



Harbour Isles Community Development District

September 22, 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
Vivek Babbar, District Counsel
Stephen Brletic, District Engineer
Paul Ramsewak, Onsite Manager
Diana Lopez, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, September 22, 2026 – 11:00 a.m.

The Regular Meeting of the Harbour Isles Community Development District will be held 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.

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

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 August 2026 Financial Statements..... Page 3
 - B. Consideration of August 25, 2026, Meeting Minutes Page 17
5. **Staff Reports and Updates**
 - A. Aquatics Report Page 23
 - B. Landscape Report..... Page 37
 - i. Review of United September 2026 Irrigation Report..... Page 44
 - ii. Consideration of United September Irrigation Repairs Proposal #249157 Page 51
 - iii. Consideration of United Clubhouse Entrance Proposal #249327 Page 53
 - iv. Consideration of United Replace 3 Queen Palms with Foxtails Proposal #236074..... Page 62
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
 - F. Onsite Manager Report..... Page 68
 - i. Consideration of Monark Card Reader, Verkada 10yr Door License, & Door Controller Proposal #00010848..... Page 80
 - ii. Consideration of The Pressure Guys Pressure Washing Proposal #6558..... Page 81
6. **Business Items**
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, October 27, 2026, at 11:00 a.m.

HARBOUR ISLES
Community
Development
District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



HARBOUR ISLES

Community Development District

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HARBOUR ISLES
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

HARBOUR ISLES

Community Development District

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

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2021	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 635,528	\$ 231,378	\$ -	\$ 866,906
Due From Other Funds	18,485	-	-	18,485
Investments:				
Revenue Fund	-	-	112,196	112,196
Prepaid Items	3,713	-	-	3,713
Utility Deposits - TECO	18,687	-	-	18,687
TOTAL ASSETS	\$ 676,413	\$ 231,378	\$ 112,196	\$ 1,019,987
<u>LIABILITIES</u>				
Accounts Payable	\$ 9,104	\$ -	\$ -	\$ 9,104
Accrued Expenses	14,350	-	-	14,350
Due To Other Funds	-	18,485	-	18,485
TOTAL LIABILITIES	23,454	18,485	-	41,939
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	3,713	-	-	3,713
Deposits	18,687	-	-	18,687
Restricted for:				
Debt Service	-	-	112,196	112,196
Assigned to:				
Operating Reserves	261,374	-	-	261,374
Unassigned:	369,185	212,893	-	582,078
TOTAL FUND BALANCES	\$ 652,959	\$ 212,893	\$ 112,196	\$ 978,048
TOTAL LIABILITIES & FUND BALANCES	\$ 676,413	\$ 231,378	\$ 112,196	\$ 1,019,987

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 10,000	\$ 30,096	\$ 20,096	300.96%
Interest - Tax Collector	570	1,414	844	248.07%
Rental Income	16,000	39,809	23,809	248.81%
Special Assmnts- Tax Collector	1,060,653	1,060,653	-	100.00%
Special Assmnts- Discounts	(42,426)	(38,881)	3,545	91.64%
Other Miscellaneous Revenues	500	25	(475)	5.00%
Facility Revenue	200	576	376	288.00%
TOTAL REVENUES	1,045,497	1,093,692	48,195	104.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	13,200	(1,200)	110.00%
FICA Taxes	918	826	92	89.98%
ProfServ-Arbitrage Rebate	600	-	600	0.00%
ProfServ-Engineering	20,000	6,990	13,010	34.95%
ProfServ-Legal Services	20,000	16,570	3,430	82.85%
ProfServ-Mgmt Consulting	54,642	50,089	4,553	91.67%
ProfServ-Special Assessment	5,000	5,000	-	100.00%
ProfServ-Trustee Fees	4,000	4,630	(630)	115.75%
Auditing Services	4,000	3,700	300	92.50%
Website Hosting/Email services	2,000	1,834	166	91.70%
Postage and Freight	500	478	22	95.60%
Insurance - General Liability	4,803	4,525	278	94.21%
Public Officials Insurance	4,064	3,829	235	94.22%
Legal Advertising	1,000	346	654	34.60%
Misc-Assessment Collection Cost	21,213	20,435	778	96.33%
Bank Fees	1,000	-	1,000	0.00%
Misc-Web Hosting	1,583	27	1,556	1.71%
Miscellaneous Expenses	1,600	797	803	49.81%
Annual District Filing Fee	175	175	-	100.00%
Total Administration	159,098	133,451	25,647	83.88%

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 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	126,835	21,165	85.70%
Utility Services	25,000	21,205	3,795	84.82%
Total Electric Utility Services	173,000	148,040	24,960	85.57%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	4,000	7,225	(3,225)	180.63%
Total Garbage/Solid Waste Services	4,000	7,225	(3,225)	180.63%
<u>Water-Sewer Comb Services</u>				
Utility Services	6,000	10,169	(4,169)	169.48%
Total Water-Sewer Comb Services	6,000	10,169	(4,169)	169.48%
<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	4,875	12,725	27.70%
R&M Lake & Pond Bank	55,000	42,220	12,780	76.76%
Fountain Maintenance	2,500	14,392	(11,892)	575.68%
Aquatic Maintenance	39,600	36,300	3,300	91.67%
Aquatic Plant Replacement	2,500	-	2,500	0.00%
Total Stormwater Control	127,700	97,787	29,913	76.58%
<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	6,008	23,992	20.03%
Landscape Maintenance	155,953	145,435	10,518	93.26%
Landscape Replacement	40,000	33,562	6,438	83.91%
Annual Mulching	20,000	22,514	(2,514)	112.57%
Entry & Walls Maintenance	4,000	11,360	(7,360)	284.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Total Other Physical Environment	292,453	247,353	45,100	84.58%

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 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	3,038	11,962	20.25%
Total Contingency	15,000	3,038	11,962	20.25%
<u>Parks and Recreation</u>				
ProfServ-Pool Maintenance	15,000	17,115	(2,115)	114.10%
Clubhouse - Facility Janitorial Service	12,000	12,596	(596)	104.97%
Lighting Replacement	6,000	-	6,000	0.00%
Contracts-Mgmt Services	128,746	108,577	20,169	84.33%
Contracts-Pest Control	2,000	1,792	208	89.60%
Telephone/Fax/Internet Services	8,000	8,778	(778)	109.73%
R&M-Pools	3,000	4,059	(1,059)	135.30%
R&M-Fitness Equipment	2,500	3,525	(1,025)	141.00%
Maintenance & Repairs	45,000	100,236	(55,236)	222.75%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control	1,000	-	1,000	0.00%
Office Supplies	2,500	2,881	(381)	115.24%
Dog Waste Station Supplies	2,000	1,795	205	89.75%
Total Parks and Recreation	232,746	261,354	(28,608)	112.29%
TOTAL EXPENDITURES	1,045,497	942,289	103,208	90.13%
Excess (deficiency) of revenues Over (under) expenditures	-	151,403	151,403	0.00%
Net change in fund balance	\$ -	\$ 151,403	\$ 151,403	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	501,556	501,556		
FUND BALANCE, ENDING	\$ 501,556	\$ 652,959		

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,455	\$ 7,455	0.00%
Other Miscellaneous Revenues	-	13,617	13,617	0.00%
TOTAL REVENUES	-	21,072	21,072	0.00%
<u>EXPENDITURES</u>				
<u>Parks and Recreation</u>				
R&M-Pools	-	18,485	(18,485)	0.00%
Total Parks and Recreation	-	18,485	(18,485)	0.00%
TOTAL EXPENDITURES	-	18,485	(18,485)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,587	2,587	0.00%
Net change in fund balance	\$ -	\$ 2,587	\$ 2,587	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	210,306		
FUND BALANCE, ENDING	\$ -	\$ 212,893		

HARBOUR ISLES

Community Development District

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

For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,059	\$ 5,059	0.00%
Special Assmnts- Tax Collector	312,608	312,022	(586)	99.81%
Special Assmnts- Discounts	(12,504)	(11,438)	1,066	91.47%
TOTAL REVENUES	300,104	305,643	5,539	101.85%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,252	6,012	240	96.16%
Total Administration	6,252	6,012	240	96.16%
<u>Debt Service</u>				
Principal Debt Retirement	236,000	236,000	-	100.00%
Principal Prepayments	-	2,000	(2,000)	0.00%
Interest Expense	59,496	59,347	149	99.75%
Total Debt Service	295,496	297,347	(1,851)	100.63%
TOTAL EXPENDITURES	301,748	303,359	(1,611)	100.53%
Excess (deficiency) of revenues Over (under) expenditures	(1,644)	2,284	3,928	0.00%
Net change in fund balance	\$ (1,644)	\$ 2,284	\$ 3,928	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	109,912	109,912		
FUND BALANCE, ENDING	\$ 108,268	\$ 112,196		

HARBOUR ISLES
Community Development District

Supporting Schedules

August 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
01/06/26	\$ 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
05/05/26	\$ 3,172	\$ (94)	\$ 65	\$ 3,143	\$ 2,428	\$ 714
06/04/26	\$ 14,483	\$ (430)	\$ 296	\$ 14,348	\$ 11,087	\$ 3,261
06/17/26	\$ 16,234	\$ (482)	\$ 331	\$ 16,083	\$ 12,427	\$ 3,656
TOTAL	\$ 1,295,909	\$ 50,319	\$ 26,447	\$ 1,372,675	\$ 1,060,653	\$ 312,022
% COLLECTED				100%	100%	100%

Cash and Investment
August 31, 2026

GENERAL FUND					
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account	Valley National	High Yielding Checking Acct.	n/a	3.56%	\$ 635,528
				<i>Subtotal</i>	<u>\$ 635,528</u>
RESERVE FUND					
Reserve Fund	Valley National	Checking account	n/a	3.56%	\$ 231,378
				<i>Subtotal</i>	<u>\$ 231,378</u>
DEBT SERVICE FUNDS					
Series 2021 Revenue Account	US Bank	Open-Ended Comm. Paper	n/a	3.50%	\$ 112,196
				<i>Subtotal</i>	<u>\$ 112,196</u>
				Total	<u>\$ 979,102</u>

Harbour Isles CDD

Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101002 Balance	635,528.03	Statement Balance	648,936.91
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	648,936.91
Subtotal	635,528.03	Outstanding Checks	-13,408.88
Negative Adjustments	0.00		
		Ending Balance	635,528.03
Ending G/L Balance	635,528.03		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/25/2026	Payment	100252	QFC SUPPLY COMPANY INC	Inv: 15-17843			-366.00
08/25/2026	Payment	100253	TORELLI GLASS SALES INC	Inv: 070726-FINAL			-732.50
08/25/2026	Payment	100254	STRALEY ROBIN VERICKER , P.A.	Inv: 28908			-2,231.00
08/28/2026	Payment	300219	SPECTRUM	Inv: 2852592081326			-145.38
08/31/2026	Payment	100255	ABM INDUSTRIES INC	Inv: 19960623			-9,934.00
Total Outstanding Checks							-13,408.88
Outstanding Deposits							
Total Outstanding Deposits							

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

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

001	100237	08/05/26	ABM INDUSTRIES INC	19947914	June 2026- Gym AC	R&M-Fitness Equipment	546115-57201	\$600.00
001	100238	08/05/26	STRALEY ROBIN VERICKER , P.A.	28748	June 2026 District counsel services	ProfServ-Legal Services	531023-51401	\$1,464.00
001	100239	08/05/26	INFRAMARK LLC	184688	JUNE 2026 SERVICES	Misc-Web Hosting	549915-51301	\$26.67
001	100239	08/05/26	INFRAMARK LLC	184688	JUNE 2026 SERVICES	Postage and Freight	541006-51301	\$17.16
001	100240	08/05/26	BUSINESS OBSERVER, INC	26-02661H	7/24/2026 Legal Advertising	Legal Advertising	548002-51301	\$183.75
001	100241	08/11/26	NVIROTECT PEST CONTROL SERVICES, INC	400440	July 2026- Pest Control	Contracts-Pest Control	534125-57201	\$176.00
001	100242	08/11/26	ADP	727752467	July 2026- Payroll Services	Miscellaneous Expenses	549999-51301	\$53.50
001	100243	08/11/26	PREMIER LAKES INC	4360	Aug 2026- Aquatics	Aquatic Maintenance	546995-53805	\$3,300.00
001	100244	08/11/26	BUSINESS OBSERVER, INC	26-02680H	July 2026- Legal Advertising	Legal Advertising	548002-51301	\$76.56
001	100245	08/14/26	ABM INDUSTRIES INC	19962583	July 2026- AC Repairs	Maintenance & Repairs	546920-57201	\$681.00
001	100246	08/14/26	INFRAMARK LLC	186071	Aug 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51201	\$4,553.50
001	100246	08/14/26	INFRAMARK LLC	186071	Aug 2026- Management Fees	Website Hosting/Email services	534369-51301	\$166.67
001	100247	08/14/26	UNITED LAND SERVICES	219318	July 2026- Irrigation repairs	R&M-Irrigation	546041-53908	\$1,313.90
001	100247	08/14/26	UNITED LAND SERVICES	219905	Aug 2026- Ant Control	Landscape Maintenance	546300-53908	\$2,496.60
001	100248	08/14/26	VESTA PROPERTY SERVICES, INC.	433742	Aug 2026- Amenity Mgmt	Contracts-Mgmt Services	534001-57201	\$10,729.00
001	100248	08/14/26	VESTA PROPERTY SERVICES, INC.	433861	Aug 2026- Pool Contract	R&M-Pools	546074-57201	\$1,200.00
001	100248	08/14/26	VESTA PROPERTY SERVICES, INC.	WC401	July 2026- Pool Maint	ProfServ-Pool Maintenance	531034-57201	\$300.00
001	100249	08/25/26	ALVAREZ PLUMBING COMPANY	86164	June installation of new backflow preventer	Maintenance & Repairs	546920-57201	\$8,579.76
001	100250	08/25/26	INFRAMARK LLC	187219	Jul 2026- Postage	Postage and Freight	541006-51301	\$2.28
001	100251	08/25/26	UNITED LAND SERVICES	220379	Aug 2026- Landscape contract	Landscape Maintenance	546300-53908	\$12,996.02
001	100252	08/25/26	QFC SUPPLY COMPANY INC	15-17843	Aug 2026- Dog station supplies	Dog Waste Station Supplies	552160-57201	\$366.00
001	100253	08/25/26	TORELLI GLASS SALES INC	070726-FINAL	FINAL PMT JULY INSTALL IMPACT GLASS IN UNIT	Maintenance & Repairs	546920-57201	\$732.50
001	100254	08/25/26	STRALEY ROBIN VERICKER , P.A.	28908	For Professional Services Rendered in JulyThrough July 31, 2026	ProfServ-Legal Services	531023-51401	\$2,231.00
001	100255	08/31/26	ABM INDUSTRIES INC	19960623	July 2026- 4TON TRANE SPLIT SYSTEM	Maintenance & Repairs	546920-57201	\$9,934.00
001	241	08/04/26	DIANNE MARTINEZ URSO (KAY-LIAN)	073126	CLEANING MONTHLY JULY 2026	Clubhouse - Facility Janitorial Service	531131-57201	\$995.00
001	242	08/04/26	TORELLI GLASS SALES INC	070726-DEPOSIT	DEPOSIT JULY INSTALL IMPACT GLASS IN UNIT	Maintenance & Repairs	546920-57201	\$732.50
001	300204	08/04/26	SPECTRUM	2378408071728	SVC 07/17-08/16/26	Telephone/Fax/Internet Services	541009-57201	\$256.00
001	300205	08/06/26	REPUBLIC SERVICES	0696-001368888	Trash Svc. 08/1-31/26	Garbage - Recreation Facility	531133-53401	\$602.12
001	300206	08/10/26	VALLEY NATIONAL BANK	073126-8299	July 2026- Office Supplies	Office Supplies	551002-57201	\$575.42
001	300207	08/13/26	T-MOBILE	97781124-58	06/21-07/20/26	Telephone/Fax/Internet Services	541009-57201	\$81.00
001	300208	08/11/26	TAMPA ELECTRIC CO.	080526-6391	TECO 6/30-7/29	Utility Services	543063-53100	\$20.31
001	300209	08/13/26	TAMPA ELECTRIC CO.	080426-1839	TECO 6/30-7/29	Utility Services	543063-53100	\$187.85
001	300210	08/13/26	TAMPA ELECTRIC CO.	080426-6151	TECO 6/30-7/29	Utility Services	543063-53100	\$271.62
001	300211	08/13/26	TAMPA ELECTRIC CO.	080426-6813	TECO 6/30-7/29	Utility Services	543063-53100	\$29.87
001	300212	08/13/26	TAMPA ELECTRIC CO.	080426-6599	TECO 6/30-7/29	Electricity - Streetlights	543013-53100	\$11,286.10
001	300213	08/17/26	TAMPA ELECTRIC CO.	080426-5658	TECO 6/30-7/29	Utility Services	543063-53100	\$1,072.31
001	300214	08/13/26	TAMPA ELECTRIC CO.	080426-7019	TECO 6/30-7/29	Utility Services	543063-53100	\$560.18
001	300215	08/13/26	BOCC	080426-0000	Water 7/1-8/4	Utility Services	543063-53601	\$600.50
001	300216	08/17/26	BOCC	080426-8063	Water 7/1-8/4	Utility Services	543063-53601	\$243.81
001	300217	08/24/26	SPECTRUM	2441826081126	SVC 8/11-9/10/26	Telephone/Fax/Internet Services	541009-57201	\$337.09
001	300218	08/25/26	TAMPA ELECTRIC CO.	080426-5914	TECO 6/30-7/29	Utility Services	543063-53100	\$29.17
001	300219	08/28/26	SPECTRUM	2852592081326	SVC 8/13-9/12/26	Telephone/Fax/Internet Services	541009-57201	\$145.38

Fund Total	<u>\$80,206.10</u>
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DEBT SERVICE FUND - SERIES 2021 - 202

202	243	08/10/26	HARBOUR ISLES CDD- C/O US BANK	07142026	TRSF D 2021 DS ASSESSMENTS	Due From Other Funds	131000-0	\$6,982.32
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Fund Total	<u>\$6,982.32</u>
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Total Checks Paid	\$87,188.42
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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, August 25, 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 Bowden	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, Starley Robin Vericker
Paul Ramsewak	Onsite Manager
Alex Kurth	Aquatics, Premier Lakes (<i>via phone</i>)
Dale Fisher	Representative, United Landscape
Lexi	Representative, Verkada
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 and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comments

The Board received comments regarding the following items.

- Removal of sign on private property, and moving it to CDD property
- Solar lights

Lexi with Verkada was present and introduced herself to the Board.

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Review of Scope of Services for District Management Services

The Board reviewed the Scope of Services for District Management Services.

B. Review of Solicitation for Proposals for District Management Services

The Board reviewed the Solicitation for Proposals for District Management Services.

C. Consideration of Vesta District Management Services Proposal

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, motion to approve the Vesta District Management Services Proposal in the amount of \$55,000.00, with a start date of November 1, 2026, carried. 5-0

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, motion to terminate the Inframark contract effective October 31, 2026, carried. 5-0

D. Consideration of GMS District Management Services Proposal

The Board reviewed the GMS District Management Services Proposal and did not approve the proposal.

FIFTH ORDER OF BUSINESS **Public Hearing on Adopting FY2027 Budget and Levying O&M Assessments**

A. Open Public Hearing

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, motion to open the Public Hearing on Adopting FY2027 Budget and Levying O&M Assessments carried. 5-0

There were no public comments regarding the FY2027 Budget.

B. Consideration of Resolution 2026-07; Adopting FY2027 Final Budget

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to adopt Resolution 2026-07; Adopting FY2027 Final Budget carried. 5-0

C. Consideration of Resolution 2026-08; Levying O&M Assessments

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, motion to adopt Resolution 2026-08; Levying O&M Assessments carried. 5-0

D. Close Public Hearing

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, motion to close the Public Hearing on Adopting FY2027 Budget and Levying O&M Assessments carried. 5-0

SIXTH ORDER OF BUSINESS Consent Agenda

A. Acceptance of July 2026 Financial Statements

B. Consideration of Regular Meeting Minutes from July 28, 2026

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve the Consent Agenda containing the July 2026, Financial Statements and the Regular Meeting Minutes from July 28, 2026, carried. 5-0

SEVENTH ORDER OF BUSINESS Staff Reports

A. Aquatics Report

Mr. Kurth provided the Board with updates on the aquatics report. The algae bloom has reduced, the fountain is looking good, there are some shoreline weeds present, the water levels are coming back up, and the treatment of invasive plants has had positive results.

B. Landscape Report

Mr. Fisher provided the Board with landscaping updates. He advised that Christi was no longer with United Landscaping. The hard pruning around the pool and the tie-in irrigation zone have been completed.

The Board requested that all annuals be done on the same rotation, United provide proposals for additional jasmine, the dead plant material be removed from the inland, and that three queen palms be replaced with foxtail palms.

C. District Engineer

The District Engineer was not present.

Mr. Letizia provided the Board with an update regarding County drainage.

The Board requested a map of the easements in the community.

D. District Counsel

i. Discussion on Sandler Law Demand Letter

Mr. Babbar provided the Board an update on the demand letter received from Sandler Law. He is currently waiting on more information before a decision is made on how best to proceed. The Board appointed Ms. Fantauzzi as the Boards Liaison for further discussion regarding this demand letter.

E. District Manager

Ms. Zanoni announced the next meeting scheduled for September 22, 2026, at 6:00 p.m. and provided an update on the District's financial status as of July 31, 2026.

Kyle, a representative from Vesta, suggested re-classifying the pool project and A/C replacements out of the reserves rather than using the general fund.

F. Onsite Manager Report

i. Discussion on 206 Royal Bonnet Drive

Mr. Babbar and the Board discussed the issues at 206 Royal Bonnet Drive regarding the easement and access. Mr. Babbar will send the homeowner a letter regarding allowing easement access to the vendors.

ii. Consideration of Hawkins Electrical HVAC Proposal 1

The proposal was not approved by the Board.

iii. Consideration of Hawkins Electrical HVAC Proposal 2

The proposal was not approved by the Board.

iv. Consideration of Alvarez Plumbing & A/C HVAC Proposal #270445169

The proposal was not approved by the Board.

v. Consideration of Alvarez Plumbing & A/C HVAC Proposal #270443374

The proposal was not approved by the Board.

vi. Consideration of ABM HVAC Proposal #PPC261359

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, motion to approve ABM HVAC Proposal # PPC261359 in the amount of \$8637.00 using the reserve funds, carried. 5-0

vii. Consideration of Hanley Pools Repair Proposal

This proposal was tabled by the Board.

viii. Consideration of The Pool Doctors Proposal

This proposal was tabled by the Board.

ix. Consideration of Hydrazzo Pool Proposal

This proposal was tabled by the Board.

EIGHTH ORDER OF BUSINESS Business Items

A. Consideration of Grau & Associates FY2026 Audit Engagement Letter

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, motion to approve the Grau & Associates FY2026 Audit Engagement Letter in the amount of \$3,800.00 carried. 5-0

NINTH ORDER OF BUSINESS Supervisor Request

The Board requested an email blast be sent to homeowners regarding fishing.

Staff have not been about to get information from TECO regarding the contract.

TENTH ORDER OF BUSINESS Public Comments

The Board received comments from the audience regarding:

- Demo solar lights (The Board agreed to inquire if the vender will install one demo light for \$2,000.00)
- Easement access
- District map

150 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the motion to adjourn the meeting at 1:39 p.m. carried. 5-0

151

152

153

154

155 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman



Harbour Isles CDD

Aquatics Report

9/9/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



1

**Comments:**

Site looks good. Few cattails on the north side that'll be addressed next visit.

Action Required

Continue to monitor & treat as necessary.

Target:

2

**Comments:**

Fountain operating as intended. Site looks good.

Action Required

Continue to monitor & treat as necessary.

Target:



3

**Comments:**

Minor hydrilla return behind littoral. Will address next visit.

Action Required

Continue to monitor & treat as necessary.

Target:

Hydrilla

4

**Comments:**

Site looks in good condition.

Action Required

Continue to monitor & treat as necessary.

Target:



5

**Comments:**

New native growth. Water levels up above grass around shoreline.

Action Required

Continue to monitor & treat as necessary.

Target:

6

**Comments:**

Pond in good condition, minor shoreline weeds. Will treat floating alligator weed island next visit.

Action Required

Continue to monitor & treat as necessary.

Target:

Alligatorweed



7



Comments:

Site looks in good condition

Action Required

Continue to monitor & treat as necessary.

Target:

8



Comments:

Site looks in good condition

Action Required

Continue to monitor & treat as necessary.

Target:



9

**Comments:**

Duckweed remnants around some of the natives.

Action Required

Continue to monitor & treat as necessary.

Target:

Duckweed

10

**Comments:**

Open water looks good.

Action Required

Continue to monitor & treat as necessary.

Target:

Shoreline weeds



11

**Comments:**

Site looks in good condition. Minimal weeds observed.

Action Required

Continue to monitor & treat as necessary.

Target:

Shoreline weeds and grasses

12

**Comments:**

Positive treatment on invasive growth within native growth. Open water looks good.

Action Required

Continue to monitor & treat as necessary.

Target:

Broadleaves within some natives



13

**Comments:**

Site looks good.

Action Required

Continue to monitor & treat as necessary.

Target:

14

**Comments:**

Some shoreline growth observed.

Action Required

Continue to monitor & treat as necessary.

Target:

Grasses



15

**Comments:**

Shoreline weed growth by the littoral area.
Some grasses within that was recently treated.

Action Required

Continue to monitor & treat as necessary.

Target:

Grasses and Alligatorweed

16

**Comments:**

Site looks good.

Action Required

Algae Treatment

Target:

Filamentous algae



17

**Comments:**

Grass growth around parts of perimeter.
Open water looks good.

Action Required

Continue to monitor & treat as necessary.

Target:

Grasses

18

**Comments:**

This pond is in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



19

**Comments:**

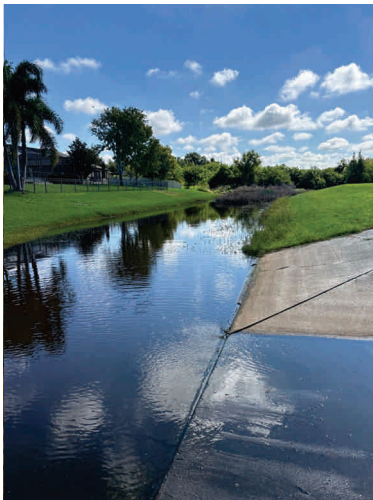
Site looks in good condition.

Action Required

Continue to monitor and treat as necessary.

Target:

20

**Comments:**

Some floating weeds to be addressed.
Growth at eastern end by inflow looks good.
Will follow up next visit.

Action Required

Continue to monitor & treat as necessary.

Target:

Broadleaves and Duckweed



21

**Comments:**

Shoreline grasses observed. Open water looks good.

Action Required

Continue to monitor & treat as necessary.

Target:

Grasses

22

**Comments:**

Site looks in great condition.

Action Required

Continue to monitor & treat as necessary.

Target:



23

**Comments:**

The ditch is in good condition.

Action Required

Continue to monitor & treat as necessary.

Target:



Management Summary

A treatment was recently performed for grasses and invasive growth within native vegetation and will see more results from that in the coming weeks. Overall the sites look in good condition.

Hydrilla has surfaced itself a little on site 3 along the perimeter edge between the littoral growth and shoreline that'll be hit next visit.

Water levels have really risen in a handful of areas where the water is in the buffer zone and/or backyards. Thus some growth has spiked in some of these areas (seen mostly at site 5).

Site 14 has cleared up a lot more, it appears that the rain has helped "flush" out some of the floating sediment in the site and looks great.

Thank you for your business!

Dale Fisher
ULS

HARBOUR ISLES SEPTEMBER LANDSCAPE AUDIT

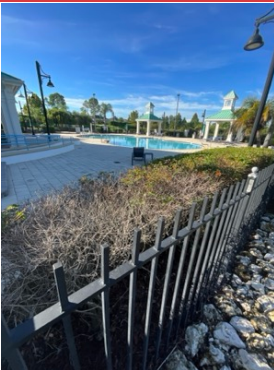
Wednesday, September 9, 2026

23 Issues Identified



ADD MORE JASMINE

Assigned To Dale



REMOVE DEAD

Assigned To Crew



HAND PRUNE HIBISCUS

Assigned To Crew



KEEP PRUNED OFF WALK WAY

Assigned To Crew



TRIM OUT SEED SHOOTS



SPRAY VOLLEYBALL COURT



TURN DOWN RUN TIMES ON IRRIGATION

Turn times down. With all the rain it is staying flooded



IRRIGATION RUN TIME

Turn down run time with all the rain we're getting



SPRAY AND KNOCK DOWN WEEDS IN POOL EQUIPMENT AREA

Lock code 1234



TRIM JASMINE



TIP LIGUSTRUM



PULL OUT DEAD SHRUBS



TRIM BACK PEPPER BUSH



PULL WEEDS



PULL OUT DEAD FLOWERS



TRIM PALMS AND REMOVE DEAD SHRUBS



TRIM PALMS AND TRIM JASMINE



LIFT UP OAK LIMBS



WEEDEAT AS CLOSE TO THE DITCH AS WE CAN



PULL VINES OFF FENCE AND PRUNE HEDGES



TRIM DOT HEDGE THIS WEEK



KEEP WEEDS PULLED IN JASMINE



CUT OUT SEED PODS

Job Name: Harbor Isle
Job Number: _____
Controller _____
#/Location: Front Ent. Wall
Date: 9-2-26



Page: 1 of 4

Program	Start Time	Seasonal Adjust %	Run Days
A	6P	100	M T W <u>TH</u> F S S
B	6P	100	M <u>T</u> W TH <u>F</u> S S
C	6P	100	M T W <u>TH</u> F <u>S</u> S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Acc
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		S	D	S	S	S	S	S	P	R	S	S	S	P	S	P	S
Turf - Shrub - Annuals		S A	S	S A	S T	S T	S T	T	T	T	T	S T	T	T	S T	T	S T
Run Time (Program A)		20	20	20	20	20	20	20			20	20	20		20		20
Run Time (Program B)		25		25					45	45				45		45	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

DIAGNOSTIC REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: _____

Tech Name: Charlie

Job Name: Harbor Isle

Page: 2 of 4

Job Number: _____
Controller _____

#/Location: Front ENT wall

Date: 9-2-26



Program	Start Time	Seasonal Adjust %	Run Days
A	6P	100	M T W <u>TH</u> F S S
B	6P	100	M <u>T</u> W TH F S S
C	6P	100	M T W <u>TH</u> F <u>S</u> S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Acc
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION		17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP		S	S	S	R	S	S	S	S	S	S	R	R	S	R	S	S
Turf - Shrub - Annuals		S	S	S	T	T	T	T	T	T	T	T	T	T	T	T	T
Run Time (Program A)		20	20	20		20	20	20	20	20	20						
Run Time (Program B)					45							45	45		45		
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

~~DIAGNOSTIC~~ REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: _____

Tech Name: Charlie

Job Name: Harbor Isle
Job Number: _____
Controller: _____
#/Location: Front ext. wall
Date: 9-2-26



Page: 3 of 4

Program	Start Time	Seasonal Adjust %	Run Days
A	6P	100	M T W T H F S S
B	6P	100	M T W T H F S S
C	6P	100	M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: ACC
Controller Status: Two Wire Conventional
Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION																
Spray - Rotor - Drip - Bubbler - MP	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Turf - Shrub - Annuals	R	R	S	P	P	R	S	S	P	S	S	S	S	R	S	S
Run Time (Program A)	T	T	T	T	T	T	T	T	T	ST	ST	T	T	ST	ST	ST
Run Time (Program B)			20				20	20		20	20	20	20		20	20
Battery Pack - Add a Zone - Doubler	45	45		45	45	45			45					45		
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Charlie

Job Name: Harbor Isle

Page: 4 of 4

Job Number: _____
Controller _____

#/Location: Front east wa 11

Date: 9-2-26



Program	Start Time	Seasonal Adjust %	Run Days
A	6P	100	MTWTHFSS
B	6P	100	MTWTHFSS
C	6P	100	MTWTHFSS
D			MTWTHFSS
E			MTWTHFSS
F			MTWTHFSS

Controller Make: Hunter

Controller Model: ACC

Controller Status: Working

Weather / Rain Sensor: Working

Point of Connection Type: Potable

Well & Pump Type: Pressurized

Two Wire Conventional
Working Not Working
Working Not Working
Potable Reclaim Well Lake
Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION		49	50	51	52														
Spray - Rotor - Drip - Bubbler - MP		59	P	51	52														
Turf - Shrub - Annuals		54	T	54	54														
Run Time (Program A)		20		20	20														
Run Time (Program B)			45																
Battery Pack - Add a Zone - Doubler																			
Zone Fault or Alarm																			

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																			
Partially Clogged Nozzle																			
Cut Drip Line																			
Head Straightened / Adjusted																			

BILLABLE REPAIR

Head Broken 6" Spray																			
Head Broken 12" Spray																			
Head Broken 4" Rotor																			
Head Broken 6" Rotor																			
Broken Riser																			
Nozzle Fixed																			
Nozzle MP Rotator																			
Lateral Line Clogged																			
Drip Line Clogged																			
Drip Line Repair																			
Lateral Line Break .5-1"																			
Lateral Line 1.5"+																			
Main Line Repair																			
Valve Repair / Replacement																			
Broken Valve Box																			
Decoder																			
Solenoid																			
Valve Inoperable																			

NEEDED UPGRADES

Spray Head 4 to 6"																			
Spray Head 6 to 12"																			
Rotor 4 to 6"																			
Raise / Lower Head Turf																			
Raise / Lower Head Shrub																			
Relocate Head or Lateral																			

Comments: _____

Tech Name: Charlie

Job Name: Harbor Isle
Job Number: #1 Sandy & Lelli @ RB
Controller: #2 Royal Bowditch
#/Location: #3 Storage
Date: 9-2-26

Page: 1 of 3



Program	Start Time	Seasonal Adjust %	Run Days
A	3A	100	☒ M ☒ T ☒ W ☒ TH ☒ F ☐ S ☐ S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Husky Controller Model: X Gre
Two Wire: ☒ Working ☐ Conventional
Controller Status: ☒ Working ☐ Not Working
Weather / Rain Sensor: ☒ Working ☐ Not Working
Point of Connection Type: ☒ Potable ☒ Reclaim ☐ Well ☐ Lake
Well & Pump Type: ☒ Pressurized ☐ Centrifugal
☐ Pump Start ☐ Submersible

ZONE INFORMATION	#1	2	3	#2	1	2	3	4	#3	1	2	3	4				
Spray - Rotor - Drip - Bubbler - MP	R	R	S	R	S	S	R		R	S	R	PS					
Turf - Shrub - Annuals	T	T	T	T	T	T	T		T	S	T	PS					
Run Time (Program A)	30	30	20	45	20	20	45		45	0	45	20					
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS																	
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR																	
Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES																	
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: _____

Tech Name: Chris

Job Name: Harbor Isle
Job Number: #42 Cockle Shell
Controller: #5
#/Location: #65 Hope Bay
Date: 9-2-26

Page: 2 of 3



Program	Start Time	Seasonal Adjust %	Run Days
A	3A	100	M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Heather Controller Model: X Core
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifigual
Pump Start Submersible

ZONE INFORMATION		#4	#5	#6	#7
Spray - Rotor - Drip - Bubbler - MP		1 2	1 2	1 2	1 2
Turf - Shrub - Annuals		T T	T T	T T	T T
Run Time (Program A)		20 45	20 45	45 20	20 45
Run Time (Program B)					
Battery Pack - Add a Zone - Doubler					
Zone Fault or Alarm					

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																			
Partially Clogged Nozzle																			
Cut Drip Line																			
Head Straigtened / Adjusted																			

BILLABLE REPAIR

Head Broken 6" Spray																			
Head Broken 12" Spray																			
Head Broken 4" Rotor																			
Head Broken 6" Rotor																			
Broken Riser																			
Nozzle Fixed																			
Nozzle MP Rotator																			
Lateral Line Clogged																			
Drip Line Clogged																			
Drip Line Repair																			
Lateral Line Break .5-1"																			
Lateral Line 1.5"+																			
Main Line Repair																			
Valve Repair / Replacement																			
Broken Valve Box																			
Decoder																			
Solenoid																			
Valve Inoperable																			

NEEDED UPGRADES

Spray Head 4 to 6"																			
Spray Head 6 to 12"																			
Rotor 4 to 6"																			
Raise / Lower Head Turf																			
Raise / Lower Head Shrub																			
Relocate Head or Lateral																			

Comments: #4 Controller (2023) Needs to Be Replaced NOT working

Tech Name: Charlie

Job Name: Harbor Isle
Job Number: #8 Sandy Slit
Controller: #9+10 Butterfly Slit
#/Location: #11 Skipper Key
Date: 9-2-26

Page: 3 of 3



Program	Start Time	Seasonal Adjust %	Run Days
A	3A	100	MTWTHFS
B			MTWTHFS
C			MTWTHFS
D			MTWTHFS
E			MTWTHFS
F			MTWTHFS

Controller Make: Hunter

Controller Model: Alora

Two Wire

Conventional

Controller Status: Working

Not Working

Weather / Rain Sensor: Working

Not Working

Point of Connection Type: Potable

Reclaim Well Lake

Well & Pump Type: Pressurized

Centrifugal

Pump Start Submersible

ZONE INFORMATION															
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Turf - Shrub - Annuals	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Run Time (Program A)	45	15	45	20											
Run Time (Program B)															
Battery Pack - Add a Zone - Doubler															
Zone Fault or Alarm															

CONTRACT/MAINT. REPAIRS

Maintenance Repairs															
Partially Clogged Nozzle															
Cut Drip Line															
Head Straightened / Adjusted															

DIAGNOSTIC REPAIR

Head Broken 6" Spray															
Head Broken 12" Spray															
Head Broken 4" Rotor															
Head Broken 6" Rotor															
Broken Riser															
Nozzle Fixed															
Nozzle MP Rotator															
Lateral Line Clogged															
Drip Line Clogged															
Drip Line Repair															
Lateral Line Break .5-1"															
Lateral Line 1.5"+															
Main Line Repair															
Valve Repair / Replacement															
Broken Valve Box															
Decoder															
Solenoid															
Valve Inoperable															

NEEDED UPGRADES

Spray Head 4 to 6"															
Spray Head 6 to 12"															
Rotor 4 to 6"															
Raise / Lower Head Turf															
Raise / Lower Head Shrub															
Relocate Head or Lateral															

Comments:

Tech Name: Charlie



Proposal #249157

Date: 9/3/2026

PO #

Customer:

Inframark AP AP
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

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

September Irrigation Repairs

Proposal for September Irrigation repairs. Part and Labor included for replacement of Controller. No longer under warranty



Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services

Repairs Proposed

Irrigation Repair

Items	Quantity	Price
Irrigation Controller	1.00	
Labor - Pinellas Park Irrigation	1.00	
Irrigation Repair:		\$581.34
PROJECT TOTAL:		\$581.34

Terms & Conditions

By _____
Dale Fisher
Date 9/3/2026

By _____
Date _____
Harbour Isles CDD



Proposal #249327

Date: 9/9/2026
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 Clubhouse entrance

Proposal for labor, demo/ haul away debris and material for replacing front of club house entrance plants and adding annuals. Roses, Jasmine, Liriope, and adding fresh soil.

Adding Loropetalum to replace dead and declining in circle.









** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Plant Install

Property Improvements

Items	Quantity	Price
Liriope Big Blue 1 Gal - PIN	60.00	
Loropetalum Purple 7 Gal - PIN	20.00	
Pentas 1 Gal - PIN	80.00	
Asiatic Jasmine 1 Gal - PIN	70.00	
3 gal Drift Roses	16.00	
Pine Bark Mini Nuggets (Bag)	25.00	
Fresh soil	20.00	
Labor - Pinellas Park Enhancements	12.00	

Property Improvements: \$4,381.65

PROJECT TOTAL: \$4,381.65

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year

from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF

TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within

thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____

Dale Fisher

Date 9/9/2026

By _____

Date _____

Harbour Isles CDD



Proposal #236074

Date: 9/9/2026

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 Replace 3 Queen Palms with Foxtails

Provide Labor, Equipment & Material to Remove 3 Queen Palm Stumps (3 Spindle Shell & 41 Exit, Replace With 3 Field Grown Foxtail Palms, Overall Height of Foxtails 18-20', Stake Trees, Add Irrigation Bubblers, Touch Up Mulch; Haul Away Debris







Default Group

Property Improvements

Items	Quantity	Price
Remove Stumps, Install Foxtail Palms	1.00	
Property Improvements:		\$6,396.57
PROJECT TOTAL:		\$6,396.57

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.
14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs,

and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

15. Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney’s fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Dale Fisher
Date 9/9/2026

By _____
Date _____
Harbour Isles CDD



PROPERTY MANAGER

121 Spindle Shell Way

Apollo Beach, Florida 33572

Office Phone: (813) 593-3464

propmgt@harbourislesfl.com

August 25th to September 22nd, 2026 Clubhouse Operations/Maintenance Updates:

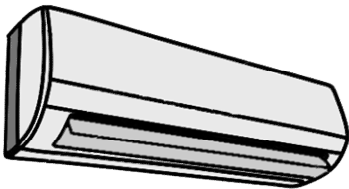
VENDORS:

- **PREMIER LAKES:**



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

- **ABM AIR CONDITIONING:**



. **COMPLETED:** Replaced HVAC in Clubhouse office.



- **UNITED LAND SERVICES:**



- Mowed areas on Common Property weekly.
- **ONGOING:** Cutbacks on Cockle Shell Loop, Hope Bay Loop, Royal Bonnet Dr and Train Track.
- **PROPOSAL:** Enhancement in front of Clubhouse.
- **PROPOSAL:** Replacement of Queen Palms, by entrance.

- **CONSTRUCTION MANAGEMENT SERVICES:**

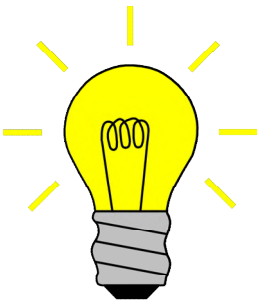
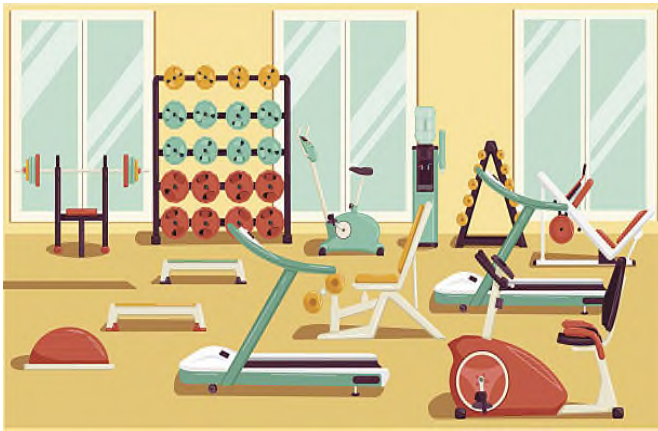
-



• OASIS PALMS AND LANDSCAPING LLC.



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

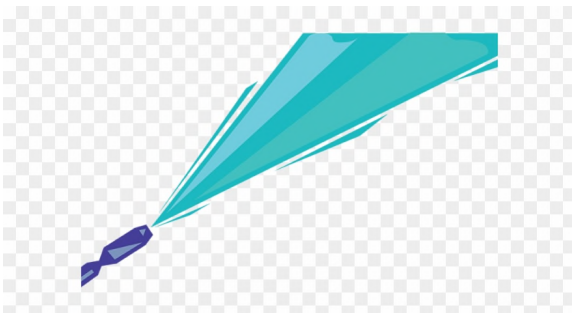


- **HAWKINS ELECTRIC:**
- **SHEPPARDS ELECTRICAL:**



- **HURRICANE PRESSURE WASH:**

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



- **KAY LIAN CLEANING SERVICES:**



- Cleans restrooms, pool deck and gym twice weekly.

11. NVIROTECT:

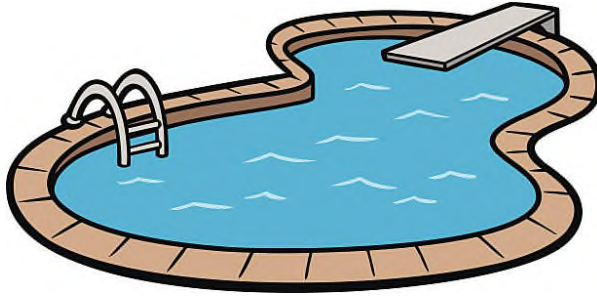


- **COMPLETED:** September 2026. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse.



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

-



13. VERKADA: Proposal to replace and reconstruct pole for pool exit access, for emergency purpose.



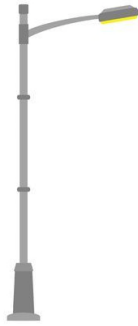


14. HILLSBOROUGH COUNTY:



- **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.
- Configuring appropriate numbers inside RV/Boat Storage Facility.



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

. One rental this month.

Security/ Emergencies

None.

Improvements/ Ongoing: Large pool resurfacing/pool deck resealing.



Prepared By Brett D'Ambrosio
Email brett@monarchconnected.com

Quote Number 00010848
Term (Months) 120

Created Date 9/10/2026

Bill To Name Harbour Isles Community Development District
Bill To 121 Spindle Shell Way
Apollo Beach, FL 33572
US

Customer Name Harbour Isles Community Development District
Ship To 121 Spindle Shell Way
Apollo Beach, FL 33572
US

Product Code	Product	Quantity	MSRP	Amount	Final
AD34-HW	AD34 Multi-format Card Reader	1.00	\$349.00	\$349.00	\$268.73
LIC-AC-10Y-CAP	Verkada 10-Year Door License, Capacity Increase	1.00	\$1,999.00	\$1,999.00	\$1,539.23
AC43-HW-NA	AC43 4 Door Controller	1.00	\$1,999.00	\$1,999.00	\$1,539.23

Subtotal \$4,347.00
Total Discount -\$999.81
Tax \$0.00
Shipping and Handling \$50.00
Grand Total \$3,397.19

Please confirm acceptance of this quote by signing below:

Signature: _____

Print Name: _____

Date: _____

This order is a binding agreement between you and The ELD Experts LLC, dba Monarch. By placing this order, you hereby agree to Monarch's Terms of Sale, which are incorporated herein by reference, and can be found at <https://monarchconnected.com/terms-conditions>

In the event of a conflict between this order and the Terms of Sale, the Terms of Sale shall control.

Customer agrees that their use of and access to the Verkada products and services purchased hereunder are subject to Verkada's terms of service at <https://legal.verkada.com/#eua>

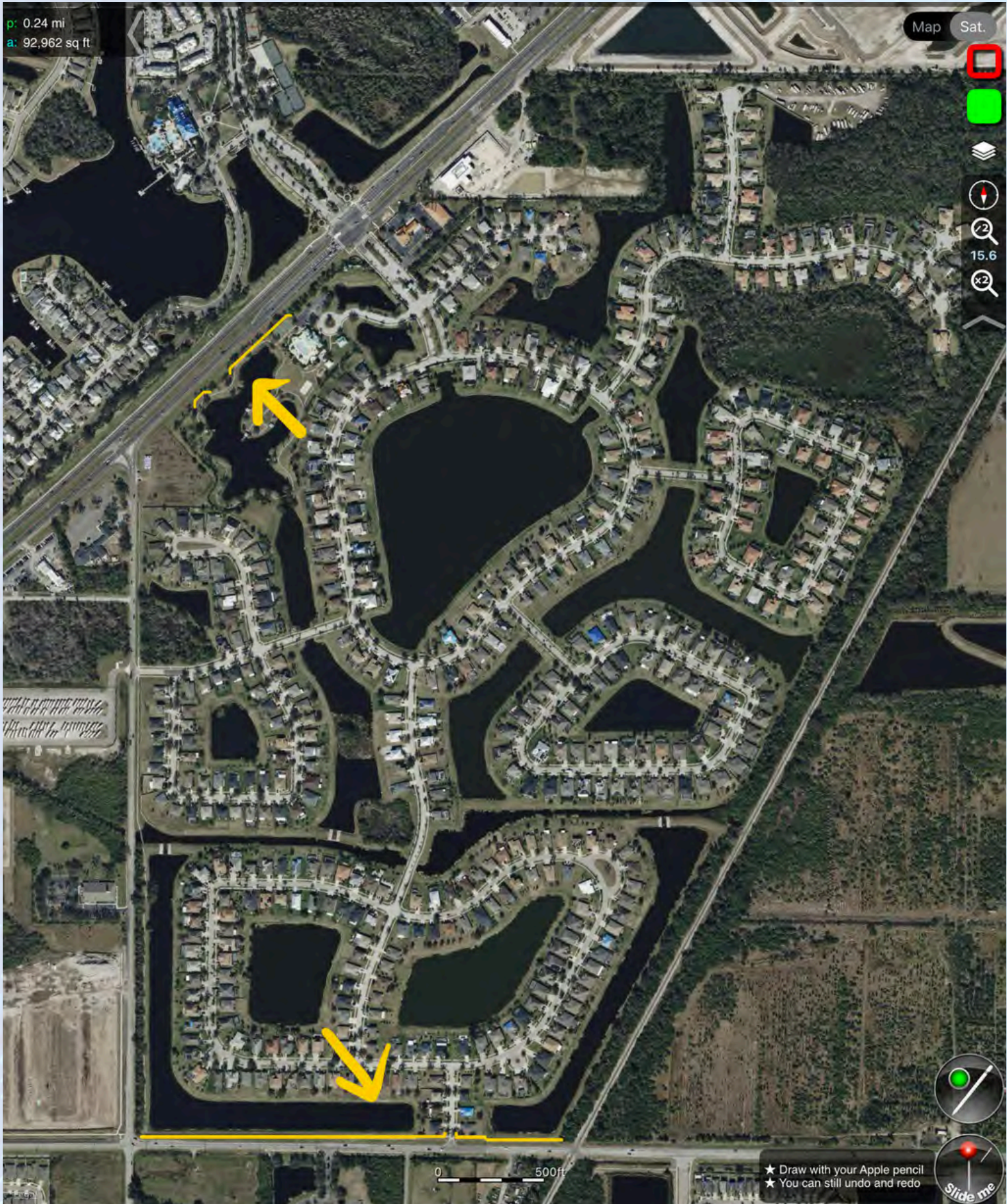
Pressure Washing Proposal

Harbour Isles Community

121 Spindle Shell Way
Apollo Beach, FL 33572



The Pressure Guys, LLC
P.O. Box 471126, Lake Monroe, FL 32747
407-917-7748
PressureGuys@gmail.com
www.ThePressureGuys.com
Licensed and Insured





The Pressure Guys, LLC

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

(813) 645-6108
propmgt@harbourislesfl.com

ESTIMATE	#6558
ESTIMATE DATE	Sep 11, 2026
EXPIRATION DATE	Mar 11, 2027
TOTAL	\$6,111.36

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 917-7748
pressureguys@gmail.com

ESTIMATE

We are offering 10% off in exchange for a 3-year annual agreement!

Option #1

Services	amount
Pressure Washing - Retaining Wall/Fence/Monument Cleaning	\$6,111.36
Soft washing both sides of the wall identified in YELLOW on the cleaning map.	
- Standard cleanings do not include oil stain removal, iron stain removal, gum removal, or efflorescence removal.	

The Pressure Guys are responsible for providing a Hydrant Meter and all associated permits, deposits, and water usage fees.

Services subtotal: \$6,111.36

Total \$6,111.36

Price Per Visit Under a 3-Year Annual Agreement: \$5,500.22

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:

<https://pro.housecallpro.com/ThePressureGuysLLC/45856/terms>



PRESSURE WASHING SERVICE

At The Pressure Guys, We offer a full complement of pressure washing and soft washing services to bring your property back to life!

Interested in a recurring service? Take advantage of our service agreement discounts!



Our Services:

- ✓ Building Exterior Cleaning
- ✓ Roof Washing
- ✓ Driveway & Sidewalk Cleaning
- ✓ Curb Cleaning
- ✓ Fence & Wall Cleaning
- ✓ Screen Enclosure Cleaning
- ✓ Gutter Cleaning
- ✓ Rust/Iron Stain Removal

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved.

We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime!

Contact Us:

- ☎ (407) 917-7748
- ✉ PressureGuys@gmail.com
- 🌐 www.ThePressureGuys.com
- 📍 Serving the Greater Orlando Area for Residential and the State of FL for Commercial Work

How Are WE Different?

After over a decade in business, we are one of the largest pressure washing companies in Florida (*If not THE largest*), and that didn't happen on accident. We relentlessly focus on the highest quality, invest in the best equipment, hire the best employees, and provide the most responsive customer service - all with YOU in mind.

There are several distinct features of our company that puts us ahead of other companies in the area:

- **Our Equipment:** We are built for commercial projects--which makes up almost 90% of our annual sales. Whether cleaning entire neighborhoods, apartment complexes, retail centers, or more, we've taken the time to invest in commercially-outfitted trucks.
- **Hydrant Meters:** Instead of relying on the customer to supply a water source, we provide our own hydrant meters to pull water directly from a fire hydrant. Even better, we are responsible for all deposits and water usage fees.
- **Mobile Cleaning Rig:** To our knowledge, we are the ONLY pressure washing company in Central Florida that has invested in a small & mobile rig to drive off the beaten path to clean areas too far for a standard truck to reach. From nature trails, walkways around a lake, or a retaining wall way off in the distance, we can likely access the area with this mobile cleaning rig.
- **Larger Company = Faster Service:** One of the perks of using a larger pressure washing company is the speed of services. Whereas some companies may take months to complete a project, we can often complete most projects in a fraction of the time--which limits the impacts of the residents.
- **Statewide Coverage:** For larger projects, we travel all over the State of Florida. Currently, we clean communities every year in cities like Naples, Miami, Tampa, and Jacksonville (Just to name a few).

We firmly believe that we are a customer service company who just happens to provide pressure washing services. As a result, we've developed a sterling reputation and we look forward to showing you it is well-deserved!

Hydrant Meters



Due to limited water access on commercial properties, commercial projects typically require a **properly permitted hydrant meter** from the local water district – and not every contractor bothers with one. It's not just a formality – it protects the municipal water supply from contamination, ensures accurate usage billing, and keeps your property fully compliant. When you see a suspiciously low bid, skipping this step is sometimes exactly how they got there.

In Central Florida, there are dozens of independent water districts – each with their own meters, their own permitting process, and deposits that can run as high as \$4,000 per meter. We've done the legwork and maintain active accounts across almost all of them. The good news? All of that is already baked into your quote – the hydrant meter deposit, permitting, and even water consumption fees.

The one thing we do handle a little differently is roof cleaning, where we'll ask for access to an on-site water source near the project area. Roof soft washing needs constant, uninterrupted water flow to properly dilute the cleaning solution and protect your landscaping from chemical runoff.

Our Mobile Cleaning Rig:

Reaching where other companies can't



Most pressure washing companies can only clean about 300 feet from the road where their trucks can park. That leaves distant retention walls, lakeside walkways, trails, and other areas skipped or half-cleaned.

To solve that, **we have supplemented our fleet of standard pressure washing trucks with a dedicated mobile cleaning rig** that travels directly to the hard-to-reach areas of your property – bringing our full cleaning capability to the surface, no matter how far it sits from truck access. To our knowledge, we're the only company in Central Florida that possesses equipment like this.

For you, that means one company cleans the entire community – with no subcontractors, exclusions, or surprise "difficult access" charges. When comparing proposals, ask the other companies how they'll reach your far areas. You can rest assured that The Pressure Guys can reach where others can't.

Why Sign Up for a Service Agreement?



Convenience:

For our commercial customers, the biggest challenge they face regarding pressure washing is selecting a vendor. Each year, they are typically required to submit 3 bids for all projects. When you sign up with a service agreement with us, you know that you can count on the most reputable pressure washing company in town to provide excellent quality and customer service EVERY time.

Also, these plans are completely customizable. If you want the service monthly, semi-annually, or annually, we keep you in control of your cleaning schedule. Once you've signed up with our service agreement, gone are the days of seeking 3 bids EVERY year!

Savings:

When you enter into one of our service agreements, Cost savings can come in two forms: the initial discount and price stability.

With an annual service agreement, **most customers save 20%** compared to their one-time cleaning price. If you're interested in cleaning more than once a year, we offer even BIGGER discounts. When our customers are intent on keeping their property clean, we know it will be easier to maintain the property than to restore it after years of neglect, so we pass those savings on to you.

In light of recent years, price swings can happen in the blink of an eye. Recently, cost of goods and services have skyrocketed! When you enter into our service agreement, the price is locked in and remains unchanged throughout the ENTIRE term of the 3-year agreement. This is tremendously helpful for your annual budgeting!

Scheduling Availability:

Being a service company, sometimes work comes in waves. We can even be booked out a couple months when approvals come in all at once. If you have a specific time of year that you want to make sure the work is done, service agreements are a great solution.

When you sign up, you are automatically the first priority and you are scheduled for your desired time-frame before all of our other work comes in.

How We Clean:

Pressure Washing:

The key to an amazing finished product when cleaning concrete or pavers is an effective post-treatment. After the initial thorough pressure washing, our highly-trained staff uses our chemical solution to coat the surfaces to eliminate any cleaning lines and organic staining that can't be removed from pressure alone. *Applies to: Concrete, pavers, stone, brick, etc.*



Soft Washing:

While many cleaning contractors rely on pressure to clean all surfaces, there is simply a better way. With soft washing, our gentle mix of detergents washes away mold, dirt, and bugs with ease all with the same amount of pressure that comes out of your shower head. This protects the integrity of your painted/sensitive surfaces. *Applies to: Roofs, building exteriors, screen enclosures, vinyl, or any other painted surfaces.*



Rust/Iron Stain Removal:

You may notice a red/orange haze on your walls, sidewalks, curbs, etc. This is from iron deposits in the irrigation water. We carry effective solutions to remove these stains without damaging the surface. First, we thoroughly clean the surface, then we apply our specialized cleaning solution to remove these stains.



Window Cleaning:

As part of window maintenance, cleaning them is a must. We don't use the traditional squeegee and mop method. Rather, we use a sophisticated purified water system that converts tap water into ultra-purified water and sends it through an extendable pole with a brush at the end. When we scrub the windows with this brush, it cleans the dirt, bugs, and mold - leaving a spot-free finish. *Note: This cleaning is for maintenance purposes only, and not a restoration from long-standing hard water stain build-up.*



References:

David Duke:

Company: Gleam Commercial

Phone #: 281-848-9465

Email: davidd@iwantgleam.net

• Lifetime Projects Value: **\$333,327.00**

Bobby Pizutti:

Company: Extreme Property Management

Phone #: 352-366-0234

Email: bobby@hoaemt.com

• Lifetime Projects Value: **\$199,273.00**

Stuart Dienes:

Community: Timber Pines HOA

Phone #: 352-666-2339

Email: sdienes@timberpines.com

• Lifetime Projects Value: **\$191,000**

Kevin Davis:

Company: Community Management Specialists

Phone #: 407-359-7202

Email: kevin@cmsorlando.com

• Lifetime Projects Value: **\$387,251.00**

Allen Cresgy:

Company: Bono & Associates

Phone #: 407-233-3560

Email: allen@bonomgmt.com

• Lifetime Projects Value: **\$91,041.00**

Laura Mark:

Community: Isles of Collier Preserve

Phone #: 239-732-0842

Email: Laura.Mark@fsresidential.com

• Lifetime Projects Value: **\$623,909.00**



Serving Our Community



Twice a year, we pay our employees a full day to volunteer in our community. One of our more frequent volunteering locations is Second Harvest Food Bank where we sort food to help feed those in need.



Serving our Employees



Between paid semi-annual fun days, paid semi-annual volunteer days, competitive wages, a Christmas party, retirement plans with company matching, paid vacation, paid corporate holidays, and production bonuses, we make it our priority to value our employees in return for the hard work and dedication they give us on a daily basis.

Insurances Carried:

- **General Liability** (\$1,000,000 in Coverage)
- **Excess/Umbrella Liability** (\$1,000,000 in Coverage)
- **Workers Compensation** (\$1,000,000 in Coverage)
- **Commercial Auto Insurance** (\$1,000,000 in Coverage).
- **Environmental Insurance** (\$1,000,000 in coverage)

Bonding available upon request (Up to a \$1,000,000 project size).



FENCE, WALL, AND MONUMENT DISCLAIMERS:

- Includes mold, algae, mildew, dirt, dust, and insect removal. Does not include oil, efflorescence, rust, paint removal, scuff marks, or any other stain unless specifically included in scope.
- Unless specifically requested, the tops of these walls/fences are not included.
- As we likely cannot see who or what is on the other side of the wall/fence we are cleaning, we ask that residents and their belongings be kept a safe distance from the cleaning area.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.
- For residential projects, the customer's water will be used unless otherwise arranged. For commercial projects, we almost always use a hydrant meter for the water district where the project is located.

GUTTER CLEANING DISCLAIMERS:

- If gutter guards are present on the tops of the gutters, we will remove whatever leaves have accumulated on the top, but we will not be removing the gutter guards to clean underneath them.
- If the joints are screwed into the gutters, we will not be removing those joints.
- We will flush and clear the downspouts if available.
- Depending on the several factors there are a few ways to clean the gutters. We may rinse them out with water, manually remove the leaves and debris and place in trash bags, we may use a blower to blow out the leaves then rake and bag the debris. The method we use will be dependent on landscaping, condition of the gutters, etc.

HOUSE WASHING DISCLAIMERS:

- Includes mold, algae, mildew, dirt, dust, and insect removal. Does not include oil, efflorescence, oxidation, rust, paint removal, soot or smoke stains, or any other stains unless specifically included in scope.
- All windows and doors must be closed prior to cleaning. If there are any leaking windows or doors, a towel can be placed behind the leaky area.
- Any personal property or moveable plants that can be damaged by our cleaning process must be brought inside or moved far away from cleaning areas before we begin our cleaning. If any personal belongings are not moved, those areas will be skipped. This includes any outside pets and their food and water containers.
- Please be aware that dripping fluids may be in fact a cleaning solution that could change the color of clothing or irritate the skin.
- If there are any unsealed, exposed, or non-GCFI outlets or any other miscellaneous electrical equipment present on the building, those areas will be skipped and/or we are not liable for any damages.
- It is the responsibility of the client to cover or remove all outdoor electronics such as smart doorbells, cameras, TVs, speakers, outdoor electronic cooking items, etc. If they are not covered prior to our arrival, those areas will be skipped and/or we are not liable for any damages to these items.
- It is the responsibility of the client to tell us if there is any color-stained or non-sealed wood surfaces. If any wood is not sealed or painted, soft washing can discolor or even remove any color stain that is on the surface. If we are not alerted beforehand of this condition, we are not liable for any damages to these wooden surfaces.
- Although we follow painting manufacturer's guidelines for cleaning painted surfaces, in rare circumstances, due to paint product defects, the paint may appear streaked or faded after cleaning. This phenomenon is out of our control and we cannot prevent or mitigate these reactions and are not liable for damages related to faulty paint.
- Since it is a soft wash, we do not use any more pressure than a shower head or an outdoor water spigot to clean exteriors of buildings. As such, areas with weak, peeling, or missing paint are not the fault of our cleaning services. Likewise, if there is indoor paint used anywhere on a home's exterior, there is no way for us to know that unsuitable paint was used before we perform our cleaning service, so we are not liable for any damages in this case.
- Any vines growing up the side of building exteriors will be peeled off, but the feet of the vines cannot be removed without damaging the exterior surface, so they will remain.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.
- For residential projects, the customer's water will be used unless otherwise arranged. For commercial projects, we almost always use a hydrant meter for the water district where the project is located.
- When cleaning the exterior of a building, we are using normal tap water supplied by the water district, so it is common for water spots to remain on the windows after the cleaning. These are mineral deposits and can only be removed with a formal window cleaning and is not included in a standard building exterior cleaning.

ROOF CLEANING DISCLAIMERS:

- Includes cleaning of the roofing material only. Includes mold, algae, mildew, dirt, and dust removal. Does not include cleaning inside or outside of gutters, chimneys, oxidation, rust, soot stains, paint removal, or any other stain unless specifically included in scope.
- All windows and doors must be closed prior to our cleaning. If there are any leaking windows or doors, a towel can be placed behind the leaky area.
- In rare cases (Related to a construction defect), the cleaning solution can discolor the gutters and we are not liable for repainting them.
- Any personal property or moveable plants that can be damaged by our cleaning process or runoff must be brought inside or moved far away from cleaning areas before we begin our cleaning. This includes any outside pets and their food and water containers.
- All vehicles must be moved away from the building prior to our cleaning.
- Please be aware that dripping fluids may be in fact a cleaning solution that could change the color of clothing or irritate the skin.
- If possible, it is recommended to run the sprinkler system around the house immediately following the cleaning as an added precaution. After our cleaning, it is normal to see some discoloration in the vegetation line underneath the building. In our experience, this is only a temporary change and usually returns to its original color within 1-3 weeks.
- Yellow mustard mold sometimes exists on very dirty roofs and requires high pressure to remove. Since we only soft wash roofs, any mustard mold present on roofs will be left on the roof. If pressure is used, it can damage the roofing material.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.
- For residential projects, the customer's water will be used unless otherwise arranged. For commercial projects, we almost always use a hydrant meter for the water district where the project is located.
- When a roof is being cleaned, we are constantly rinsing the exterior of the building and landscaping. Since we are using normal tap water supplied by the water district, so it is common for water spots to remain on the windows after the cleaning. These are mineral deposits and can only be removed with a formal window cleaning and is not included in a standard roof cleaning.

RUST REMOVAL DISCLAIMERS:

- After we apply the cleaning chemical, pets and humans should avoid walking on the surfaces barefoot until after it has dried for 24 hours. After the treatment process, it is common for the first 1-2 inches of grass bordering the cleaning surface to lose color. In our experience, this is only a temporary change and usually returns to its original color within 1-3 weeks.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.
- For residential projects, the customer's water will be used unless otherwise arranged. For commercial projects, we almost always use a hydrant meter for the water district where the project is located.

SCREEN ENCLOSURE DISCLAIMERS:

- Includes mold, algae, mildew, dirt, dust, and insect removal. Does not include oil, efflorescence, oxidation, rust, paint removal, soot or smoke stains, or any other stains unless specifically included in scope.
- All windows and doors must be closed prior to cleaning. If there are any leaking windows or doors, a towel can be placed behind the leaky area.
- Any personal property or moveable plants that can be damaged by our cleaning process must be brought inside or moved far away from cleaning areas before we begin our cleaning. This includes any outside pets and their food and water containers.
- Please be aware that dripping fluids may be in fact a cleaning solution that could change the color of clothing or irritate the skin.
- For residential projects, the customer's water will be used unless otherwise arranged. For commercial projects, we almost always use a hydrant meter for the water district where the project is located.

SURFACE CLEANING DISCLAIMERS:

- Includes mold, algae, mildew, dirt, and dust removal. Does not include oil, gum, efflorescence, rust, paint removal, or any other stains unless specifically included in scope.
- All surfaces will be rinsed off as best as possible after cleaning.
- After we apply the post-treatment, pets and humans should avoid walking on the surfaces barefoot until after it has dried for 24 hours. After the post-treatment process, it is common for the first 4-6 inches of grass bordering the cleaning surface to lose color. In our experience, this is only a temporary change and usually returns to its original color within 1-3 weeks with normal rain and irrigation.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.
- For residential projects, the customer's water will be used unless otherwise arranged. For commercial projects, we almost always use a hydrant meter for the water district where the project is located.

WINDOW CLEANING DISCLAIMERS:

- All window screens must be removed prior to our arrival in order to clean the windows. If any screens are not removed, we will skip those window panes.
- Access to running water must be accessible and turned on when we arrive since our window cleaning systems require connection to water spigots.
- All glass windows and doors leading to the interior of the building must be closed prior to our arrival.
- All gates or doors that provide access to the entire outside of the property must be unlocked prior to our arrival if the client is not on site.
- If there are any leaking windows or doors, a towel can be placed behind the leaky areas.
- Our cleaning processes are for maintenance purposes. As such any paint, rust, iron, severe hard water stains, etc. will not be removed by our window cleaning processes. These stains would require a window restoration before they are maintained.
- Window Sills and Frames are not included with the window cleaning. Any bugs or mold on the sills or frames would be removed during a building washing.
- The customer's water will be used unless otherwise arranged.

COMMERCIAL CLEANING DISCLAIMERS:

- If, at any point, we are shut down by the DOT for road or walkway blockage concerns, MOTs will be paid for by the Client to complete the job.
- If any areas are forced to be skipped by residents or employees for any reason including but not limited to failure to move vehicles or other immovable personal belongings, those areas will be permanently skipped. If the Client wants us to come back and clean the areas that were forcibly skipped, we will need to complete a change order or a separate proposal to come back to complete those areas.
- We will never charge a community for water usage or deposits needed to obtain a temporary water meter from the local water district. This cost is included in the price of the proposal.
- Payment for completed services are due 30 calendar days from the date of invoice submission unless otherwise specified in writing. If payment has not been received in 30 days, a late notice will be issued via email or mail. When the invoice is outstanding for 45 days, a notice of intent to lien will be sent via certified mail and email. When the invoice is outstanding for 60 days, either a lien will be filed, or a case will be filed by our attorney to the appropriate court or to a mediator of our choice to collect payment. All legal and administrative fees accrued by the Client or the Contractor at this point will be paid by the Client as well as the original invoiced amount. By approving this estimate, the client agrees to these terms.
- If any areas are forced to be skipped by the time the job is completed for any reason outside of our control (Excluding weather delays), those areas are now excluded from the scope with no change to the agreed upon price. At a later date, another proposal can be sent as a separate job. This includes but is not limited to active construction, safety issues, or other simultaneous projects that impede our ability to work, etc.
- If the Client chooses to cancel a previously-approved and scheduled job within 30 days of the scheduled start date, a cancellation fee will be due within 30 days of the cancellation in the amount of 25% of the scheduled job.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.

GARAGE CLEANING DISCLAIMERS:

- Includes mold, algae, mildew, dirt, and dust removal. Does not include oil, gum, efflorescence, rust, paint removal, or any other stains UNLESS SPECIFICALLY INCLUDED IN THE SCOPE ABOVE.
- All surfaces will be rinsed off as best as possible after cleaning. After the cleaning, if water does not naturally slope towards the drains, small pockets or puddles of water may remain on the ground until they dry naturally.
- If there are lower/underground levels that rely on sump pumps for drainage, it is the client's responsibility to inform us of this condition and to clean out pumps and their respective drain lines before, during, and (or) after the cleaning. In this case, we can cover/barricade drains to stop large debris from entering drains, but fine sand and silt will still be able to pass. Any damage to the sump pumps that occurs as a result of the cleaning are the responsibility of the client.
- All water, dirt, and debris from the cleaning will be rinsed down the drain. If any debris does not fit down the drain, it will be picked up by hand and removed. During or after the cleaning, it may be necessary to clean out the drain lines at the client's expense.
- We do not use or provide a water reclaim system for our cleaning. If the garage cleaning requires water reclaim, it is the responsibility of the client to inform The Pressure Guys of this need.
- If parking passes are needed for garage access and are not provided by the client, any and all fees associated with garage access will be added to the final invoice upon completion.
- If it has been agreed that The Pressure Guys may use water spigots on the property, it is necessary that all water access points be operational and accessible during the length of the project.

GARAGE CLEANING DISCLAIMERS (Continued):

- Typically, we clean the parking levels from top floor to bottom, so it is imperative that all vehicles be moved in advance of our cleaning. If any cars remain after we have passed that floor, those parking spaces will be skipped.
- If there are any miscellaneous areas to be included in the cleaning (such as shopping cart bays, underneath trash cans, stairwells, outside walkways, walls, columns, ceilings, etc.), it is the client's responsibility to inform us prior to job approval and commencement.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.

PLAZA/STOREFRONT CLEANING DISCLAIMERS:

- Includes mold, algae, mildew, dirt, dust, and insect removal. Does not include oil, efflorescence, oxidation, rust, paint removal, soot or smoke stains, or any other stains unless specifically included in scope.
- All windows and doors must be closed prior to cleaning. If there are any leaking windows or doors, a towel can be placed behind the leaky area. If any damage occurs from damaged or ineffective weather seals, we are not liable for any damages.
- Any personal property or moveable plants that can be damaged by our cleaning process must be brought inside or moved far away from cleaning areas before we begin our cleaning. This includes any plants, signs, furniture, doormats, etc.
- Please be aware that dripping fluids may be in fact a cleaning solution that could change the color of clothing or irritate the skin.
- Due to our cleaning methods for building washing, the entire exterior of the building is saturated in our cleaning detergents. Thus, it is imperative that we know which signs or stickers can be damaged by our cleaning processes. We can skip those areas if we know ahead of time, but any damages that occur to window or door stickers or signs we are not liable for.
- If there are any decorative lights that are not waterproof on the exterior of the building, we must be notified in advance to skip that area or potential damage to the lighting could occur. We will not be liable for these damages.
- If there are any unsealed, exposed, or non-GCFI outlets or any other miscellaneous electrical equipment present on the building, those areas will be skipped and/or we are not liable for any damages.
- It is the responsibility of the client to notify us of any sealed surfaces. If any damage occurs due to a lack of notification, we are not liable for any damages as a result.

PAYMENT DISCLAIMERS:

- If a customer has a card on file and an invoice remains unpaid 30 days after project completion, the card will be automatically charged for the outstanding balance.