



Harbour Isles Community Development District

February 24, 2026

Agenda Package

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
 Diana Lopez, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Meeting Agenda

Tuesday, February 24, 2026 – 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. Consent Agenda**
 - A. Accountants Report
 - B. Review of January 2026 Financial Statements Page 3
 - C. Consideration of January 27, 2026 Meeting Minutes Page 17
- 5. Staff Reports and Updates**
 - A. Aquatics Report Page 21
 - B. Landscape Report Page 35
 - i. Ratification of United Dead Tree Removal 301 Royal Bonnet
Proposal #211628 Page 43
 - ii. Consideration of United Additional Rainbow River Rock
Proposal #215047 Page 47
 - iii. Consideration of United Installing Rainbow River Rock at
Clubhouse Entry Beds Proposal #215033 Page 51
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
 - F. Onsite Manager
 - i. Ratification of Vesta Black Mold Treatment Invoice #WC277 Page 55
 - ii. Ratification of ABM 4-Ton Split System Replacement Proposal
#PPC2601129 Page 56
- 6. Business Item**
 - A. Consideration of Resolution 2026-02; Expense Resolution Page 58
- 7. Supervisor Requests**
- 8. Audience Comments – *Three (3) Minute Time Limit***
- 9. Adjournment**

The next meeting is scheduled for Tuesday, March 24, 2026, at 11:00 a.m.



Harbour Isles Community Development District

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



HARBOUR ISLES

Community Development District

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**HARBOUR ISLES
Community Development District**

Financial Statements

(Unaudited)

January 31, 2026

HARBOUR ISLES

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021		TOTAL
ASSETS					
Cash - Checking Account	\$ 1,308,313	\$ 226,729	\$ -	\$ -	\$ 1,535,042
Accounts Receivable	2,053	-	-	-	2,053
Due From Other Funds	-	-	200,325	200,325	
Investments:					
Prepayment Account	-	-	3	3	
Revenue Fund	-	-	153,921	153,921	
Utility Deposits - TECO	18,687	-	-	-	18,687
TOTAL ASSETS	\$ 1,329,053	\$ 226,729	\$ 354,249	\$ 1,910,031	
LIABILITIES					
Accounts Payable	\$ 15,138	\$ -	\$ -	\$ -	\$ 15,138
Accrued Expenses	13,100	-	-	-	13,100
Due To Other Funds	200,325	-	-	-	200,325
TOTAL LIABILITIES	228,563				228,563
FUND BALANCES					
Nonspendable:					
Deposits	18,687	-	-	-	18,687
Restricted for:					
Debt Service	-	-	354,249	354,249	
Assigned to:					
Operating Reserves	261,374	-	-	-	261,374
Unassigned:	827,068	226,729	-	-	1,053,797
TOTAL FUND BALANCES	\$ 1,107,129	\$ 226,729	\$ 354,249	\$ 1,688,107	
TOTAL LIABILITIES & FUND BALANCES	\$ 1,329,053	\$ 226,729	\$ 354,249	\$ 1,910,031	

HARBOUR ISLES

Community Development District

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

For the Period Ending January 31, 2026

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	\$ 11,533	\$ 1,533	115.33%
Interest - Tax Collector	570	1,095	525	192.11%
Rental Income	16,000	15,387	(613)	96.17%
Special Assmnts- Tax Collector	1,060,653	984,841	(75,812)	92.85%
Special Assmnts- Discounts	(42,426)	(39,184)	3,242	92.36%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	336	136	168.00%
TOTAL REVENUES	1,045,497	974,008	(71,489)	93.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	5,600	6,400	46.67%
FICA Taxes	918	352	566	38.34%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	3,180	16,820	15.90%
ProfServ-Legal Services	20,000	5,347	14,653	26.74%
ProfServ-Mgmt Consulting	54,642	18,214	36,428	33.33%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,000	3,887	113	97.18%
Auditing Services	4,000	-	4,000	0.00%
Website Hosting/Email services	2,000	667	1,333	33.35%
Postage and Freight	500	54	446	10.80%
Insurance - General Liability	4,803	4,525	278	94.21%
Public Officials Insurance	4,064	3,829	235	94.22%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Assessment Collection Cost	21,213	18,913	2,300	89.16%
Bank Fees	1,000	-	1,000	0.00%
Misc-Web Hosting	1,583	-	1,583	0.00%
Miscellaneous Expenses	1,600	-	1,600	0.00%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	159,098	69,743	89,355	43.84%
<u>Electric Utility Services</u>				
Electricity - Streetlights	148,000	44,585	103,415	30.13%
Utility Services	25,000	8,007	16,993	32.03%
Total Electric Utility Services	173,000	52,592	120,408	30.40%

HARBOUR ISLES

Community Development District

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

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	2,099	1,901	52.48%
Total Garbage/Solid Waste Services	4,000	2,099	1,901	52.48%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	3,100	2,900	51.67%
Total Water-Sewer Comb Services	6,000	3,100	2,900	51.67%
<u>Stormwater Control</u>				
Midge Fly Treatment	10,000	-	10,000	0.00%
R&M-Stormwater System	500	-	500	0.00%
R&M-Wetland Monitoring	17,600	2,000	15,600	11.36%
R&M Lake & Pond Bank	55,000	-	55,000	0.00%
Fountain Maintenance	2,500	3,243	(743)	129.72%
Aquatic Maintenance	39,600	13,200	26,400	33.33%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	127,700	18,443	109,257	14.44%
<u>Other Physical Environment</u>				
Insurance - Property	30,027	28,474	1,553	94.83%
Insurance - Flood	9,973	-	9,973	0.00%
Insurance - Crime	500	-	500	0.00%
R&M-Irrigation	30,000	1,974	28,026	6.58%
Landscape Maintenance	155,953	52,126	103,827	33.42%
Landscape Replacement	40,000	18,308	21,692	45.77%
Annual Mulching	20,000	21,865	(1,865)	109.33%
Entry & Walls Maintenance	4,000	3,250	750	81.25%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	292,453	125,997	166,456	43.08%
<u>Security Operations</u>				
Contracts-Security Services	31,000	1,353	29,647	4.36%
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	1,353	34,147	3.81%
<u>Contingency</u>				
Miscellaneous Expenses	15,000	120	14,880	0.80%
Total Contingency	15,000	120	14,880	0.80%

HARBOUR ISLES

Community Development District

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

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Parks and Recreation				
ProfServ-Pool Maintenance	15,000	5,100	9,900	34.00%
Clubhouse - Facility Janitorial Service	12,000	4,871	7,129	40.59%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	42,322	86,424	32.87%
Contracts-Pest Control	2,000	632	1,368	31.60%
Telephone/Fax/Internet Services	8,000	3,153	4,847	39.41%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Fitness Equipment	2,500	210	2,290	8.40%
Maintenance & Repairs	45,000	46,501	(1,501)	103.34%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	734	1,766	29.36%
Dog Waste Station Supplies	2,000	675	1,325	33.75%
Total Parks and Recreation	232,746	104,198	128,548	44.77%
TOTAL EXPENDITURES	1,045,497	377,645	667,852	36.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	596,363	596,363	0.00%
Net change in fund balance	\$ -	\$ 596,363	\$ 596,363	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	510,766	510,766		
FUND BALANCE, ENDING	\$ 510,766	\$ 1,107,129		

HARBOUR ISLES

Community Development District

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

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,806	\$ 2,806	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
TOTAL REVENUES	-	16,423	16,423	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,423	16,423	0.00%
Net change in fund balance	\$ -	\$ 16,423	\$ 16,423	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	210,306		
FUND BALANCE, ENDING	\$ -	\$ 226,729		

HARBOUR ISLES

Community Development District

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

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,378	\$ 1,378	0.00%
Special Assmnts- Tax Collector	312,608	289,720	(22,888)	92.68%
Special Assmnts- Discounts	(12,504)	(11,527)	977	92.19%
TOTAL REVENUES	300,104	279,571	(20,533)	93.16%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,252	5,564	688	89.00%
Total Administration	6,252	5,564	688	89.00%
Debt Service				
Principal Debt Retirement	236,000	-	236,000	0.00%
Interest Expense	59,496	29,670	29,826	49.87%
Total Debt Service	295,496	29,670	265,826	10.04%
TOTAL EXPENDITURES	301,748	35,234	266,514	11.68%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,644)	244,337	245,981	0.00%
Net change in fund balance	\$ (1,644)	\$ 244,337	\$ 245,981	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	109,912	109,912		
FUND BALANCE, ENDING	\$ 108,268	\$ 354,249		

**HARBOUR ISLES
Community Development District**

Supporting Schedules

January 31, 2026

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

ALLOCATION BY FUND									
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund		Debt Service Fund		
Assessments Levied FY26					\$1,372,675		1,060,653		312,022
Allocation %					100%		77%		23%
11/06/25	\$ 24,090	\$ 1,252	\$ 492	\$ 25,833	\$ 19,961		\$ 5,872		
11/13/25	\$ 69,598	\$ 2,959	\$ 1,420	\$ 73,977	\$ 57,161		\$ 16,816		
11/01/25	\$ 43,943	\$ 1,868	\$ 897	\$ 46,708	\$ 36,091		\$ 10,617		
12/01/25	\$ 76,862	\$ 3,230	\$ 1,569	\$ 81,661	\$ 63,099		\$ 18,562		
12/05/25	\$ 899,943	\$ 38,232	\$ 18,366	\$ 956,541	\$ 739,110		\$ 217,431		
12/19/25	\$ 51,607	\$ 2,118	\$ 1,053	\$ 54,778	\$ 42,327		\$ 12,452		
01/06/25	\$ 33,330.92	\$ 1,051.91	\$ 680.23	\$ 35,063.06	\$ 27,092.88		\$ 7,970.18		
TOTAL	\$ 1,199,373	\$ 50,711	\$ 24,477	\$ 1,274,562	\$ 984,841		\$ 289,720		
% COLLECTED					93%		93%		93%
TOTAL OUTSTANDING					\$ 98,114		\$ 75,812		\$ 22,302

Cash and Investment
January 31, 2026**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	3.59%	\$ 1,308,313
				<i>Subtotal</i>	<u>\$ 1,308,313</u>
RESERVE FUND					
Reserve Fund	Valley National	Checking account	n/a	3.59%	\$ 226,729
				<i>Subtotal</i>	<u>\$ 226,729</u>

DEBT SERVICE FUNDS

Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	3.50%	\$ 3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.50%	\$ 153,921
				<i>Subtotal</i>	<u>\$ 153,924</u>
				Total	<u>\$ 1,688,965</u>

Tuesday, February 3, 2026

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DLOPEZ

Bank Account Statement

Harbour Isles CDD

Bank Account No. 7037**Statement No.** 01-26**Statement Date**

01/31/2026

G/L Account No. 101002 Balance	1,308,313.01	Statement Balance	1,313,548.13
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,308,313.01	Subtotal	1,313,548.13
Negative Adjustments	0.00	Outstanding Checks	-5,235.12
Ending G/L Balance	1,308,313.01	Ending Balance	1,308,313.01

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/02/2025	Payment	100159	FLA POOLS INC.	Inv: 01194724			-740.00
01/16/2026	Payment	190	BRLETIC DVORAK, INC	Payment of Invoice 003239			-1,335.00
01/26/2026	Payment	300111	BOCC - ACH	Inv: 10526-2000 ACH			-372.00
01/27/2026	Payment	300113	SPECTRUM	Inv: 2378408011726			-245.00
01/28/2026	Payment	207	GREGG LETIZIA	Payment of Invoice 003260			-200.00
01/28/2026	Payment	209	STRALEY ROBIN VERICKER , P.A.	Payment of Invoice 003257			-1,555.50
01/28/2026	Payment	210	UNITED LAND SERVICES	Payment of Invoice 003261			-487.62
01/28/2026	Payment	211	VESTA PROPERTY SERVICES, INC.	Payment of Invoice 003256			-300.00
Total Outstanding Checks							-5,235.12
Outstanding Deposits							
Total Outstanding Deposits							

Outstanding Deposits**Total Outstanding Deposits**

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	183	01/02/26	NVIROTECT PEST CONTROL SERVICES, INC	380645	Dec 2025- Pest Control	Contracts-Pest Control	534125-57201	\$158.00
001	184	01/02/26	PREMIER LAKES INC	3104	Dec 2025- Lake Maintenance	Aquatic Maintenance	546995-53908	\$3,300.00
001	185	01/02/26	SHEPPARD ELECTRICAL SERVICES	58959	Nov 2025- Electric repairs	Maintenance & Repairs	546920-57201	\$311.00
001	186	01/02/26	VESTA PROPERTY SERVICES, INC.	430064	Jan 2026- Amenity Management	Contracts-Mgmt Services	534001-57201	\$10,729.00
001	188	01/16/26	ABM INDUSTRIES INC	19720646	6/2025 BUILDING MAINT.	Maintenance & Repairs	546920-57201	\$368.00
001	189	01/16/26	ABM INDUSTRIES INC	19717543	6/25 extra billing	Maintenance & Repairs	546920-57201	\$466.64
001	190	01/16/26	BRLETIC DVORAK, INC	2263	Dec 2025- District Engineer	ProfServ-Engineering	531013-51501	\$1,335.00
001	191	01/16/26	DIANNE MARTINEZ URSO (KAY-LIAN)	123125	DEC CLEANING SERVICES	Clubhouse - Facility Janitorial Service	531131-57201	\$795.00
001	192	01/16/26	FITREV	37264	Dec 2025- Fit equipment maint	R&M-Fitness Equipment	546115-57201	\$210.00
001	193	01/16/26	INFRAMARK LLC	164549	Oct 2025- SHEPPARD ELECTRICAL	Maintenance & Repairs	546920-57201	\$9,535.80
001	194	01/16/26	INFRAMARK LLC	167771	Jan 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51201	\$4,553.50
001	194	01/16/26	INFRAMARK LLC	167771	Jan 2026- Management Fees	Website Hosting/Email services	534369-51301	\$166.67
001	195	01/16/26	KSM GATES LLC	273	Jan 2026- Gates Service Call	Maintenance & Repairs	546920-57201	\$845.00
001	196	01/16/26	MICHELLE M AMBRIATI	287	Jan 2026- Pier repairs	Maintenance & Repairs	546920-57201	\$33,270.00
001	197	01/16/26	MICHELLE M AMBRIATI	011326-	Jan 2026- Damaged Siding	Entry & Walls Maintenance	546992-57201	\$3,250.00
001	198	01/16/26	PREMIER LAKES INC	3304	Jan 2026- Aquatics	Aquatic Maintenance	546995-53805	\$3,300.00
001	199	01/16/26	PREMIER LAKES INC	3239	Jan 2026- Aquatics	R&M-Wetland Monitoring	546108-53805	\$1,000.00
001	199	01/16/26	PREMIER LAKES INC	3239	Jan 2026- Aquatics	Fountain Maintenance	546472-53805	\$875.00
001	200	01/16/26	PREMIER LAKES INC	3335	Jan 2026- Fountain & Aeration Repairs	Fountain Maintenance	546472-53805	\$258.00
001	201	01/16/26	QFC SUPPLY COMPANY INC	15-17373	Jan 2026- Paper towels	Office Supplies	551002-57201	\$83.50
001	202	01/16/26	SHEPPARD ELECTRICAL SERVICES	58971	Jan 2026- Court Lights	Maintenance & Repairs	546920-57201	\$423.15
001	203	01/16/26	UNITED LAND SERVICES	187087	Jan 2026- Feijoa Bed Project	Landscape Replacement	546338-53908	\$9,337.84
001	204	01/16/26	UNITED LAND SERVICES	187091	Jan 2026- Installed Sod Perimeter Hedge	Landscape Replacement	546338-53908	\$648.13
001	205	01/16/26	UNITED LAND SERVICES	187125	Jan 2026- Landscape Contract	Landscape Maintenance	546300-53908	\$12,996.02
001	206	01/16/26	VESTA PROPERTY SERVICES, INC.	430189	Jan 2026- Pool Service	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	207	01/28/26	GREGG LETIZIA	GL-012426	BOARD 1/24/26	P/R-Board of Supervisors	511001-51101	\$200.00
001	209	01/28/26	STRALEY ROBIN VERICKER , P.A.	27781	Dec 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$1,555.50
001	210	01/28/26	UNITED LAND SERVICES	187955	Flush Cut Dead Trees 1/13/2026	R&M-Other Landscape	546036-53908	\$487.62
001	211	01/28/26	VESTA PROPERTY SERVICES, INC.	093025-	Sept 25 Pool Treatment	ProfServ-Pool Maintenance	531034-57201	\$300.00
001	300100	01/02/26	REPUBLIC SERVICES - ACH	0696-001318535	JAN 2026 WASTE SERVICES	Garbage - Recreation Facility	531133-53401	\$602.12
001	300107	01/12/26	BOCC - ACH	010526-20000	01/26	Utility Services	543063-53601	\$372.00
001	300108	01/20/26	T-MOBILE ACH	97708112451	cell phone Nov 21 to Dec 20	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300109	01/05/26	SPECTRUM	2375408121725	12/22/25-01/21/26	Telephone/Fax/Internet Services	541009-57201	\$245.00
001	300111	01/26/26	BOCC - ACH	10526-2000 ACH	1201/25-01/04/26	Utility Services	543063-53601	\$372.00
001	300112	01/26/26	BOCC - ACH	010529-88063 ACH	12/01/25-01/04/26	Utility Services	543063-53601	\$96.76
001	300113	01/27/26	SPECTRUM	2378408011726	1/17-2/16/26	Telephone/Fax/Internet Services	541009-57201	\$245.00
001	300114	01/27/26	SPECTRUM	2/2592011326	1/13-2/12/26	Telephone/Fax/Internet Services	541009-57201	\$119.99
001	300115	01/28/26	SPECTRUM	2441826011126	1/11-2/10/26	Telephone/Fax/Internet Services	541009-57201	\$317.00
001	300116	01/28/26	VALLEY NATIONAL BANK - ACH	123125-15409 ACH	NOV/DEC SUPPLIES	Postage and Freight	541006-51301	\$6.08
001	300116	01/28/26	VALLEY NATIONAL BANK - ACH	123125-15409 ACH	NOV/DEC SUPPLIES	Landscape Maintenance	546300-57201	\$97.33
001	300116	01/28/26	VALLEY NATIONAL BANK - ACH	123125-15409 ACH	NOV/DEC SUPPLIES	Dues, Licenses, Subscriptions	554020-51301	\$13.00
001	300116	01/28/26	VALLEY NATIONAL BANK - ACH	123125-15409 ACH	NOV/DEC SUPPLIES	Landscape Maintenance	546300-57201	\$44.83
001	DD132	01/27/26	TAMPA ELECTRIC CO. ACH	012725ACH	11/27-12/30/25	Utility Services	543063-53100	\$2,053.09
001	DD132	01/27/26	TAMPA ELECTRIC CO. ACH	012725ACH	11/27-12/30/25	Electricity - Streetlights	543013-53100	\$10,880.37
Fund Total								\$117,497.94

DEBT SERVICE FUND - SERIES 2021 - 202

202	187	01/08/26	US BANK C/O HARBOUR ISLES CDD	010726-21000	Trsf 2021 DS Assessments	Due From Other Funds	131000	\$19,307.24
						Fund Total	\$19,307.24	

Total Checks Paid	\$136,805.18
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**MINUTES OF MEETING
HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT**

1 The Harbour Isles Community Development District regular meeting of the Board of Supervisors was
2 held on Tuesday, January 27, 2026, and called to order at 11:00 a.m. at the Harbour Isles Clubhouse
3 located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

4

5 Present and constituting a quorum were:

6	Gregg Letizia	Board Supervisor, Chair
7	Bryce Bowben	Board Supervisor, Vice Chair
8	Glenn Clavio	Board Supervisor, Assistant Secretary
9	Betty Fantauzzi	Board Supervisor, Assistant Secretary
10	Bob Nesbitt	Board Supervisor, Assistant Secretary

12 Also present, either in person or via Zoom Video Communications, were:

21 *This is not a certified or verbatim transcript but rather represents the context and summary of*
22 *the meeting. The full meeting is available in audio format upon request. Contact the District*
23 *Office for any related costs for an audio copy.*

25 FIRST ORDER OF BUSINESS Call to Order and Roll Call

26 Ms. Zanoni called the meeting to order at 11:00 a.m. and conducted roll call. A quorum was
27 established.

28

30 Pledge of Allegiance was said.

31

32 THIRD ORDER OF BUSINESS Audience Comments

33 The audience complimented on the entrance landscaping. Comments were made regarding the
34 solar lighting, storage yard gate and pickleball court.

35

36 **FOURTH ORDER OF BUSINESS** Consent Agenda

37 Agenda Item Report

A. Accountants Report

38 Ms. Lopez reviewed the financial statements with the Board and advised them of the Districts

39 financial standing as of December 31, 2025.

40

41 **B. Review of September 2025 Financial Statements**

42 The Board had no questions regarding the financial statements.

43

44 **C. Consideration of Regular Meeting Minutes of December 16, 2025**

45 On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to approve
46 December 16, 2025, Meeting Minutes carried.

47

48 **FIFTH ORDER OF BUSINESS** **Staff Reports**

49 **A. Aquatics Report**

50 Mr. Kurth presented his report to the Board and provided updates. Pond 2 fountain is tripping,
51 and Mr. Kurth will have a proposal for the repairs or replacement to be present at the February
52 meeting. There is currently minimal algae growth in the ponds with isolated hydrilla that they will
53 continue to monitor. Mr. Kurth advised that Tilapia are a warm water fish and with the current cold
54 weather conditions there is a potential of death due to the lower water temperatures.

55

56 **B. Landscape Report**

57 Ms. Conti provided landscape updates to the Board. They are looking into annuals and will bring
58 flower samples to an upcoming meeting. There is the possibility of burning on sensitive material due
59 to the cold weather. The Croutons have transplant shock and will be replaced in the spring. Ant piles
60 are popping up due to the cold weather and are being treated.

61

62 **i. Consideration of United Awabuki Viburnum Proposal #211207**

63 On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to accept the
64 United Awabuki Viburnum Proposal #211207 carried.

65

66 **ii. Consideration of United Flush Cut Dead Pine Proposal #211204**

67 On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to accept the
68 United Flush Cut Dead Pine Proposal #211204 carried.

69

70 **iii. Consideration of United Flush Cut Dead Queen Palm Proposal #211205**

71 On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to accept the
72 United Flush Cut Dead Queen Palm Proposal #211205 carried.

73

74

67 **iv. Consideration of United Add Sand to Volleyball Court Proposal #211202**
68 Tabled.

69
70 **C. District Engineer**
71 Not present.

72
73 **i. BDI Engineering FY2026 CDD Labor Rates**

74 Ms. Zanoni updated the Board on the engineering labor rates for fiscal year 2026. There is no
75 increase. They will be changing the billing to fiscal year rather than calendar year.

76
77 **D. District Counsel**
78 Mr. Babbar had no updates for the Board.

79
80 **E. District Manager**

81 Ms. Zanoni announced the next meeting scheduled for February 24, 2026, at 11:00 a.m.

82
83 **F. Onsite Manager Report**

84 Mr. Ramsewak presented his report to the Board and provided updates. There is a leak in the
85 kiddie pool and Mr. Ramsewak is working to obtain proposals regarding the issue. Two of the rental
86 spaces have cleaned their areas.

87
88 **i. Discussion of Resolution 2004-07; Expense Resolution**

89 Ms. Zanoni reviewed the spending resolution with the Board. The Board decided to update the
90 spending resolution to reflect District Manager \$5,0000 and Chair or Vice Chair to \$20,000 to approve
91 outside regular meetings in case of emergency.

92
93 **ii. Consideration of ABM HVAC Replacement Proposal #PPC2601129**

94 On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, motion to accept
95 ABM HVAC Replacement Proposal #PPC2601129 with NTE of \$10,000 for smaller ton unit
96 carried.

97 **iii. Consideration of Vesta Property Services Pool Repair Proposal**

98 On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to accept Vesta
99 Property Services Pool Repair Proposal carried.

98 **SIXTH ORDER OF BUSINESS** **Business Items**
99 **A. Consideration of Resolution 2026-01; Designation of Officers**

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, motion to adopt Resolution 2026-01; Designation of Officers with correction of Chairperson carried.

100
101 **B. Consideration of Streetleaf Lighting Proposal**
102 Tabled. The Board requested additional information from Conner with Streetleaf to be presented
103 at the February or March meeting.
104

105 **C. Consideration of Welch Pickleball Court Proposal**
106 Tabled. The Board requested additional proposals for a better understanding of the cost associated
107 with this project.
108

109 **SEVENTH ORDER OF BUSINESS** **Supervisor Request**
110 There being none, the next order of business followed.
111

112 **EIGHTH ORDER OF BUSINESS** **Audience Comments**
113 The audience commented on the fence around the basketball courts, A/C efficiency and solar
114 lights.
115

116 **NINETH ORDER OF BUSINESS** **Adjournment**

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

117
118
119
120 _____
121 Secretary / Assistant Secretary _____
Chairman / Vice Chairman



Harbour Isles CDD

Aquatics Report

2/12/2026

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. Minor trash observed and will be picked up.

Action Required

Continue to monitor & treat as necessary.

Target:



3

**Comments:**

This pond is in great condition. Minor trash observed and will be picked up.

Action Required

Continue to monitor & treat as necessary.

Target:

4

**Comments:**

This pond is in great condition.

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 great condition. The floating island has been reduced by 90%. Will continue to knock it back until it is 100% gone.

Action Required

Shoreline weed treatment

Target:

Alligator weed



7

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & 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.

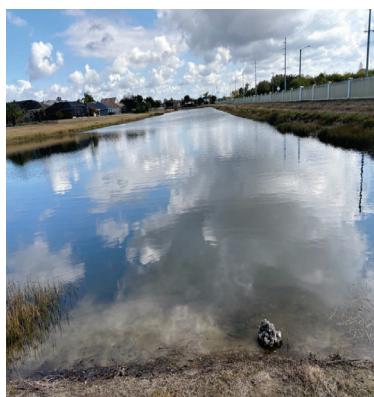
Action Required

Continue to monitor & treat as necessary.

Target:



11

**Comments:**

This pond is in great condition. Some very minor & spotty regrowth of Hydrilla was observed.

Action Required

Continue to monitor Hydrilla and treat with contact herbicides, if necessary, until Spring SONAR Treatment.

Target:

Hydrilla

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. Some very minor & spotty regrowth of Hydrilla was observed.

Action Required

Continue to monitor Hydrilla and treat with contact herbicides, if necessary, until Spring SONAR Treatment.

Target:

Hydrilla

18

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



19

**Comments:**

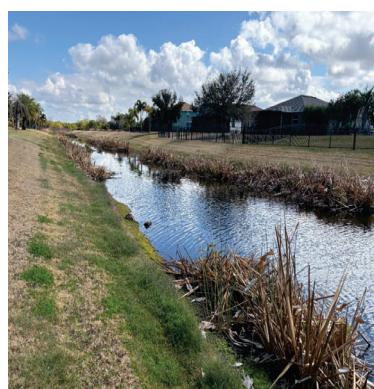
This pond is in great condition.

Action Required

Continue to monitor 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 great condition. Minor planktonic algae observed and treated during today's visit.

Action Required

Continue to monitor & treat as necessary.

Target:

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 with minor shoreline weeds to be sprayed.

Action Required

Shoreline Weed Treatment

Target:

Miscellaneous Broadleaf Weeds.



Management Summary

All ponds remain in excellent condition this month. We continue to monitor very minor and isolated Hydrilla regrowth. Expectation is still to treat the Hydrilla with SONAR in the spring.

Minor algae and minimal shoreline weeds were observed during the inspection. We will continue to treat regrowth as it occurs. Grass Carp Update: A permit has been applied for, but there has been no response from the agencies yet.

We appreciate your continued business and trust.

Alex Kurth



Cristi Cochran
ULS

JANUARY LANDSCAPE AUDIT

Betty, Paul, Dale & Cristi in Attendance

Wednesday, February 4, 2026

Prepared For Board Of Supervisors

34 Issues Identified



ISSUE 1
Assigned To Cristi
Rock quote area



ISSUE 2
Assigned To Cristi
Rock area quote



ISSUE 3
Assigned To Cristi
Rock area quote



ISSUE 4
Assigned To Cristi
Rock area quote



ISSUE 5
Assigned To ULS
Tip ligustrum shoots



ISSUE 6
Assigned To ULS
Remove tree limb



ISSUE 7
Assigned To Cristi
Ask arborist if the high roots can be removed?



ISSUE 8
Assigned To Board
Turf weed app in March



ISSUE 9
Assigned To ULS
Cut back in March



ISSUE 10
Assigned To ULS
Brazilian pepper



ISSUE 11
Assigned To ULS
Remove suckers



ISSUE 12
Assigned To ULS
Remove palm volunteer



ISSUE 13
Assigned To ULS
Bed weeds



ISSUE 14
Assigned To ULS
Brazilian pepper



ISSUE 15
Assigned To ULS
Remove tree branch next visit



ISSUE 16

Assigned To ULS Irrigation

Heavy dollarweed, what is run time?



ISSUE 17

Assigned To ULS

Flush cut stump



ISSUE 18

Assigned To ULS Irrigation

Exposed hole, need to rope off in the future



ISSUE 19

Assigned To ULS Irrigation

What is the issue here?



ISSUE 20

Assigned To ULS

Cut in half March



ISSUE 21
Assigned To ULS
Tip prune Podocarpus next visit



ISSUE 22
Assigned To Cristi
Rock glue app in February



ISSUE 23
Assigned To Cristi
Replace under warranty



ISSUE 24
Assigned To ULS Irrigation
Move spray closer to walking path



ISSUE 25
Assigned To ULS Agronomics
Spray for sooty mold



ISSUE 26

Assigned To Board

Freeze burn tops of ixora, will prune in March



ISSUE 27

Assigned To Cristi

Assess ligustrum tree, branch in decline?



ISSUE 28

Assigned To ULS

Spray under 3 new benches, add mulch



ISSUE 29

Assigned To ULS

Tip eleagnus next visit



ISSUE 30

Assigned To Cristi

Work on quote to cap irrigation around basketball court for pickleball court quote



ISSUE 31

Assigned To Cristi
Pinch snapdragons



ISSUE 32

Assigned To ULS
Monitor entry queen palm, looks like frizzle top



ISSUE 33

Assigned To Board
Freeze may damage sensitive plants like Crotons, will monitor



ISSUE 34

Assigned To Board
Freeze burned tops of Ixora, will monitor and prune back in March



Proposal #211628

Date: 1/19/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

2026 Remove Dead Tree Beside 301 Royal Bonnet

Provide Labor and Equipment to Remove Dead Tree Beside 301 Royal Bonnet, Cut Trunk As Low As Possible, Haul Debris



**Services Billed Upon Completion**

Description of Services	Total cost
Property Improvements	\$857.14

By _____

Cristi Cochran

Date 1/19/2026

United Land Services

By _____

Date _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #215047

Date: 2/11/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

2026 Add Rainbow River Rock Beyond Ligustrum Tree

Provide Labor, Equipment and Material to Install Additional Rainbow River Rock Beyond Ligustrum Tree & Wrap Around In Front of Pool Equipment, Remove All Pine Bark by Hand, Trim All Plant Material; Install 10 CY of Rainbow River Rock at Depth of 2"; Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$11,875.00

By _____

Cristi Cochran

Date 2/11/2026

United Land Services

By _____

Harbour Isles CDD

Services

Property Improvements

Terms & Conditions



Proposal #215033

Date: 2/11/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

2026 Add Rainbow River Rock Clubhouse Entry Beds

Provide Labor, Equipment and Material to Add Rainbow River Rock to Clubhouse Entry Beds, Left of Entry Cuts Off at Ligustrum Tree With Metal Edging. Remove All Pine Bark By Hand, Install Jasmine Minima Along Sidewalk, Trim All Plant Material, Install 16 Yards of Rainbow River Rock at Depth of 2", Haul Debris





Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$24,393.62

By _____
Cristi Cochran
 Date 2/11/2026
United Land Services

By _____
Harbour Isles CDD
 Date _____

Services

Property Improvements

Terms & Conditions



Resident Services Invoice

Vesta Property Services
1020 E Brandon Blvd Suite 207
Brandon, FL 33511

Date 09/30/2025
Invoice # WC277

Terms Due on receipt

Bill To

Harbour Isles CDD
c/o Inframark
210 N. University Drive, Suite 702
Coral Springs FL 33071

Description	Quantity	Rate	Amount	Tax Code
Black mold pool treatment & duck poop stain clean up- manager agreed to the terms-\$60 for chemicals and 4 extra labor hours @\$60 an hour	1	300.00	300.00	-Not Taxable-

Total 300.00
Amount Due 300.00

Remit payment to:
Vesta Property Services, Inc.
1020 E Brandon Blvd Suite 207
Brandon, FL 33511



PROJECT AGREEMENT FOR BUILDING ENVIRONMENTAL SYSTEMS

Proposal Date	Proposal Number	Agreement No.
1/15/2026	PPC2601129	0

BY AND BETWEEN:

ABM Building Services, LLC
9326 Florida Palm Drive
Tampa, FL 33619
Ph: 813-654-9000 Lic#
Hereinafter: CONTRACTOR

AND

Harbour Isles
210 NORTH UNIVERSITY DRIVE
Coral Springs, 33701
Attn: Paul
Hereinafter: CUSTOMER

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

Harbour Isle , 121 SPINDLE SHELL WAY, APOLLO BEACH, FL 33572

Contractor proposes to supply all materials and labor to accomplish the following:

ABM is proud to present a proposal to replace the 4-Ton Trane Split System.
Old - Condenser - M# 4TTB3048
Old - AHU - M# GAM2A0C48
System will be replaced with a Trane 4-Ton Split system.
J5AC5048A1000 4 Ton Trane/OxBox Cooling Only Condensing Unit, 1-208/230 Volt
J5AH4P48A1C00A 4 Ton Trane/OxBox Air Handler, 1-208/230
5JAYHTR1A08BKA 8 KW Electric
Heater
Included in proposal:
- New 4 Ton Trane Split System

The above described work will be performed for the total sum of: \$ 9,934

As a condition of performance, payments are to be made on a progress basis. Thirty percent of the Agreement price shall be invoiced upon execution for project development and mobilization with the balance invoiced monthly based on the percentage of work completed each month. Invoice payment must be made within (30) days of receipt. Any alteration or deviation from the above proposal involving extra cost of material or labor will become an extra charge over the sum stated 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.

Contractor

Signature (Sales Representative)

Approved for Contractor

Signature

Name & Title

Date

Customer

Signed by:

Signature (Authorized Representative)

Gregg Letizia

Name

Gregg Letizia

Title

2/4/2026

Date

THE SERVICES ABOVE ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE PROGRAM OF WHICH THIS SUPPLEMENT IS A PART.



PROJECT AGREEMENT TERMS AND CONDITIONS

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. Contractor warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of installation. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. EXCEPT FOR THE WARRANTIES EXPRESSLY PROVIDED HEREIN, NO OTHER WARRANTIES, EXPRESS OR IMPLIED UNDER LAW, ARE PROVIDED, INCLUDING NO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE EXPRESSLY DISCLAIMED.
3. Customer will promptly pay invoices within ten (10) 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.
4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
5. 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.
6. 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.
7. 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 the work. 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.
8. 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.
9. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.
10. 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.
11. 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, or any damage to the customer's facility, arising out of or in connection with the Contractor's work under this agreement, including without limitation any illness, injury, or damage resulting in any manner from any virus or communicable disease, fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).
12. 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.
13. This Agreement constitutes the entire understanding and agreement of the parties with respect to its subject matter and any and all prior agreements, understandings or representations with respect to its subject matter in this agreement terminated and canceled in their entirety and are of no further force or effect. The parties represent that they have not relied on any promise, representation, or warranty, express or implied, not contained in this Agreement, and any such reliance is hereby disclaimed.

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, nonrecurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

Section 2. Non-Continuing Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; 2) repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$5,000- with approval of the District Manager;
2. Non-Continuing Expenses Not Exceeding \$20,000- with approval of the District Manager and Chairman of the Board of Supervisors or the Vice Chairman of the Board of Supervisors in absence of the Chairman.

Section 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF FEBRUARY, 2026.

Attest:

Harbour Isles Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman