



# *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.

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- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items – Three (3) Minute Time Limit**
- 4. 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

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESERVE FUND</b>	<b>DEBT SERVICE FUND - SERIES 2021</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
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
<b>TOTAL ASSETS</b>	<b>\$ 1,329,053</b>	<b>\$ 226,729</b>	<b>\$ 354,249</b>	<b>\$ 1,910,031</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 15,138	\$ -	\$ -	\$ 15,138
Accrued Expenses	13,100	-	-	13,100
Due To Other Funds	200,325	-	-	200,325
<b>TOTAL LIABILITIES</b>	<b>228,563</b>	<b>-</b>	<b>-</b>	<b>228,563</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	18,687	-	-	18,687
<b>Restricted for:</b>				
Debt Service	-	-	354,249	354,249
<b>Assigned to:</b>				
Operating Reserves	261,374	-	-	261,374
<b>Unassigned:</b>	<b>827,068</b>	<b>226,729</b>	<b>-</b>	<b>1,053,797</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,107,129</b>	<b>\$ 226,729</b>	<b>\$ 354,249</b>	<b>\$ 1,688,107</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,329,053</b>	<b>\$ 226,729</b>	<b>\$ 354,249</b>	<b>\$ 1,910,031</b>

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>1,045,497</b>	<b>974,008</b>	<b>(71,489)</b>	<b>93.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>159,098</b>	<b>69,743</b>	<b>89,355</b>	<b>43.84%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	148,000	44,585	103,415	30.13%
Utility Services	25,000	8,007	16,993	32.03%
<b>Total Electric Utility Services</b>	<b>173,000</b>	<b>52,592</b>	<b>120,408</b>	<b>30.40%</b>

**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
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	4,000	2,099	1,901	52.48%
<b>Total Garbage/Solid Waste Services</b>	<b>4,000</b>	<b>2,099</b>	<b>1,901</b>	<b>52.48%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	6,000	3,100	2,900	51.67%
<b>Total Water-Sewer Comb Services</b>	<b>6,000</b>	<b>3,100</b>	<b>2,900</b>	<b>51.67%</b>
<b><u>Stormwater Control</u></b>				
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%
<b>Total Stormwater Control</b>	<b>127,700</b>	<b>18,443</b>	<b>109,257</b>	<b>14.44%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>292,453</b>	<b>125,997</b>	<b>166,456</b>	<b>43.08%</b>
<b><u>Security Operations</u></b>				
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%
<b>Total Security Operations</b>	<b>35,500</b>	<b>1,353</b>	<b>34,147</b>	<b>3.81%</b>
<b><u>Contingency</u></b>				
Miscellaneous Expenses	15,000	120	14,880	0.80%
<b>Total Contingency</b>	<b>15,000</b>	<b>120</b>	<b>14,880</b>	<b>0.80%</b>

**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
<b><u>Parks and Recreation</u></b>				
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%
<b>Total Parks and Recreation</b>	<b>232,746</b>	<b>104,198</b>	<b>128,548</b>	<b>44.77%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,045,497</b>	<b>377,645</b>	<b>667,852</b>	<b>36.12%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	596,363	596,363	0.00%
Net change in fund balance	\$ -	\$ 596,363	\$ 596,363	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>510,766</b>	<b>510,766</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 510,766</b>	<b>\$ 1,107,129</b>		



**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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,806	\$ 2,806	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16,423</b>	<b>16,423</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	16,423	16,423	0.00%
Net change in fund balance	\$ -	\$ 16,423	\$ 16,423	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>210,306</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 226,729</b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>300,104</b>	<b>279,571</b>	<b>(20,533)</b>	<b>93.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,252	5,564	688	89.00%
<b>Total Administration</b>	<b>6,252</b>	<b>5,564</b>	<b>688</b>	<b>89.00%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	236,000	-	236,000	0.00%
Interest Expense	59,496	29,670	29,826	49.87%
<b>Total Debt Service</b>	<b>295,496</b>	<b>29,670</b>	<b>265,826</b>	<b>10.04%</b>
<b>TOTAL EXPENDITURES</b>	<b>301,748</b>	<b>35,234</b>	<b>266,514</b>	<b>11.68%</b>
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%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>109,912</b>	<b>109,912</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 108,268</b>	<b>\$ 354,249</b>		

**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
<b>TOTAL</b>	<b>\$ 1,199,373</b>	<b>\$ 50,711</b>	<b>\$ 24,477</b>	<b>\$ 1,274,562</b>	<b>\$ 984,841</b>	<b>\$ 289,720</b>
% COLLECTED					93%	93%
<b>TOTAL OUTSTANDING</b>					<b>\$ 98,114</b>	<b>\$ 22,302</b>

**Cash and Investment**  
**January 31, 2026**

<b>GENERAL FUND</b>						
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>	
Checking Account	Valley National	High Yielding Checking Acct.	n/a	3.59%	\$	1,308,313
				<i>Subtotal</i>	\$	<b>1,308,313</b>
<b>RESERVE FUND</b>						
Reserve Fund	Valley National	Checking account	n/a	3.59%	\$	226,729
				<i>Subtotal</i>	\$	<b>226,729</b>
<b>DEBT SERVICE FUNDS</b>						
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>	\$	<b>153,924</b>
				<b>Total</b>	\$	<b>1,688,965</b>



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							

## 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
<b>GENERAL FUND - 001</b>								
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
<b>Fund Total</b>								<b>\$117,497.94</b>

**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
<b>Fund Total</b>								<b>\$19,307.24</b>

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

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

Present and constituting a quorum were:

Gregg Letizia	Board Supervisor, Chair
Bryce Bowben	Board Supervisor, Vice Chair
Glenn Clavio	Board Supervisor, Assistant Secretary
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Bob Nesbitt	Board Supervisor, Assistant Secretary

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

Samantha Zanoni	District Manager, Inframark
Vivek Babbar	District Counsel
Paul Rammeswak	Onsite Manager
Diana Lopez	District Accountant ( <i>via phone</i> )
Alex Kurth	Premier Lakes
Cristi Conti	United Land Services
Residents and Members of the Public.	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Pledge of Allegiance was said.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

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

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Accountants Report**

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

financial standing as of December 31, 2025.

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

The Board had no questions regarding the financial statements.

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

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

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

**B. Landscape Report**

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

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

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

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

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

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

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

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

**C. District Engineer**  
Not present.

**i. BDI Engineering FY2026 CDD Labor Rates**  
Ms. Zanoni updated the Board on the engineering labor rates for fiscal year 2026. There is no increase. They will be changing the billing to fiscal year rather than calendar year.

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

**E. District Manager**  
Ms. Zanoni announced the next meeting scheduled for February 24, 2026, at 11:00 a.m.

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

**i. Discussion of Resolution 2004-07; Expense Resolution**  
Ms. Zanoni reviewed the spending resolution with the Board. The Board decided to update the spending resolution to reflect District Manager \$5,0000 and Chair or Vice Chair to \$20,000 to approve outside regular meetings in case of emergency.

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

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

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

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



**SIXTH ORDER OF BUSINESS Business Items**

**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.

**B. Consideration of Streetleaf Lighting Proposal**

Tabled. The Board requested additional information from Conner with Streetleaf to be presented at the February or March meeting.

**C. Consideration of Welch Pickleball Court Proposal**

Tabled. The Board requested additional proposals for a better understanding of the cost associated with this project.

**SEVENTH ORDER OF BUSINESS Supervisor Request**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS Audience Comments**

The audience commented on the fence around the basketball courts, A/C efficiency and solar lights.

**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.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



## Harbour Isles CDD

### Aquatics Report

2/12/2026

[www.premierlakesfl.com](http://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.

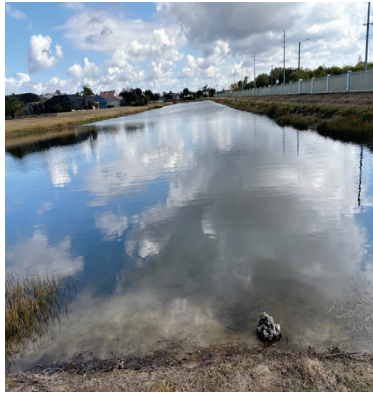
**Action Required**

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

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Betty, Paul, Dale & Cristi in Attendance

Wednesday, February 4, 2026

Prepared For Board Of Supervisors

34 Issues Identified



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## **ISSUE 1**

Assigned To Cristi  
Rock quote area



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## **ISSUE 2**

Assigned To Cristi  
Rock area quote



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## **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

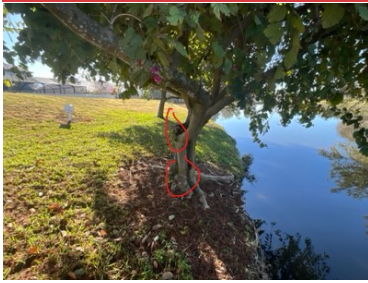
Assigned To ULS  
Cut back in March



## 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 \_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
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 \_\_\_\_\_

Date \_\_\_\_\_

**Harbour Isles CDD**

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

<b>Contractor proposes to supply all materials and labor to accomplish the following:</b>	
<p>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</p>	
<p><b>The above described work will be performed for the total sum of:</b> <span style="float: right;"><b>\$ 9,934</b></span></p>	

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

Customer

\_\_\_\_\_  
Signature (Sales Representative)  
**Approved for Contractor**

Signed by:  
  
\_\_\_\_\_  
Signature (Authorized Representative)

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name & Title  
\_\_\_\_\_  
Date

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 24<sup>TH</sup> DAY OF FEBRUARY, 2026.**

Attest:

**Harbour Isles Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman