest Control	2,000	1,920	80	96.00%
Telephone/Fax/Internet Services	5,300	8,708	(3,408)	164.30%
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	50,348	(10,348)	125.87%
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%
Total Parks and Recreation	219,572	224,058	(4,486)	102.04%
TOTAL EXPENDITURES	1,021,420	965,246	56,174	94.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	94,805	94,805	0.00%
Net change in fund balance	\$ -	\$ 94,805	\$ 94,805	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	429,234	429,234		
FUND BALANCE, ENDING	\$ 429,234	\$ 524,039		

HARBOUR ISLES

Community Development District

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

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,418	\$ 9,418	0.00%
TOTAL REVENUES	-	9,418	9,418	0.00%
<u>EXPENDITURES</u>				
<u>Contingency</u>				
Miscellaneous Expenses	-	35,645	(35,645)	0.00%
Total Contingency	-	35,645	(35,645)	0.00%
TOTAL EXPENDITURES	-	35,645	(35,645)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(26,227)	(26,227)	0.00%
Net change in fund balance	\$ -	\$ (26,227)	\$ (26,227)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	236,533		
FUND BALANCE, ENDING	\$ -	\$ 210,306		

HARBOUR ISLES

Community Development District

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

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 7,699	\$ 7,699	0.00%
Special Assmnts- Tax Collector	312,608	312,023	(585)	99.81%
Special Assmnts- Discounts	(12,504)	(11,895)	609	95.13%
TOTAL REVENUES	300,104	307,827	7,723	102.57%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,252	6,003	249	96.02%
Total Administration	6,252	6,003	249	96.02%
Debt Service				
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%
Total Debt Service	294,937	295,809	(872)	100.30%
TOTAL EXPENDITURES	301,189	301,812	(623)	100.21%
Excess (deficiency) of revenues Over (under) expenditures	(1,085)	6,015	7,100	0.00%
Net change in fund balance	\$ (1,085)	\$ 6,015	\$ 7,100	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	101,891	101,891		
FUND BALANCE, ENDING	\$ 100,806	\$ 107,906		

HARBOUR ISLES
Community Development District

Supporting Schedules

September 30, 2025

**HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**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
TOTAL	\$ 1,270,299	\$ 51,374	\$ 25,924	\$ 1,347,597	\$ 1,035,574	\$ 312,023
% COLLECTED					100%	100%
TOTAL OUTSTANDING					\$ (0)	\$ (0)

HARBOUR ISLES

Community Development District

All Funds**Cash and Investment
September 30, 2025**

GENERAL FUND					
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account	Valley National	High Yielding Checking Acct.	n/a	4.33%	\$ 495,490
				<i>Subtotal</i>	<u>\$ 495,490</u>
RESERVE FUND					
Reserve Fund	Valley National	Checking account	n/a	4.33%	\$ 208,565
				<i>Subtotal</i>	<u>\$ 208,565</u>
DEBT SERVICE FUNDS					
Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	4.00%	\$ 3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	4.00%	\$ 112,144
				<i>Subtotal</i>	<u>\$ 112,147</u>
				Total	<u>\$ 816,202</u>

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100115	09/04/25	UNITED LAND SERVICES	165526	AUGUST LANDSCAPE SERVICES	Landscape Maintenance	546300-53908	\$12,617.50
001	100116	09/04/25	VESTA PROPERTY SERVICES, INC.	428030	July Supplies	Office Supplies	551002-57201	\$46.65
001	100116	09/04/25	VESTA PROPERTY SERVICES, INC.	428069	July Pool repairs	R&M-Pools	546074-57201	\$2,229.00
001	100117	09/04/25	FITREV	35770	Quarterly Maintenace	PM QUART MAINT	546115-57201	\$210.00
001	100117	09/04/25	FITREV	35769	August Equip. Parts	R&M-Fitness Equipment	546115-57201	\$119.00
001	100117	09/04/25	FITREV	34789	May Parts and materials	R&M-Fitness Equipment	546115-57201	\$1,138.00
001	100118	09/04/25	QFC SUPPLY COMPANY INC	081425-	August Waste Supplies	Dog Waste Station Supplies	552160-57201	\$568.73
001	100119	09/04/25	BUSINESS OBSERVER, INC	25-02226H	August Notice of Public Hearing	Legal Advertising	548002-51301	\$76.56
001	100120	09/12/25	NVIROTECT PEST CONTROL SERVICES, INC	369574	August Billing	PEST CONTROL	534125-57201	\$158.00
001	100121	09/12/25	STRALEY ROBIN VERICKER , P.A.	27061	July Legal Fees	ProfServ-Legal Services	531023-51401	\$1,621.00
001	100122	09/12/25	DIANNE MARTINEZ URSO (KAY-LIAN)	083125	August Janitorial	CLEANING SERVICES AUGUST	531131-57201	\$895.00
001	100123	09/12/25	UNITED LAND SERVICES	167869	August Other Landscape Enhancements	R&M-Other Landscape	546036-53908	\$1,892.96
001	100123	09/12/25	UNITED LAND SERVICES	167873	August Other Landscape Enhancements	R&M-Other Landscape	546036-53908	\$3,507.28
001	100124	09/12/25	INFRAMARK LLC	158151	September Fees	SEPT MANAGEMENT FEE	531027-51201	\$4,420.83
001	100124	09/12/25	INFRAMARK LLC	158151	September Fees	Sept website Main.	534369-51301	\$75.00
001	100124	09/12/25	INFRAMARK LLC	157170	July Postage/Mailing	Postage and Freight	541006-51201	\$854.48
001	100125	09/12/25	VESTA PROPERTY SERVICES, INC.	428284	September Pool Fees	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	153	09/19/25	U.S. BANK	7874092	8/1/2025-7/31/2026	8/1/2025-9/30/25	131000	\$353.39
001	153	09/19/25	U.S. BANK	7874092	8/1/2025-7/31/2026	FY26 TRUSTEE FEES 10/125- 7/31/26	155000	\$3,887.24
001	154	09/24/25	EGIS INSURANCE ADVISORS	29636	10/01/2025 Renew policy	Prepaid Insurance	155100-51301	\$36,828.00
001	300065	09/10/25	SPECTRUM	285259208	August Billing	Telephone/Fax/Internet Services	541009-57201	\$119.99
001	300066	09/29/25	SPECTRUM	2441826091125	9/11-10/25/25	Telephone/Fax/Internet Services	541009-57201	\$317.00
001	300067	09/30/25	SPECTRUM	2852592091325	9/13-10/12/25	Telephone/Fax/Internet Services	541009-57201	\$119.99
001	300068	09/30/25	TAMCO CAPITAL CORP ACH	4956758	Oct monthly svcs	Contracts-Security Services	534037-53935	\$451.00
001	300069	09/26/25	TAMCO CAPITAL CORP ACH	4926287	MONTHLY SRVC 9/15/25 - 10/14/25	Contracts-Security Services	534037-53935	\$451.00
001	300070	09/05/25	REPUBLIC SERVICES - ACH	0696-001291104	SEPT WASTE CONTAINERS	Garbage - Recreation Facility	531133-53401	\$437.42
001	300074	09/24/25	TAMPA ELECTRIC CO. ACH	092425 ACH	7/30-8/27/25	ELECTRICAL SERVICE	543063-53100	\$2,277.47
001	300074	09/24/25	TAMPA ELECTRIC CO. ACH	092425 ACH	7/30-8/27/25	ELECTRICAL SERVICE	543013-53100	\$11,349.43
001	300076	09/24/25	BOCC - ACH	090325-20000	8/4-30/25	Utility Services	543063-53601	\$1,257.65
001	3961	09/04/25	HARBOUR ISLES	IM-090425	Closing Hancock Bank.	Cash with Fiscal Agent	103000	\$34,361.14
001	DD126	09/22/25	SPECTRUM	23784080891725	8/17-9/16/25	INTERNET SERVICE	541009-57201	\$245.00
001	DD127	09/18/25	VALLEY NATIONAL BANK - ACH	080125-5409	Maintenace Items	Maintenance & Repairs	546920-57201	\$526.34
001	DD128	09/24/25	BOCC - ACH	090325-8063	9/3/25	Utility Services	543063-53601	\$78.42
Fund Total								\$124,690.47

Total Checks Paid	\$124,690.47
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