



Harbour Isles Community Development District

May 26, 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

District Staff

Angel Montagna, District Manager
Samantha Zaroni, District Manager
Vivek Babbar, District Counsel
Stephen Brletic, District Engineer
Paul Ramsewak, Onsite Manager
Diana Lopez, District Accountant
Tabitha Blackwelder, Administrative Assistant

Revised Regular Meeting Agenda Tuesday, May 26, 2026 – 11:00 a.m.

The Regular Meeting of the Harbour Isles Community Development District will be held on May 26, 2026, at 11:00 a.m. at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comments on Agenda Items**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 4. Consent Agenda**
 - A. Review of April 2026 Financial Statements..... Page 3
 - B. Consideration of Meeting Minutes from April 28, 2026..... Page 17
- 5. Staff Reports and Updates**
 - A. Aquatics Report..... Page 22
 - B. Landscape Report..... Page 37
 - C. District Engineer
 - D. District Council
 - E. District Manager
 - F. Onsite Manager Report..... Page 42
 - i. Consideration of Kay-Lian Eco Cleaning Services Carpet Cleaning Proposal..... Page 55
 - ii. Consideration of Kay-Lian Eco Cleaning Services External Window Cleaning Proposal Page 56
 - iii. Consideration of Alvarez Plumbing Backflow Repairs Proposal #255108362..... Page 57
 - iv. Discussion on CPLM Asphalt Paving Proposals
 - a. Asphalt Walking Path Repair and Pave Proposal #19848426 Page 60
 - b. Asphalt Walking Path Repair Proposal #19859426..... Page 67
- 6. Business Item**
 - A. Consideration of Resolution 2026-04; Approving FY206-2027 Proposed Budget and Setting Public Hearing..... Page 74
 - i. Exhibit A – FY2026-2027 Proposed Budget Draft Page 75
 - B. Ratification of FitRev Proposals #17691 Page 95
 - C. Ratification of Sheppard Electrical Services Invoice #42581 Page 96
- 7. Supervisor Requests**
- 8. Public Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 9. Adjournment**

The next meeting is scheduled for Tuesday, June 23, 2026, at 11:00 a.m.

*Harbour Isles
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



HARBOUR ISLES

Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

April 30, 2026

HARBOUR ISLES

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
ASSETS				
Cash - Checking Account	\$ 865,859	\$ 228,669	\$ -	\$ 1,094,528
Due From Other Funds	-	-	5,625	5,625
Investments:				
Prepayment Account	-	-	3	3
Revenue Fund	-	-	364,577	364,577
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 884,546	\$ 228,669	\$ 370,205	\$ 1,483,420
LIABILITIES				
Accounts Payable	\$ 12,921	\$ -	\$ -	\$ 12,921
Accrued Expenses	15,261	-	-	15,261
Due To Other Funds	5,625	-	-	5,625
TOTAL LIABILITIES	33,807	-	-	33,807
FUND BALANCES				
Nonspendable:				
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	370,205	370,205
Assigned to:				
Operating Reserves	261,374	-	-	261,374
Unassigned:	570,678	228,669	-	799,347
TOTAL FUND BALANCES	\$ 850,739	\$ 228,669	\$ 370,205	\$ 1,449,613
TOTAL LIABILITIES & FUND BALANCES	\$ 884,546	\$ 228,669	\$ 370,205	\$ 1,483,420

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 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	\$ 20,936	\$ 10,936	209.36%
Interest - Tax Collector	570	1,271	701	222.98%
Rental Income	16,000	24,709	8,709	154.43%
Special Assmnts- Tax Collector	1,060,653	1,034,710	(25,943)	97.55%
Special Assmnts- Discounts	(42,426)	(39,659)	2,767	93.48%
Other Miscellaneous Revenues	500	-	(500)	0.00%
Facility Revenue	200	426	226	213.00%
TOTAL REVENUES	1,045,497	1,042,393	(3,104)	99.70%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	8,400	3,600	70.00%
FICA Taxes	918	536	382	58.39%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	5,850	14,150	29.25%
ProfServ-Legal Services	20,000	9,666	10,334	48.33%
ProfServ-Mgmt Consulting	54,642	31,875	22,767	58.33%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,000	3,887	113	97.18%
Auditing Services	4,000	3,700	300	92.50%
Website Hosting/Email services	2,000	1,167	833	58.35%
Postage and Freight	500	331	169	66.20%
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	19,901	1,312	93.82%
Bank Fees	1,000	-	1,000	0.00%
Misc-Web Hosting	1,583	-	1,583	0.00%
Miscellaneous Expenses	1,600	151	1,449	9.44%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	159,098	98,993	60,105	62.22%

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - Streetlights	148,000	78,656	69,344	53.15%
Utility Services	25,000	14,079	10,921	56.32%
Total Electric Utility Services	173,000	92,735	80,265	53.60%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	4,310	(310)	107.75%
Total Garbage/Solid Waste Services	4,000	4,310	(310)	107.75%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	7,273	(1,273)	121.22%
Total Water-Sewer Comb Services	6,000	7,273	(1,273)	121.22%
<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	3,875	13,725	22.02%
R&M Lake & Pond Bank	55,000	41,450	13,550	75.36%
Fountain Maintenance	2,500	12,717	(10,217)	508.68%
Aquatic Maintenance	39,600	23,100	16,500	58.33%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	127,700	81,142	46,558	63.54%
<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	90,954	64,999	58.32%
Landscape Replacement	40,000	23,916	16,084	59.79%
Annual Mulching	20,000	22,514	(2,514)	112.57%
Entry & Walls Maintenance	4,000	11,776	(7,776)	294.40%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	292,453	179,608	112,845	61.41%

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Security Operations</u>				
Contracts-Security Services	31,000	33,872	(2,872)	109.26%
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	33,872	1,628	95.41%
<u>Contingency</u>				
Miscellaneous Expenses	15,000	2,480	12,520	16.53%
Total Contingency	15,000	2,480	12,520	16.53%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	15,000	12,015	2,985	80.10%
Clubhouse - Facility Janitorial Service	12,000	7,864	4,136	65.53%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	65,661	63,085	51.00%
Contracts-Pest Control	2,000	1,106	894	55.30%
Telephone/Fax/Internet Services	8,000	5,321	2,679	66.51%
R&M-Pools	3,000	22,544	(19,544)	751.47%
R&M-Fitness Equipment	2,500	515	1,985	20.60%
Maintenance & Repairs	45,000	75,724	(30,724)	168.28%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	1,017	1,483	40.68%
Dog Waste Station Supplies	2,000	1,030	970	51.50%
Total Parks and Recreation	232,746	192,797	39,949	82.84%
TOTAL EXPENDITURES	1,045,497	693,210	352,287	66.30%
Excess (deficiency) of revenues Over (under) expenditures	-	349,183	349,183	0.00%
Net change in fund balance	\$ -	\$ 349,183	\$ 349,183	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	501,556	501,556		
FUND BALANCE, ENDING	\$ 501,556	\$ 850,739		

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4,746	\$ 4,746	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
TOTAL REVENUES	-	18,363	18,363	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	18,363	18,363	0.00%
Net change in fund balance	\$ -	\$ 18,363	\$ 18,363	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	210,306		
FUND BALANCE, ENDING	\$ -	\$ 228,669		

HARBOUR ISLES

Community Development District

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

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3,093	\$ 3,093	0.00%
Special Assmnts- Tax Collector	312,608	304,391	(8,217)	97.37%
Special Assmnts- Discounts	(12,504)	(11,667)	837	93.31%
TOTAL REVENUES	300,104	295,817	(4,287)	98.57%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,252	5,854	398	93.63%
Total Administration	6,252	5,854	398	93.63%
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	35,524	266,224	11.77%
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	260,293	261,937	0.00%
Net change in fund balance	\$ (1,644)	\$ 260,293	\$ 261,937	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	109,912	109,912		
FUND BALANCE, ENDING	\$ 108,268	\$ 370,205		

HARBOUR ISLES
Community Development District

Supporting Schedules

April 30, 2026

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					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
01/06/26	\$ 33,331	\$ 1,052	\$ 680	\$ 35,063	\$ 27,093	\$ 7,970
02/03/26	\$ 15,777	\$ 354	\$ 322	\$ 16,453	\$ 12,713	\$ 3,740
03/05/26	\$ 22,125	\$ 260	\$ 452	\$ 22,837	\$ 17,646	\$ 5,191
04/07/26	\$ 24,745	\$ -	\$ 505	\$ 25,250	\$ 19,510	\$ 5,739
TOTAL	\$ 1,262,020	\$ 51,326	\$ 25,756	\$ 1,339,101	\$ 1,034,710	\$ 304,391
% COLLECTED				98%	98%	98%
TOTAL OUTSTANDING				\$ 33,574	\$ 25,943	\$ 7,632

Cash and Investment
April 30, 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	3.56%	\$	865,859
					<i>Subtotal</i>	\$ 865,859
RESERVE FUND						
Reserve Fund	Valley National	Checking account	n/a	3.56%	\$	228,669
					<i>Subtotal</i>	\$ 228,669
DEBT SERVICE FUNDS						
Series 2021 Prepayment Account	US Bank	Open-Ended Comm. Paper	n/a	3.36%	\$	3
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.36%	\$	364,577
					<i>Subtotal</i>	\$ 364,580
					Total	\$ 1,459,108

Bank Account Statement

Harbour Isles CDD

Bank Account No. 7037

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	865,858.55	Statement Balance	869,594.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	865,858.55	Subtotal	869,594.92
Negative Adjustments	0.00	Outstanding Checks	-3,736.37
Ending G/L Balance	865,858.55	Ending Balance	865,858.55

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/22/2026	Payment	100198	VESTA PROPERTY SERVICES, INC.	Inv: 431690			-1,200.00
04/22/2026	Payment	100203	BRLETIC DVORAK, INC	Inv: 2385			-1,725.00
04/29/2026	Payment	100204	SHEPPARD ELECTRICAL SERVICES	Inv: 42581			-566.00
04/29/2026	Payment	100206	MICHELLE M AMBRIATI	Inv: 300			-120.00
04/30/2026	Payment	300154	SPECTRUM	Inv: 2852592041326			-125.37
Total Outstanding Checks							-3,736.37

Outstanding Deposits

Total Outstanding Deposits

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 4/1/26 to 4/30/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100187	04/01/26	FINN OUTDOOR	3003	March 2026- Erosion Restoration	R&M Lake & Pond Bank	546185-53805	\$41,450.00
001	100188	04/01/26	PREMIER LAKES INC	3630	March 2026- Fountain Install	Fountain Maintenance	546472-53805	\$9,474.00
001	100189	04/01/26	NVIROTECT PEST CONTROL SERVICES, INC	389090	March 2026- Pest Control	Contracts-Pest Control	534125-57201	\$158.00
001	100190	04/01/26	DIANNE MARTINEZ URSO (KAY-LIAN)	033126	MARCH CLEANING MONTHLY	Clubhouse - Facility Janitorial Service	531131-57201	\$895.00
001	100191	04/01/26	VESTA PROPERTY SERVICES, INC.	430823	Feb 2026- Pool Service	ProfServ-Pool Maintenance	531034-57201	\$300.00
001	100192	04/01/26	STRALEY ROBIN VERICKER , P.A.	28097	Feb 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$2,771.50
001	100193	04/09/26	VESTA PROPERTY SERVICES, INC.	431477	April 2026- Amenity mgmt- credit applied	Contracts-Mgmt Services	534001-57201	(\$9,357.00)
001	100193	04/09/26	VESTA PROPERTY SERVICES, INC.	431477	April 2026- Amenity mgmt- credit applied	Contracts-Mgmt Services	534001-57201	\$10,729.00
001	100194	04/09/26	PREMIER LAKES INC	3724	April 2026- Aquatics	Aquatic Maintenance	546995-53805	\$3,300.00
001	100194	04/09/26	PREMIER LAKES INC	3681	April 2026- Fountain and Wetland Maint	R&M-Wetland Monitoring	546108-53805	\$1,875.00
001	100195	04/09/26	INFRAMARK LLC	175413	April 2026- District Invoice	ProfServ-Mgmt Consulting	531027-51201	\$4,553.50
001	100195	04/09/26	INFRAMARK LLC	175413	April 2026- District Invoice	Website Hosting/Email services	534369-51301	\$166.67
001	100196	04/22/26	UNITED LAND SERVICES	200504	April 2026- Landscape Contract	Landscape Maintenance	546300-53908	\$12,996.02
001	100196	04/22/26	UNITED LAND SERVICES	199837	April 2026- Spring Annuals	Landscape Replacement	546338-53908	\$3,144.74
001	100197	04/22/26	THE POOL DOCTOR OF CENTRAL FLORIDA INC	158845	April 2026- Clean out on collector tank at kiddo pool	R&M-Pools	546074-57201	\$2,400.00
001	100197	04/22/26	THE POOL DOCTOR OF CENTRAL FLORIDA INC	158838	March 2026- Pool pump replacement	R&M-Pools	546074-57201	\$1,982.88
001	100197	04/22/26	THE POOL DOCTOR OF CENTRAL FLORIDA INC	158765	March 2026- Pool repairs	R&M-Pools	546074-57201	\$255.00
001	100197	04/22/26	THE POOL DOCTOR OF CENTRAL FLORIDA INC	158766	March 2026- New grids in pool	R&M-Pools	546074-57201	\$1,821.48
001	100197	04/22/26	THE POOL DOCTOR OF CENTRAL FLORIDA INC	158831	March 2026- Pool light replacement	R&M-Pools	546074-57201	\$6,388.64
001	100198	04/22/26	VESTA PROPERTY SERVICES, INC.	431690	April 2026- Pool service	ProfServ-Pool Maintenance	531034-57201	\$1,200.00
001	100199	04/22/26	FITREV	38436	April 2026- Fitness equipment repair	R&M-Fitness Equipment	546115-57201	\$95.00
001	100200	04/22/26	CONLEY'S DRINKING FOUNTAINS LLC	5918	March 2026- Drinking fountain repairs	Maintenance & Repairs	546920-57201	\$475.94
001	100201	04/22/26	ABM INDUSTRIES INC	19887721	FEB QUARTERLY MAINTENANCE BILLING	Maintenance & Repairs	546920-57201	\$657.00
001	100201	04/22/26	ABM INDUSTRIES INC	19912218	March 2026- AC repairs	Maintenance & Repairs	546920-57201	\$1,182.60
001	100202	04/22/26	STRALEY ROBIN VERICKER , P.A.	28188	March 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$1,547.50
001	100203	04/22/26	BRLETIC DVORAK, INC	2385	March 2026- District Engineer	ProfServ-Engineering	531013-51501	\$1,725.00
001	100204	04/29/26	SHEPPARD ELECTRICAL SERVICES	42581	April 2026- Electrical repairs	Entry & Walls Maintenance	546992-53908	\$566.00
001	100205	04/29/26	INFRAMARK LLC	177142	March 2026- Postage	Postage and Freight	541006-51301	\$1.48
001	100206	04/29/26	MICHELLE M AMBRIATI	300	April 2026- Clubhouse handrail repairs	Maintenance & Repairs	546920-57201	\$120.00
001	300139	04/03/26	SPECTRUM	2378408031726	3/17-4/16/26	Telephone/Fax/Internet Services	541009-57201	\$256.00
001	300140	04/06/26	REPUBLIC SERVICES	0696-001339343	Apr waste removal	Garbage - Recreation Facility	531133-53401	\$804.62
001	300141	04/10/26	T-MOBILE	977081124-54	Feb 21, 2026 - Mar 20, 2026 Cellphone	Telephone/Fax/Internet Services	541009-57201	\$75.00
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Postage and Freight	541006-51301	\$6.37
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Postage and Freight	541006-51301	\$6.08
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Maintenance & Repairs	546920-57201	\$63.97
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Maintenance & Repairs	546920-57201	\$90.39
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Maintenance & Repairs	546920-57201	\$141.75
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Maintenance & Repairs	546920-57201	\$36.93
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Maintenance & Repairs	546920-57201	\$71.99
001	300142	04/17/26	VALLEY NATIONAL BANK	032326-5409	March Supplies	Postage and Freight	541006-51301	\$13.00
001	300143	04/22/26	TAMPA ELECTRIC CO.	040626-7019-ACH	02/26-03/26/26 27019	Utility Services	543063-53100	\$417.67
001	300144	04/23/26	BOCC	040226-8063-ACH	MARCH 2026 8063	Utility Services	543063-53601	\$237.09
001	300145	04/23/26	BOCC	040226-2000-ACH	Utility Water/Sewer 3/3-4/2/26	Utility Services	543063-53601	\$1,584.48
001	300146	04/27/26	TAMPA ELECTRIC CO.	040626-5914-ACH	02/28-3/30/26	Utility Services	543063-53100	\$36.08
001	300147	04/27/26	TAMPA ELECTRIC CO.	040626-5658-ACH	02/28-3/30/26	Utility Services	543063-53100	\$868.95
001	300148	04/27/26	TAMPA ELECTRIC CO.	040626-6151-ACH	02/28-3/30/26 26151	Utility Services	543063-53100	\$504.82
001	300149	04/27/26	TAMPA ELECTRIC CO.	040626-6599-ACH	02/28-3/30/26 26599	Electricity - Streetlights	543013-53100	\$11,357.11
001	300150	04/27/26	TAMPA ELECTRIC CO.	040626-6813-ACH	02/26-03/26/26	Utility Services	543063-53100	\$31.87
001	300151	04/27/26	TAMPA ELECTRIC CO.	040626-1839-ACH	02/26-03/26/26 41839	Utility Services	543063-53100	\$234.25
001	300152	04/28/26	SPECTRUM	2441826041126	4/11-5/10/26	Telephone/Fax/Internet Services	541009-57201	\$336.70
001	300154	04/30/26	SPECTRUM	2852592041326	4/13-5/12/25	Telephone/Fax/Internet Services	541009-57201	\$125.37
Fund Total								\$120,175.44

Total Checks Paid	\$120,175.44
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37 **B. Consideration of Regular Meeting Minutes of March 24, 2026**

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve the Meeting Minutes of March 24, 2026, carried.

38

39 **FIFTHORDER OF BUSINESS** **Staff Reports**

40 **A. Aquatics Report**

41 Mr. Kurth provided the following aquatics updates to the Board.

- 42 • Only a few ponds show algae growth
- 43 • Only a few ponds have broadleaf weeds present
- 44 • The quarterly wetland on-site visit will be on April 28, 2026.
- 45 • Sonar treatment of the Hydrilla is showing significant damage to the plant. Full control is
- 46 expected soon

47

48 **B. Landscape Report**

49 Ms. Cochran provided the following landscape updates to the Board.

- 50 • Palm trimming is scheduled for the last week of May 2026
- 51 • The Annuals have been installed

52 The Board requested red, white, and blue flowers for the next rotation.

- 53 • Oak roots by the playground are becoming a trip hazard. United will provide options and
- 54 proposals for addressing this issue.
- 55 • Mr. Ramsewak to spray paint the oak roots for the time being until a solution is agreed
- 56 upon

57

58 **i. Consideration of United Install Sod and Rock Border Around Gazebo Deck**
59 **Proposal #219427**

60 Proposal tabled.

61

62 **ii. Consideration of United Replace Turf on Royal Bonnet Proposal #219430**

63 Proposal tabled.

64

65

66

67 **iii. Consideration of Oasis Palms & Landscaping Sod Removal & Replacement Royal**
68 **Bonnet Proposal #1086**

69 Proposal tabled.

70

71 **iv. Consideration of United Hardwood Tree Trimming and Light Clearance Proposal**
72 **#225722**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to approve the United Hardwood Tree Trimming and Light Clearance Proposal #225722 in the amount of \$3,978.00, carried.

73

74 **v. Consideration of United Flush Cut 4 Dead Pine Trees Proposal #225721**

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve the United Flush Cut 4 Dead Pine Trees Proposal #225721 in the amount of \$2,340.00, carried.

75

76 **vi. Consideration of United Reroute Irrigation for Pickleball Court Proposal #219383**

77 The Board is no longer seeking proposals for the pickleball court options.

78

79 **vii. Consideration of United April 2026 Irrigation Repair Proposal #225526.**

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to approve the United April 2026 Irrigation Repair Proposal #225526 in the amount of \$2,272.17, carried.

80

81 **viii. Consideration of United Landscape Contract Renewal**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to approve the United Landscape Contract Renewal in the amount of \$155,952.00 annually for FY 2027, \$160,620.00 annually for FY2028, and \$160,620.00 annually for FY2029, carried.

82

83 **C. District Engineer**

84 District Engineer was not present. The Board requested an update on the shoreline repairs.

85

86 **D. District Counsel**

87 No updates from District Counsel.

88

89

90

91 **E. District Manager**

92 Ms. Zanoni reminded the Board of the budget workshop scheduled for May 19, 2026, and that
93 the proposed budget meeting is scheduled for May 26, 2026. Angel Montagna will cover the meeting
94 on May 26, 2026.

95 Ms. Zanoni provided the Board with an update on the solar lights and advised that there has been
96 no response from Streetleaf regarding the test lights.

97

98 **F. Onsite Manager Report**

99 Food Truckin Tampa representative Renee spoke with the Board regarding weekly food truck
100 events.

101

102 **i. Discussion of Asphalt Walking Path Repair**

103 Discussion ensued regarding the walking path repairs. The Board agreed to budget for this project
104 for the FY2027 budget.

105

106 **SIXTH ORDER OF BUSINESS Business Items**

107 **A. Ratification of FitRev Equipment Repair Proposal #1709**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to ratify FitRev Equipment Repair Proposal #1709 in the amount of \$845.00, carried.
--

108

109 **B. Consideration of Keystone Pavers & Outdoor Pressure Washing Proposal**

110 Proposal tabled.

111

112 **C. Consideration of EMK Brick Pavers Pressure Washing Proposal #339**

113 Proposal tabled.

114

115 **D. Consideration of Seal & Shine Pressure Washing Gloss Sealing Finish 3-5 years Proposal**
116 **#392**

117 Proposal tabled.

118

119

120

121 **E. Consideration of Seal & Shine Pressure Washing Gloss Sealing Finish 2-4 years Proposal**
122 **#392**

123 Proposal tabled.

124

125 **F. Consideration of Xcellent Xteriors Pressure Washing Proposal #7665**

126 Proposal tabled.

127

128 **G. Consideration of Hurricane Clean Pressure Washing Proposal #2268**

129 Proposal tabled.

130

131 **H. Consideration of Resolution 2026-03; General Election 2026**

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, motion to adopt Resolution 2026-03; General Election 2026, carried.

132

133 **I. Current Number of Registered Voters (1,094)**

134 Ms. Zanoni updated the Board on the District's registered voter count as of April 15, 2026, which
135 was 1,094.

136

137 **SEVENTH ORDER OF BUSINESS** **Supervisor Request**

138 There being no requests or comments, the Board continued to the next order of business.

139

140 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

141 There being no audience comments, the Board continued to the next order of business.

142

143 **NINTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the meeting adjourned at 12:54 p.m.

144

145

146

147

148 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman



Harbour Isles CDD

Aquatics Report

5/11/2026

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.

Action Required

Continue to monitor & treat as necessary.

Target:



3



Comments:

This pond is in great condition.

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 good condition.

Action Required

Continue to monitor & treat as necessary.

Target:



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 lake is in great condition. Sonar treatment of the Hydrilla has been successful. I believe we have achieved total control that should be long-term.

Action Required

Continue to monitor & treat as necessary.

Target:

12



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



13



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

14



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



15



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

16



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



17



Comments:

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:

18



Comments:

This pond is in 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.

Action Required

Continue to monitor & treat as necessary.

Target:

22



Comments:

Minor algae observed along the shoreline

Action Required

Algae treatment

Target:

Filamentous Algae



23



Comments:

Shoreline weeds recently treated. The ditch is in good condition.

Action Required

Continue to monitor & treat as necessary.

Target:



Management Summary

All lakes remain in great condition this month. The treatment with SONAR for Hydrilla on lake 11 has been successful and we should see long-term results.

Some minor algae and minimal shoreline weeds were observed during the inspection. All of which have been treated. We will continue to monitor for growth on all sites.

Overall, I am extremely pleased with the condition of the property. Our team has done a tremendous job staying on top of the routine maintenance and has provided exceptional control of the Hydrilla and floating weeds as they return. We are in great shape for this time of year, which puts us in a strong position heading into the prime summer months.

We appreciate your continued business and trust.

Alex Kurth

Work Order



1936 Bruce B Downs Blvd Suite 308
 Wesley Chapel FL 33543
 (844) 525-3735,
 CustomerSupport@PremierLakesFL.com

DATE	05/19/2026 -
TECH(S)	Mitchell Hartwig
JOB #	1069839360

CUSTOMER
Harbour Isles CDD Angel Montagna 121 Spindle Shell Way Apollo Beach, Florida, 33572-3541 Angel.Montagna@inframark.com

SERVICE LOCATION
Harbour Isles CDD Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, Florida, 33572-3541 Angel.Montagna@inframark.com

JOB DETAILS	Annual Lake Maintenance - 3x/Month
--------------------	------------------------------------

JOB CATEGORY	Annual Lake Maintenance
---------------------	-------------------------

COMPLETION NOTES	<p>Treated sites 1-9, 11, 12, 21, 20, 14, 17, 16, 23 for shoreline weed growth. Treated sites 1-4, 7, 8, 9, 11, 21, and 17 for algae. Submersed treatment continued in sites 3/4, 7/8, and 17.</p> <p>Collected trash and several sites.</p> <p>Also, reached out to our fountains team about the fountain in site 1. He will be out here this week to address.</p> <p>Have a great day!</p>
-------------------------	--



Cristi Cochran
ULS

MAY LANDSCAPE AUDIT

Betty, Paul & Cristi In Attendance

Tuesday, May 12, 2026

Prepared For Board Of Supervisors

17 Issues Identified



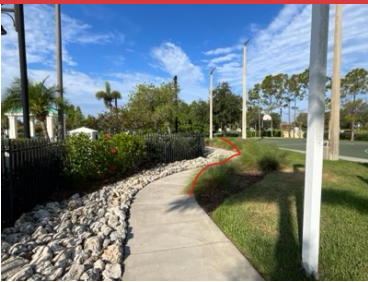
ISSUE 1

Assigned To Crew
Trim blue daze in half next visit



ISSUE 2

Assigned To Crew
Tip Podocarpus



ISSUE 3

Assigned To Crew
Trim grasses off sidewalk



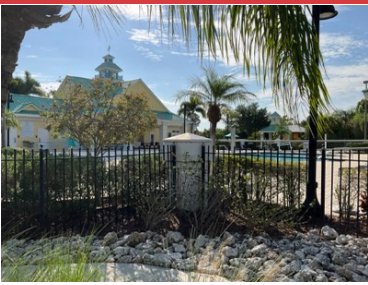
ISSUE 4

Assigned To Crew
Remove low pine limbs



ISSUE 5

Assigned To Crew
Flush cut this holly



ISSUE 6

Assigned To Irrigation

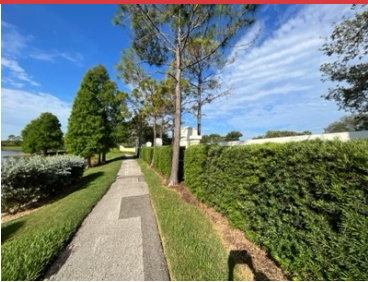
Do we have proper coverage on hibiscus?



ISSUE 7

Assigned To Crew

Tip prune silver buttonwood hedge



ISSUE 8

Assigned To Crew

Tip prune Podocarpus



ISSUE 9

Assigned To Crew

Tip plumbago



ISSUE 10

Assigned To Irrigation

Hot spot



ISSUE 11

Assigned To Cristi

What is causing this on Hong Kong Orchids?



ISSUE 12

Assigned To Crew

Trim plumbago off deck next visit



ISSUE 13

Assigned To Crew

Remove weed growing through playground stairs



ISSUE 14

Assigned To Crew

Blow debris out of rip rap next visit



ISSUE 15

Assigned To Crew

Hand prune top of hibiscus and off of wall



ISSUE 16

Assigned To Crew

Lower high Ti Plants with hand pruners



ISSUE 17

Assigned To Crew

Shape hedges RV lot, remove Spanish Moss from oaks near gate



PROPERTY MANAGER

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

propmgt@harbourislesfl.com

April 28th to May 26th, 2026 Clubhouse Operations/Maintenance Updates:

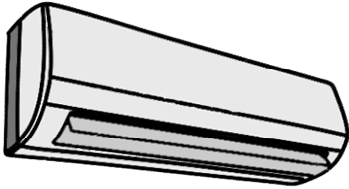
VENDORS:

- **PREMIER LAKES:**



- **ONGOING:** Treatment of all ponds for algae and Hydrilla.
- **PENDING:** Repairs of fountain in pond# 1 and bubblers.

- **ABM AIR CONDITIONING:**



. **COMPLETED:** Gym HVAC replacement was approved by county inspector.



- **UNITED LAND SERVICES:**



- Mowed areas on Common Property weekly.
- **ONGOING:** Cutbacks on Cockle Shell Loop, Hope Bay Loop, Royal Bonnet Dr and Train Track.
- **PENDING:** Trees cut backs behind Clubhouse.

- **CONSTRUCTION MANAGEMENT SERVICES:**
-

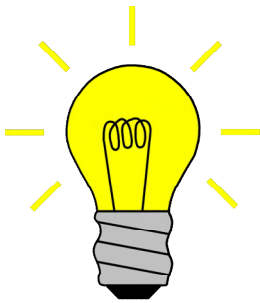
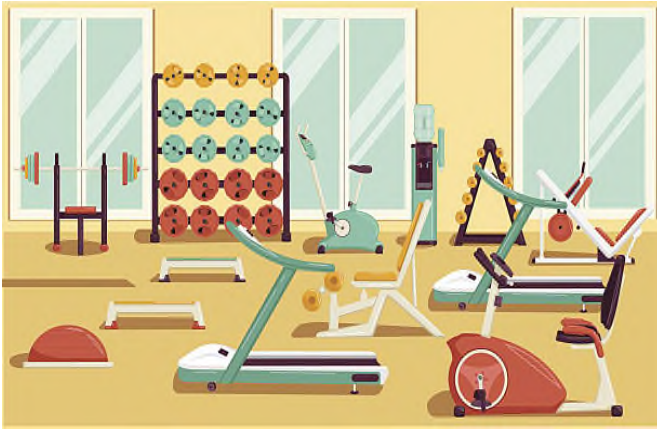


- **OASIS PALMS AND LANDSCAPING LLC.**

***PENDING:** Proposal to remove and replace St Augustine sod on Royal Bonnet Dr, and repair to asphalt sidewalk, behind clubhouse.



- **FITNESS REV:** Third quarterly PM checks for 2026.

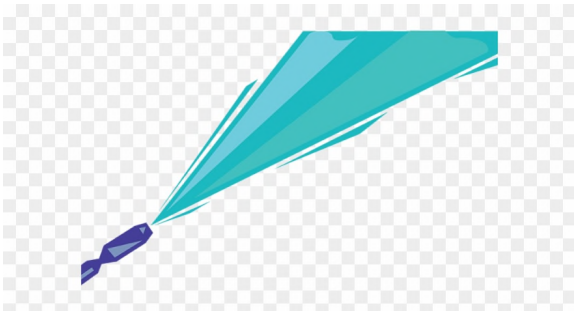


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:** repaired walking path lights behind the Clubhouse.



- **HURRICANE PRESSURE WASH:**

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



- **KAY LIAN CLEANING SERVICES:**



- Cleans restrooms, pool deck and gym twice weekly.
- Proposal to clean carpet inside the Gym.
- Upgrade their scope contract to clean outside windows.

11. NVIROTECT:

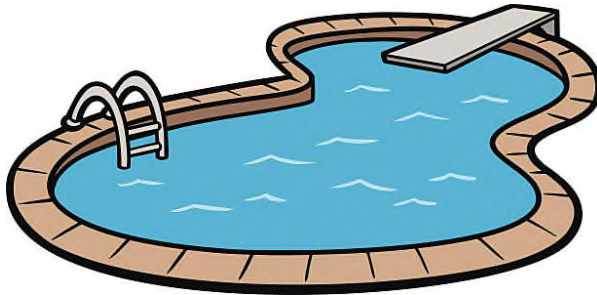


- **COMPLETED:** May 2026. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.



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

-



13. VERKADA:

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



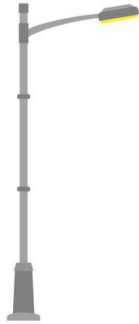


14. HILLSBOROUGH COUNTY:



- **PENDING:** All sidewalks that are raised and Wolf Branch Canal dredging.
- **RENEWED IN MARCH 2026:** All sidewalks in community, reported to the HCWD and County Commissioner's office.

15. TECO:



16. PROPERTY MANAGEMENT STAFF:

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



17. Green Works Inc:



18. Site Masters:

19. FINN OUTDOOR:

20. Florida Wild Life:



21. FDOT:



Incident Report

. No Incident Report.

Resident Relations

Rentals/ Events

. No rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing:



Quote

Kay-Lian Eco Cleaning Services

DATE: MAY,2026

Apollo Beach, Fl 33572

Email: kl.ecocleaning@gmail.com

Phone:813 493-2270

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

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Diane Urso / Peter Urso	Carpet Cleaning Service	Due on receipt	May, 2026

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Carpet Steam Cleaning Service Includes professional hot water extraction (steam cleaning) to remove dirt, stains, and allergens, restoring carpet appearance and freshness.	\$225.00	\$225.00
2	Equipment Transport & Setup Includes delivery, setup, and removal of professional-grade cleaning equipment.	\$125.00	\$125.00
	Service Notes • Please ensure all small furniture and personal items are cleared from carpeted areas prior to service. • Larger furniture may be cleaned around unless otherwise arranged. • Drying time may vary depending on ventilation and humidity (typically 6-12 hours). • Every precaution is taken to protect surrounding flooring, baseboards, and furnishings during service.		
	Payment Terms Invoices are due upon receipt. A 5% surcharge will be applied to any unpaid balance after 30 days.		

THANK YOU FOR YOUR BUSINESS

SALES TAX

TOTAL

\$350.00



Quote 2026

Kay-Lian Eco Cleaning Services

DATE: MARCH 2026

Apollo Beach, FL 33572

Email: kl.ecocleaning@gmail.com

Phone: 813 493-2270

TO Harbour Isles/Inframark
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Paul / Harbour Isles

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Diane Urso / Peter Urso	Harbour Isle Club House Windows	Due on receipt	March, 2026

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Service Description - Quarterly Exterior Window Quote		
1	Initial Deep External Cleaning (2nd Quarter Start-Up Service) Includes detailed exterior glass cleaning to restore windows to optimal condition. Additional time and labor required for first-time service.	\$500.00	\$500.00
2	Quarterly Maintenance Cleaning (Remaining Scheduled Services) Exterior window cleaning at reduced maintenance rate following restoration cleaning.	\$375.00	\$375.00
	Service Notes		
	<ul style="list-style-type: none"> • Every precaution is taken during cleaning; however, pre-existing loose or aged paint may experience minor peeling. • Reliable, professional service provided year-round 		
	Payment Terms		
	Invoices due upon receipt. A 5% surcharge applies to balances unpaid after 30 days.		
THANK YOU FOR YOUR BUSINESS			
		SALES TAX	
		TOTAL	



**1623 S. 51st Street
Tampa, FL 33619-5327**

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

BILL TO

Harbour Isles
22654 Cypress Blvd #101
Wesley Chapel, FL 33544 USA

ESTIMATE 255108362	ESTIMATE DATE May 11, 2026
------------------------------	--------------------------------------

JOB ADDRESS

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

Job: 83416

ESTIMATE DETAILS

Billable Account Work Authorization (Billable Account Work Authorization): Alvarez Plumbing & A/C responded to service request.

Technician observed: leaking 3 inch Wilkins 375 ser# L23131 meter#703503438

Recommend: replace backflow device

Alvarez plumbing proposes to remove existing 3" Wilkins 375 and replace and install new 3" Wilkins 375 backflow device. Recommending replacement due to age and visible deterioration of existing device which is leaking continuously from relief valve and is a failed device at this time. Alvarez plumbing will remove existing device and inlet/outlet shutoff valves from flanged fittings and replace flange gaskets and bolts and put new device and valves in place. Once we install new device we will put pipe stands underneath to support new device. Device will be painted blue per county code for visual identification purposes. Device will be tested after installation to ensure proper operation. Permits and test results will be filed with the county per code. Any unforeseen circumstances will be brought up at time of finding.

Billable Account: Final Balance to be calculated by billing department based on account terms.

SUB-TOTAL	\$8,579.76
TOTAL	\$8,579.76

SYNCHRONY FINANCING AVAILABLE - Ask about our easy application and fast funding solutions.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. By signing or otherwise accepting, I confirm that I am the owner or authorized representative of the property, have read and agree to the attached Terms & Conditions, and authorize Alvarez Plumbing & Air Conditioning to perform the work described. I understand this is a good-faith estimate based on known conditions and that the final price may change if unforeseen conditions, material increases, or additional labor are required.

I agree to pay all amounts due for work performed.

- This estimate is valid for thirty (30) days from the date issued.
- A 50% deposit is required prior to scheduling.

Sign here

Date



Alvarez Plumbing and Air Conditioning
 1623 S. 51st Street, Tampa, Florida 33619
 (813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning (“Contractor”) to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer’s delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney’s fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor’s liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez’s thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.



April 10, 2025

Proposal #19848426

Contact

Paul Ramsewak
Phone: 813 712-9758
propmgt@harbourislesfl.com

Customer

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

Job

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

PROPERTY IMPROVEMENTS

Asphalt Walking Path Repair and Pave

Scope of work:

1. Secure the job site for the safety of crew and public using barricades and/or cones.
2. Mill and/or remove as required existing asphalt in an area totaling approximately 17,200 square feet.
3. Repair base and slopes as needed in preparation for paving.
4. Haul off debris from repair and tack areas, as necessary.
5. Pave using Type SP 9.5 asphalt in an area totaling approximately 17,200 square feet and compact to 1.25".
6. Clean up the job site.

Labor and Material - \$58,868.00

Notes:

*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

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*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



April 10, 2025

Proposal #19848426

Contact

Paul Ramsewak
Phone: 813 712-9758
propmgt@harbourislesfl.com

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- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
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- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

90% Upon Substantial Completion, 10% Net 30 Days

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



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If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$58,868.00



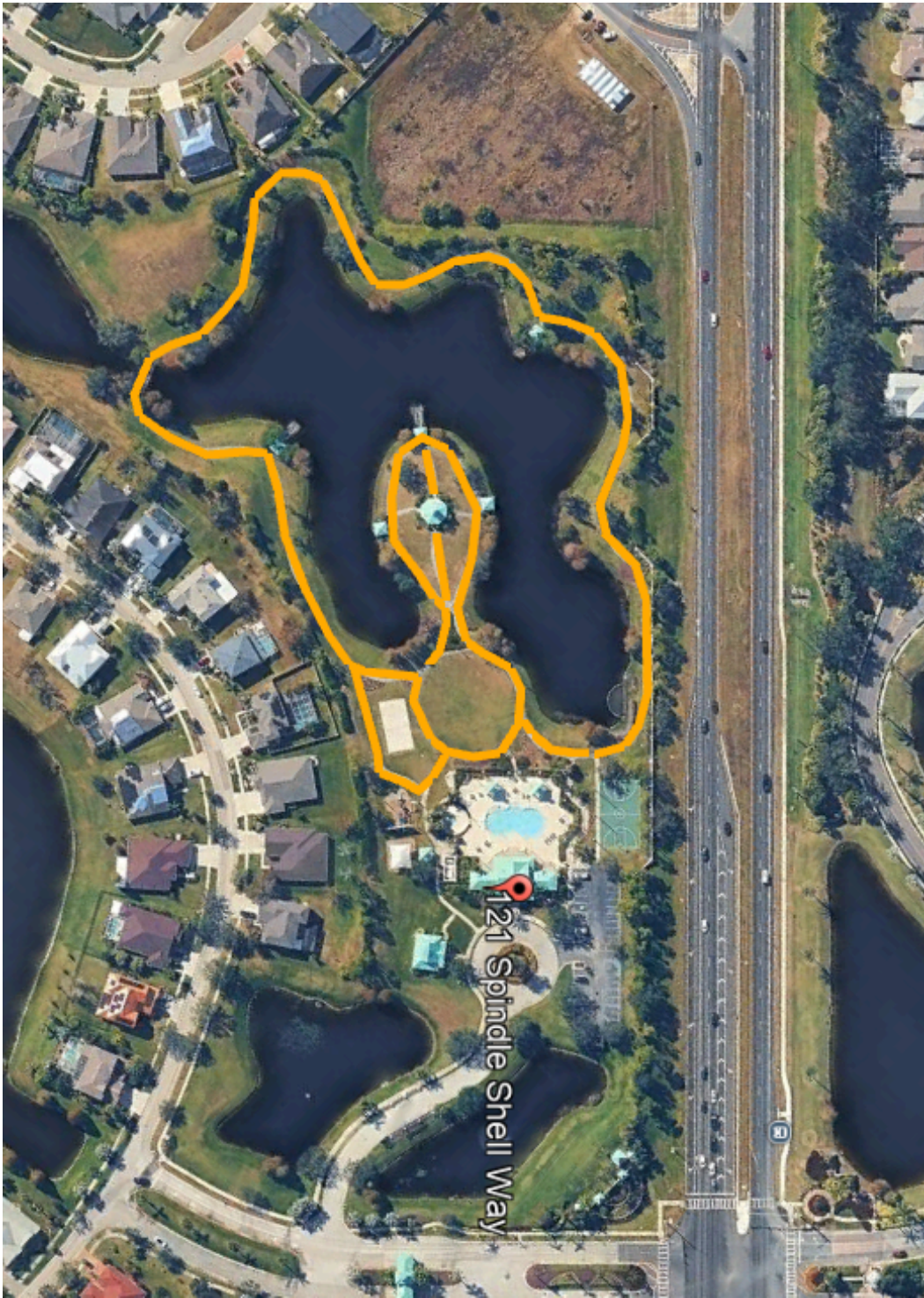
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PROPERTY IMPROVEMENTS

Asphalt Walking Path Repair

Scope of work:

1. Secure the job site for the safety of crew and public using barricades and/or cones.
2. Saw cut and or mill and remove 27 areas of damaged asphalt totaling approximately 2,706 square feet.
3. Haul off debris from repair and tack areas, if necessary.
4. Patch using Type SP-9.5 asphalt in 27 areas totaling approximately 2,706 square feet and compacted up to 1.5".
5. Clean up the job site.

Labor and Material - \$23,738.00

Notes:

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Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



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ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

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Customer’s Authorized Signature _____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$23,738.00



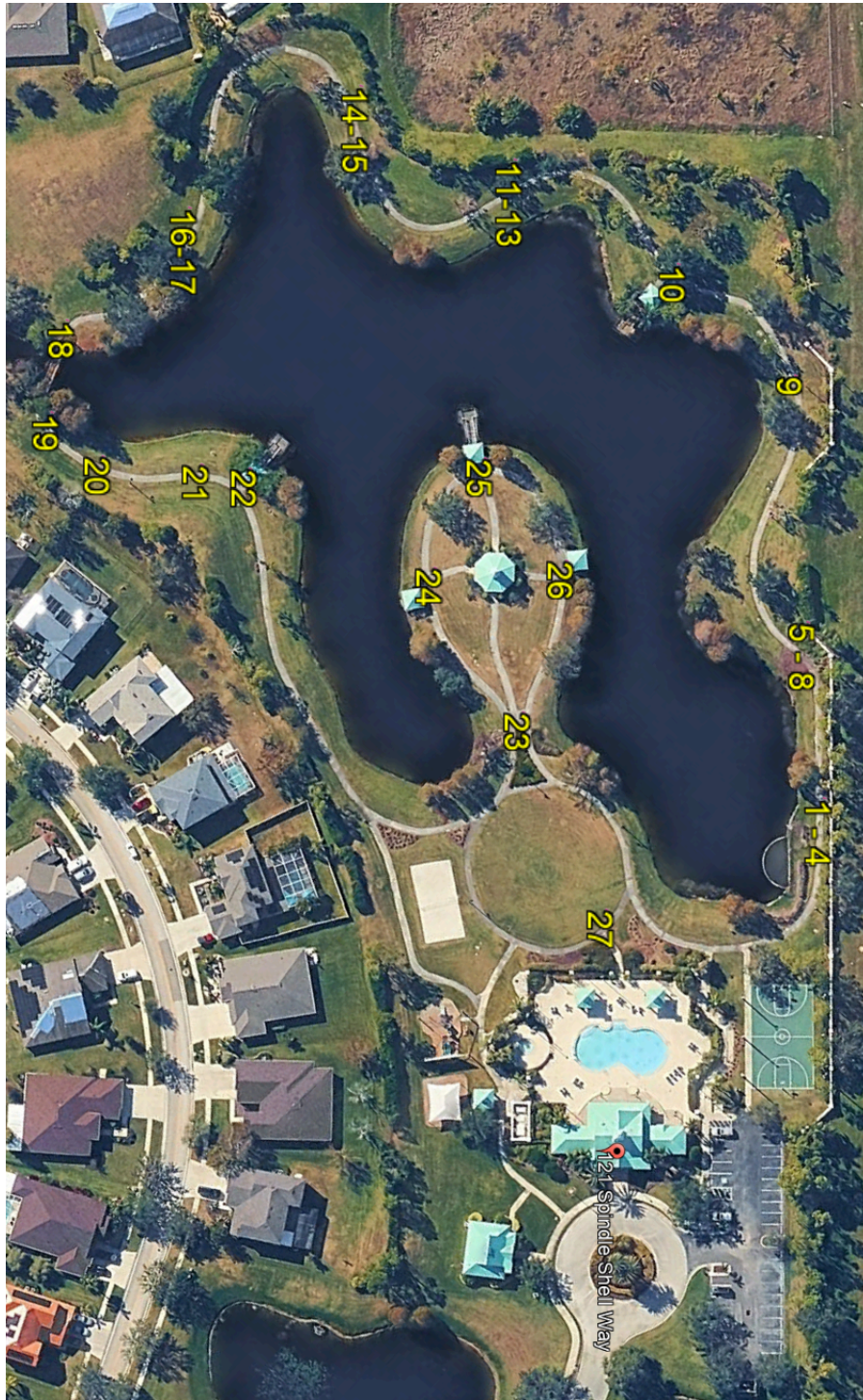
Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Asphalt Repairs - 27 areas - 2,706 Square Feet



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Harbour Isles Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 25, 2026, at 11:00 a.m. at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 26, 2026.

Attested By:

**Harbour Isles
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



Harbour Isles
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

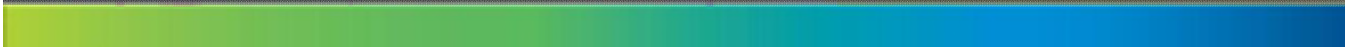
May 19, 2026

CLEAR PARTNERSHIPS



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Harbour Isles
Community Development District

Budget Overview
FY 2027





Harbour Isles
Community Development District

Operating Budget
FY 2027



Harbour Isles
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$10,000.00	\$18,290.00	\$18,593.15	\$36,883.15	269%	\$15,000.00
Interest - Tax Collector	\$570.00	\$1,095.00	\$0.00	\$1,095.00	92%	\$1,200.00
Rental Income	\$16,000.00	\$21,864.00	\$0.00	\$21,864.00	37%	\$20,000.00
Special Assmnts- Tax Collector	\$1,060,653.00	\$1,015,200.00	\$45,453.00	\$1,060,653.00	0%	\$1,100,604.26
Special Assmnts- Discounts	-\$42,426.00	-\$39,659.00	\$0.00	-\$39,659.00	-7%	-\$44,024.17
Other Miscellaneous Revenues	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Facility Revenue	\$200.00	\$376.00	\$0.00	\$376.00	88%	\$200.00
TOTAL REVENUES	\$1,045,497.00	\$1,017,166.00	\$64,546.15	\$1,081,712.15		\$1,093,480.09
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$7,400.00	\$4,600.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$474.00	\$444.00	\$918.00	0%	\$918.00
ProfServ-Arbitrage Rebate	\$600.00	\$0.00	\$600.00	\$600.00	0%	\$600.00
ProfServ-Engineering	\$20,000.00	\$4,125.00	\$15,875.00	\$20,000.00	0%	\$20,000.00
ProfServ-Legal Services	\$20,000.00	\$8,118.00	\$11,882.00	\$20,000.00	0%	\$20,000.00
ProfServ-Mgmt Consulting	\$54,642.00	\$27,321.00	\$27,773.83	\$55,094.83	1%	\$54,642.00
ProfServ-Special Assessment	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$5,000.00
ProfServ-Trustee Fees	\$4,000.00	\$3,887.00	\$113.00	\$4,000.00	0%	\$4,000.00
Auditing Services	\$4,000.00	\$3,700.00	\$300.00	\$4,000.00	0%	\$4,000.00
Website Hosting/Email services	\$2,000.00	\$1,000.00	\$1,016.57	\$2,016.57	1%	\$2,000.00
Postage and Freight	\$500.00	\$214.00	\$286.00	\$500.00	0%	\$2,200.00
Insurance - General Liability	\$4,803.00	\$4,525.00	\$4,600.00	\$9,125.00	90%	\$4,978.00
Public Officials Insurance	\$4,064.00	\$3,829.00	\$3,892.46	\$7,721.46	90%	\$4,212.00
Legal Advertising	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Misc-Assessment Collection Cost	\$21,213.00	\$19,511.00	\$1,702.00	\$21,213.00	0%	\$22,012.09
Bank Fees	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Misc-Web Hosting	\$1,583.00	\$0.00	\$1,583.00	\$1,583.00	0%	\$1,583.00
Miscellaneous Expenses	\$1,600.00	\$151.00	\$1,449.00	\$1,600.00	0%	\$1,600.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$159,098.00	\$89,430.00	\$78,116.87	\$167,546.87		\$161,920.09
<i>Electric Utility Services</i>						
Electricity - Streetlights	\$148,000.00	\$67,299.00	\$68,414.45	\$135,713.45	-8%	\$155,000.00
Utility Services	\$25,000.00	\$11,964.00	\$12,162.30	\$24,126.30	-3%	\$27,000.00
Total Electric Utility Services	\$173,000.00	\$79,263.00	\$80,576.75	\$159,839.75		\$182,000.00
<i>Garbage/Solid Waste Services</i>						
Garbage - Recreation Facility	\$4,000.00	\$3,505.00	\$495.00	\$4,000.00	0%	\$4,400.00
Total Garbage/Solid Waste Services	\$4,000.00	\$3,505.00	\$495.00	\$4,000.00		\$4,400.00

Harbour Isles

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
Water-Sewer Comb Services			\$0.00	\$0.00	0%	
Utility Services	\$6,000.00	\$5,052.00	\$5,135.73	\$10,187.73	70%	\$10,000.00
Total Water-Sewer Comb Services	\$6,000.00	\$5,052.00	\$5,135.73	\$10,187.73		\$10,000.00
Stormwater Control			\$0.00	\$0.00	0%	
Midge Fly Treatment	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
R&M-Stormwater System	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
R&M-Wetland Monitoring	\$17,600.00	\$2,000.00	\$15,600.00	\$17,600.00	0%	\$17,600.00
R&M Lake & Pond Bank	\$55,000.00	\$41,450.00	\$13,550.00	\$55,000.00	0%	\$25,000.00
Fountain Maintenance	\$2,500.00	\$12,717.00	\$0.00	\$12,717.00	409%	\$2,500.00
Aquatic Maintenance	\$39,600.00	\$19,800.00	\$19,800.00	\$39,600.00	0%	\$41,184.00
Aquatic Plant Replacement	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Total Stormwater Control	\$127,700.00	\$75,967.00	\$61,950.00	\$137,917.00		\$99,284.00
Other Physical Environment			\$0.00	\$0.00	0%	
Insurance - Property	\$30,027.00	\$28,474.00	\$28,945.94	\$57,419.94	91%	\$27,050.00
Insurance - Flood	\$9,973.00	\$0.00	\$9,973.00	\$9,973.00	0%	\$10,000.00
Insurance - Crime	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
R&M-Irrigation	\$30,000.00	\$1,974.00	\$28,026.00	\$30,000.00	0%	\$30,000.00
Landscape Maintenance	\$155,953.00	\$77,958.00	\$77,995.00	\$155,953.00	0%	\$156,000.00
Landscape Replacement	\$40,000.00	\$20,772.00	\$19,228.00	\$40,000.00	0%	\$40,000.00
Annual Mulching	\$20,000.00	\$22,514.00	\$0.00	\$22,514.00	13%	\$23,000.00
Entry & Walls Maintenance	\$4,000.00	\$3,250.00	\$750.00	\$4,000.00	0%	\$15,000.00
Holiday Lighting & Decorations	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Other Physical Environment	\$292,453.00	\$154,942.00	\$167,417.94	\$322,359.94		\$303,550.00
Security Operations	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Contracts-Security Services	\$31,000.00	\$33,872.00	\$0.00	\$33,872.00	9%	\$32,000.00
R&M-Security Cameras	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Guard & Gate Facility Maintenance	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Total Security Operations	\$35,500.00	\$33,872.00	\$4,500.00	\$38,372.00		\$36,500.00
Contingency			\$0.00	\$0.00	0%	
Miscellaneous Expenses	\$15,000.00	\$2,014.00	\$12,986.00	\$15,000.00	0%	\$15,000.00
Total Contingency	\$15,000.00	\$2,014.00	\$12,986.00	\$15,000.00		\$15,000.00
Parks and Recreation			\$0.00	\$0.00	0%	
ProfServ-Pool Maintenance	\$15,000.00	\$10,815.00	\$10,994.25	\$21,809.25	45%	\$15,600.00
Clubhouse - Facility Janitorial Service	\$12,000.00	\$6,869.00	\$5,131.00	\$12,000.00	0%	\$12,480.00
Lighting Replacement	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Contracts-Mgmt Services	\$128,746.00	\$64,289.00	\$64,457.00	\$128,746.00	0%	\$128,746.00
Contracts-Pest Control	\$2,000.00	\$948.00	\$1,052.00	\$2,000.00	0%	\$2,000.00
Telephone/Fax/Internet Services	\$8,000.00	\$4,528.00	\$3,472.00	\$8,000.00	0%	\$10,000.00
R&M-Pools	\$3,000.00	\$9,696.00	\$0.00	\$9,696.00	223%	\$3,000.00
R&M-Fitness Equipment	\$2,500.00	\$420.00	\$2,080.00	\$2,500.00	0%	\$2,500.00
Maintenance & Repairs	\$45,000.00	\$81,129.00	\$0.00	\$81,129.00	80%	\$50,000.00
Furniture Repair/Replacement	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00

Harbour Isles
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
Access Control	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Office Supplies	\$2,500.00	\$851.00	\$1,649.00	\$2,500.00	0%	\$2,500.00
Dog Waste Station Supplies	\$2,000.00	\$823.00	\$1,177.00	\$2,000.00	0%	\$2,000.00
<i>Paver Sealing</i>	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
<i>Trail/Bike Path Maintenance</i>	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00
Total Parks and Recreation	\$232,746.00	\$180,368.00	\$102,012.25	\$282,380.25		\$280,826.00
TOTAL EXPENDITURES	\$1,045,497.00	\$624,413.00	\$513,190.56	\$1,137,603.56		\$1,093,480.09
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$392,753.00	-\$448,644.41	-\$55,891.41	0%	\$0.00
Net change in fund balance		\$392,753.00	-\$448,644.41	-\$55,891.41	0%	\$0.00
FUND BALANCE, BEGINNING	\$510,766.00	\$510,766.00	\$0.00	\$510,766.00	0%	\$454,874.59
FUND BALANCE, ENDING	\$510,766.00	\$903,519.00	-\$448,644.41	\$454,874.59	-11%	\$454,874.59

Harbour Isles
Community Development District



Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$510,766.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Funds Available - 9/30/2026	\$510,766.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Nonspendable Fund Balance	
Deposits	\$18,687.00
First Quarter Operating Reserve	273,370.02
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Total Allocation of Available Funds	\$292,057.02
Estimated Remaining Undesignated Cash as of 9/30/2027	\$218,708.98

Notes

(1) Represents approximately 3 months of operating expenditures



Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027**Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027**Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027**Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027**Amenity (Continued)****Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.



Harbour Isles
Community Development District

Debt Service Budget
FY 2027



Harbour Isles
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,202.00	\$0.00	\$2,202.00	0%	\$0.00
Special Assmnts- Tax Collector	\$312,608.00	\$298,651.00	\$13,957.00	\$312,608.00	0%	\$312,608.28
Special Assmnts- Discounts	-\$12,504.00	-\$11,667.00	\$0.00	-\$11,667.00	-7%	-\$12,504.33
TOTAL REVENUES	\$300,104.00	\$289,186.00	\$13,957.00	\$303,143.00		\$300,103.95
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$6,252.00	\$5,740.00	\$512.00	\$6,252.00	0%	\$6,252.17
Total Administrative	\$6,252.00	\$5,740.00	\$512.00	\$6,252.00		\$6,252.17
<i>Debt Service</i>						
Principal Debt Retirement	\$236,000.00	\$0.00	\$236,000.00	\$236,000.00	0%	\$240,000.00
Interest Expense	\$59,496.00	\$29,670.00	\$29,826.00	\$59,496.00	0%	\$55,366.42
Total Debt Service	\$295,496.00	\$29,670.00	\$265,826.00	\$295,496.00		\$295,366.42
TOTAL EXPENDITURES	\$301,748.00	\$35,410.00	\$266,338.00	\$301,748.00		\$301,618.59
Excess (deficiency) of revenues Over (under) expenditures	-\$1,644.00	\$253,776.00	-\$252,381.00	\$1,395.00	-185%	-\$1,514.64
Net change in fund balance		\$253,776.00	-\$252,381.00	\$1,395.00	0%	-\$1,514.64
FUND BALANCE, BEGINNING	\$109,912.00	\$109,912.00	\$0.00	\$109,912.00	0%	\$111,307.00
FUND BALANCE, ENDING	\$109,912.00	\$363,688.00	-\$252,381.00	\$111,307.00	1%	\$109,792.36

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT

	11/1/2025	11/1/2026	11/1/2027
Series 2021 Bonds	\$2,598,000.00	\$2,362,000.00	\$2,122,000.00

**Special Assessment Refunding Bond, Series 2021
 Amortization Schedule**

Debt Service Schedule (After 08/01/2025 Payment Date)

Date	Principal	Rate	Interest	Total	Annual
11/1/2026			\$27,683.21	\$27,683.21	\$293,353.31
5/1/2027	\$240,000.00	1.8684%	\$27,683.21	\$267,683.21	
11/1/2027			\$25,441.13	\$25,441.13	\$293,124.34
5/1/2028	\$245,000.00	2.0307%	\$25,441.13	\$270,441.13	
11/1/2028			\$22,953.52	\$22,953.52	\$293,394.65
5/1/2029	\$250,000.00	2.1634%	\$22,953.52	\$272,953.52	
11/1/2029			\$20,249.27	\$20,249.27	\$293,202.80
5/1/2030	\$255,000.00	2.2766%	\$20,249.27	\$275,249.27	
11/1/2030			\$17,346.61	\$17,346.61	\$292,595.88
5/1/2031	\$262,000.00	2.3755%	\$17,346.61	\$279,346.61	
11/1/2031			\$14,234.70	\$14,234.70	\$293,581.31
5/1/2032	\$268,000.00	2.4614%	\$14,234.70	\$282,234.70	
11/1/2032			\$10,936.43	\$10,936.43	\$293,171.13
5/1/2033	\$275,000.00	2.5351%	\$10,936.43	\$285,936.43	
11/1/2033			\$7,450.67	\$7,450.67	\$293,387.09
5/1/2034	\$282,000.00	2.5995%	\$7,450.67	\$289,450.67	
11/1/2034			\$3,785.37	\$3,785.37	\$293,236.04
5/1/2035	\$285,000.00	2.6564%	\$3,785.37	\$288,785.37	
	\$2,598,000.00		\$359,502.02	\$2,957,502.02	

District Name

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Harbour Isles

Community Development District

Supporting Budget Schedule

FY 2027



HARBOUR ISLES
Community Development District

**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Product & Phase	General Fund 001			Series 2021 Debt Service			Total Assessments per Unit				Total	DS
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change	Units	Units
Single Family 70'	\$1,994.82	\$1,922.41	3.8%	\$585.62	\$585.62	0.0%	\$2,580.44	\$2,508.03	\$72.41	2.9%	243	238
Single Family 80'	\$2,274.10	\$2,191.55	3.8%	\$648.81	\$648.81	0.0%	\$2,922.91	\$2,840.36	\$82.55	2.9%	152	151
Single Family 90'	\$2,573.32	\$2,479.91	3.8%	\$730.68	\$730.68	0.0%	\$3,304.01	\$3,210.60	\$93.41	2.9%	105	103
											500	492



**7823 N Dale Mabry Hwy
STE 107
Tampa, FL 33614**

813-870-2966

Quote

Date	Quote #
4/24/2026	17691

Name / Address
Harbour Isles Paul Ramsewak 121 Spindle Shell Way Apollo Beach, FL 33572

Rep
CJ

Item	Description	Qty	Cost	Total
Parts	Multi Machine			
Parts	HAND GRIP	1	45.00	45.00T
Parts	SEAT PAD	1	345.00	345.00T
Parts	WEIGHT PINS	3	64.00	192.00T
Parts	LARGE PULLEYS	6	45.00	270.00T
Parts	SMALL PULEYS	4	35.00	140.00T
Labor	Labor	2	80.00	160.00
Freight Sales (INV)	Freight Charges are subject to change		45.00	45.00

Subtotal			\$1,197.00
Sales Tax (0.0%)			\$0.00
Total			\$1,197.00

This quote becomes an order with signature approval and returned to service@fitrev.com

Signed by:
SAMANTHA ZANONI
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