

# Harbourage at Braden River Community Development District

# Board of Supervisors' Meeting July 30, 2025

District Office: 2700 S. Falkenburg Road Suite 2745 Riverview, Florida 33578 813.533.2950

www.harbouragecdd.org

# HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL 34203

District Board of Supervisors

Mike Malik

Chairman

Michael Monti
Vacant
Brenda Landers
Merril "Tod"Glentzer

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager Stephanie DeLuna Rizzetta & Company, Inc.

District Counsel Cari Webster Straley Robin Vericker

District Engineer Rick Schappacher Schappacher Engineering

#### All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

## HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT DISTRICTOFFICE – Riverview, FL – 813-533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River Community
Development District

July 22, 2025

#### **REVISED** FINAL AGENDA

#### Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held **July 30, 2025, at 1:00 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, Florida 34203.

1. 2.		LL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE DIENCE COMMENTS
3.	ST	AFF REPORTS
	A.	District Counsel
	В.	District Engineer
	C.	Aquatic Maintenance ReportTab 1
	D.	Review of Landscape Report
	E.	Clubhouse Manager
		i. May and June 2025 Operations Report
		ii. Discussion of Irrigation System Status
		iii. Consideration of Restriping Proposals
		iv. Ratification of Hoover Pumping-Replacement of Irrigation Pump Tab 4
		v. Ratification of Hoover Pumping- System Cooling Fan SPN103527.0 Tab 5
		vi. Ratification of Clean Cut Tree Service #7153 Tab 6
		vii. Ratification of Commercial Fitness Proposal 593Tab 7
	F.	District Manager
		<ol> <li>Consideration of 2024-2025 Goals &amp; Objectives Report</li> </ol>
4.	BU	SINESS ITEMS
	Α.	Ratification of Solitude Services Molluscicide Agreement
	В.	Ratification of Solitude Aquatic Services AgreementTab 9
	C.	Discussion of Entry Gates Vendors
	D.	Discussion of Updated Clubhouse Private Event Rental RulesTab 11
	E.	Public Hearing on Fiscal Year 2025-2026 Final Budget
		i. Consideration of Resolution 2025-05; Adopting
	_	Fiscal Year 2025-2026 Final Budget
	F.	Public Hearing on Fiscal Year 2025-2026 Assessments
		i. Consideration of Resolution 2025-06; Levying O&M
	•	Assessments for Fiscal Year 2025-2026
	G.	Consideration of Resolution 2025-07; Setting the Meeting Schedule for Fiscal Year 2025-2026Tab 14
5.	ВП	SINESS ADMINISTRATION
5.	Α.	Consideration of the Minutes of the Board of Supervisors
	Α.	Regular Meeting held on May 14 and Workshop held on June 11, 2025 <mark>Tab 15</mark>
	В.	Consideration of Operation and Maintenance Expenditures
	В.	for April, May, and June 2025Tab 16
	C.	Review of Financial Statement for April, May, and June 2025
6.		PERVISOR REQUESTS
7.		JOURNMENT
	~~	

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Stephanie DeLuna

District Manager





# Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

**Inspection Date:** 2025-06-24

#### Prepared for:

Ms. Stephanie DeLuna, District Manager Rizzetta & Company 9428 Camden Field Parkway Riverview, Florida 33578

#### Prepared by:

Alex Johnson, Service Manager

Sarasota Field Office SOLITUDELAKEMANAGEMENT.COM 888.480.LAKE (5253)

## TABLE OF CONTENTS

SITE ASSESSMENTS	
PONDS 1, 2, 3	3
Ponds 4, 5	4

### Site: 1

#### **Comments:**

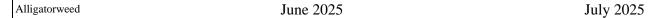
Normal growth observed

Alligatorweed observed growing along the perimeter



Routine maintenance next visit

#### **Target:**







#### Site: 2

#### **Comments:**

Normal growth observed

Torpedograss observed growing along the perimeter

#### **Action Required:**

Routine maintenance next visit





#### **Target:**

Torpedograss

June 2025

July 2025

#### Site: 3

#### **Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

#### **Action Required:**

Routine maintenance next visit





#### **Target:**

Torpedograss

June 2025 July 2025

SOLITUDE LAKE MANAGEMENT

888.480.LAKE (5253)

## Site: 4

#### **Comments:**

Normal growth observed Minimal amounts of algae and torpedograss observed





#### **Action Required:**

Routine maintenance next visit

#### **Target:**

Surface algae June 2025 July 2025

## Site: 5

#### **Comments:**

Site looks good

Minimal amount of torpedograss observed



Routine maintenance next visit





#### **Target:**

Torpedograss June 2025 July 2025

## **Management Summary**

Pond #1: Alligatorweed observed growing along the perimeter

Pond #2: Torpedograss observed growing along the perimeter

Pond #3: Minimal amount of torpedograss observed growing along the perimeter

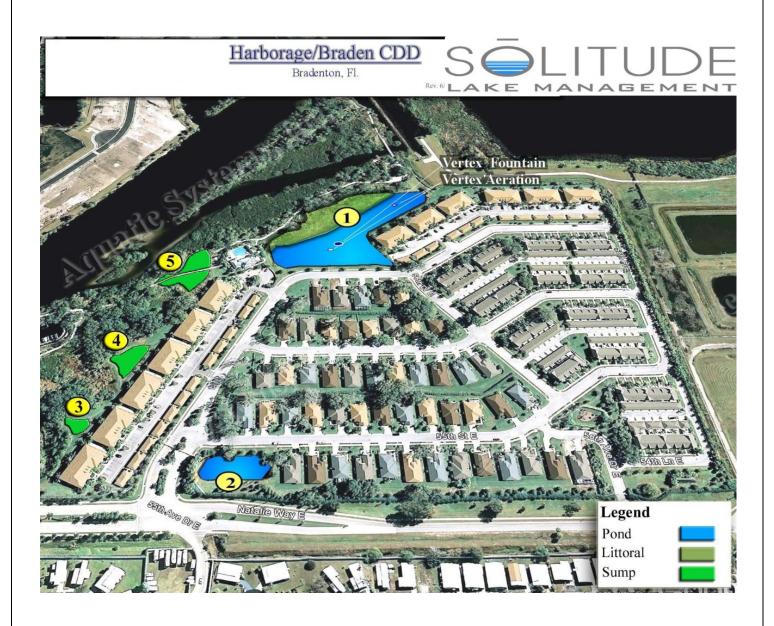
Pond #4: Minimal amounts of algae and torpedograss observed

Pond #5: Minimal amount of torpedograss observed

## Harborage at Braden River CDD Waterway Inspection Report

2025-06-24

Site	Comments	Target	Action Required
1	Normal growth observed	Alligatorweed	Routine maintenance next visit
2	Normal growth observed	Torpedograss	Routine maintenance next visit
3	Site looks good	Torpedograss	Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit



#### **Monthly Manager's Report**



5705 Key West Place, Bradenton, FL 34203 Phone: (941) 727-5500

**Operations/Maintenance Updates: May 2025** 

- Reynolds Electric replaced boat lift controls on Lifts 8A & 7B. Others pending schedule
- Maingates replaced safety photo eye on visitor swing gate. Swing gate motor and control panel replaced under warranty
- Bloomings Landscape continued trimming along the Natalie Way fence line so
   Maingates can perform the damaged fence repairs when parts arrive
- Met with additional potential gate/entry security vendors for quotes. Board of Supervisors reviews list and set June 11 workshop for presentations
- Performed repair on Nautilus exercise machine leg press station with missing weight bolt
- Reynolds Electric repaired electric power issue to marina dock pedestal lights.
- Investigated possible irrigation line leak on Whitehead Street (pending confirmation)
- Set up presentations with two potential gate entry vendors for June 11 workshop.
- Investigated numerous irrigation issues with residents, turned valves on/off as needed for maintenance, spoke to resident's contractors as needed
- Investigate issue with well pump not operating, reset breakers and contacts and was able to restore power. Contacted Guest Well to investigate further
- Bloomings Landscape began cleaning fence line along Natalie Way in preparation for fence repair by Maingates once fence parts have arrived which are on backorder
- Hoover Pumping Systems performed maintenance on our lake water irrigation filter and pump system due to numerous water quality issues by residents. Diver



investigated intake screens which were clean and intake was still 2 feet above the lake bottom as intended. Filters were in good condition and not overly dirty but were cleaned also. Check pump impellers and were in good condition. Recommended a fan be installed to prevent overheating of computer system inside cover. Will provide quote.

Visitors through Gates: 2603 Public Road Entries: 679 (24%)
Irrigation Water Pumped: 3,425,622 Recorded Rainfall: 2.03"
Marina Waitlist Residents: 4 Oldest Waitlist: September 2024

Marina Leases – New: Pending: Renewals: Amendments: Vacant Lifts: 3 as of 4/1/25

Bank Deposits/Amount: \$ 692.00 Credit Cards: \$ 425.00

New Resident MyEnvera Accounts Set up: 3

Community Events: 8 Private Events: 3 Association Meetings: 3

Pending Private Events (Parties) – 1 Intruder Alarms at Clubhouse/Pool: 0 Trespass Letters/Notices Issued: 0

#### Pending Projects subject to review and budget:

Replace TV's in fitness room and meeting room (2026 budget item)

Re-paint planters by pool

Power wash, repair cracks, and repaint pool deck

Paint bike racks and park benches

Gazebo wood repairs, 2026 budget item

Install water shut off valves at each boat slip (4 to complete)

Remove old fire hose box at marina, no longer required per MCFD

Remove Palmettos behind Condo Bldg 1 in Conservation area

Replace Speed Hump signs on Duval/Townhome area.



#### **Monthly Manager's Report**



5705 Key West Place, Bradenton, FL 34203 Phone: (941) 727-5500

**Operations/Maintenance Updates: June 2025** 

- Removed small alligator from pool and released into pond.
- Replaced bulbs in three street lamps. Two lamps on Harborage Ave at Key West and exit gate are not working and may be an electrical issue so investigating those also.
- Investigated possible irrigation leak that was keeping CDD irrigation pump from shutting down. After extensive research found two leaks on COA main irrigation line along canal behind Key Largo. COA/Sunrise repaired on 6/10/25.
- Worked with numerous single family property owners on irrigations issues that were found while investigating system leak.
- Reynolds Electric replaced boat lift controls for lifts 5B-7B.
- Rewired street light at end of Simonton/Whitehead alley that was dim.
- Replaced right side exit barrier arm after hit by delivery truck.
- Investigated pool pump not working after storm of June 17. After several restarts the pump started working so will monitor.
- June 17 storm damaged thermostat for clubhouse HVAC. Elite Air Conditioning replaced thermostat and check AC unit for proper operation.
- Replaced exit barrier arm struck by FedEx contractor, Loyal Logistics. Contacted vendor and collected \$292.75 replacement fee.
- Investigated additional irrigation systems issues, well pump not working, resident reports, etc.
- Reported pot hole on Duval Street, dip at intersection of Whitehead and Mallory Square to District Engineer, and pot hole on Natalie Way to the City of Bradenton.
- Set up invoice system through the Square terminal to allow online credit/debit card payments so residents do have to come into the office to pay.



• Investigated and removed large rotten log that fell during a storm onto the marina trail.

Assisted boat owner with realigning boat lift cables.

Visitors through Gates: 2,116 Public Road Entries: 408 (19%) 5% after issue reported to

**Envera Account Representative** 

Irrigation Water Pumped: 1,561,399 Recorded Rainfall: 9.63" Marina Waitlist Residents: 4 Oldest Waitlist: September 2024

Marina Leases – New: 0 Renewals: 5 Amendments: 0 Vacant Lifts: 4 as of 7/1/25

Bank Deposits/Amount: \$ 0 Credit Cards: \$ 2,568.00

New Resident MyEnvera Accounts Set up: 2

Community Events: 4 Private Events: 1 Association Meetings: 1

Pending Private Events (Parties) – 0 Intruder Alarms at Clubhouse/Pool: 0 Trespass Letters/Notices Issued: 0

#### Pending Projects subject to review and budget:

Replace TV's in fitness room and meeting room (2026 budget item)

Re-paint planters by pool

Power wash, repair cracks, and repaint pool deck

Paint bike racks and park benches

Gazebo wood repairs, 2026 budget item

Install water shut off valves at each boat slip (4 to complete)

Remove old fire hose box at marina, no longer required per MCFD

Remove Palmettos behind Condo Bldg 1 in Conservation area

Replace Speed Hump signs on Duval/Townhome area.

Repair street lamp at Key West entrance.





# Proposal PARKING LOT SERVICES

P.O. Box 23125 Tampa, Florida 33623 Phone: 813-880-9100 www.plsofflorida.com CGC1512668

## **GO GREEN WITH PLS!**

Date: Thursday, May 22, 2025

Submitted To: Mr. Tony Gipe Rizzetta & Company 5705 Key West Place Bradenton, FL 34203 Contact Information: Phone: (941) 727-5500

Mobile:

**Site Description:** # S123182 The Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203

Site Contact: Site Phone: Proposal # 825-0632

Prepared By: Larry Freeman Contact Information: Mobile: 813-610-8013 Office: (813) 880-9100 E-mail: larry@plsofflorida.com

#### NO WARRANTIES HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

Qty Proposed Service(s) & Description(s) Depth

#### 0 RESTRIPING WITH LATEX PAINT

\$4,389.00

Line Striping as per plans same layout.

\*All line striping will be painted over existing thermoplastic\*

Includes the following streets: Natalie Way, Harborage Ave, Simonton St., Conch Island Circle, Southernmost Ln, Mallory Sq. Ave, Duval St., Whitehead St. and Hemingway Ave.

- 1) (8) Directional arrows in white.
- 2) (15) Stop bars in white.
- 3) (14) Crosswalks in white.
- 4) 125 linear feet of crosshatch zones in yellow.
- 5) 360 linear feet of 4" centerline in white.
- 6) 200 linear feet of double centerline in yellow.
- \* Parking Lot Services is NOT responsible for any liability arising from slip and fall accidents on painted walking surfaces.
- \* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing, or other painted surfaces.



# **Proposal PARKING LOT SERVICES**

P.O. Box 23125 Tampa, Florida 33623 Phone: 813-880-9100 www.plsofflorida.com CGC1512668

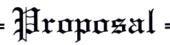
## **GO GREEN WITH PLS!**

PAYMENT TERMS 50% Down, Balance Upon Completion

his proposal may be withdrawn at our option if not accepted within 30 days of 5/22/2025					
Pavement Consultant Larry Freeman	Larry Freeman				
Client's Authorized Signature					

#### PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- •DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- •DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- •Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- •Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- •Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- •All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- •New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- •Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- •If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- •Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping,
   sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- •Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- •Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- •Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- •Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- •PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.





"DONE RIGHT THE FIRST TIME – ON TIME"

P.O. BOX 50185 • SARASOTA, FL 34232-0301

PHONE 941-322-6000 FACSIMILE 941-322-9079 TOLL FREE 1-866-322-6600

PROPOSAL SUBMITTED TO	PHONE	FAX	
TONY GIPE	650-2780		
STREET	JOB NAME		
	Harborage		
CITY, STATE AND ZIP CODE	JOB LOCATION		
	OFF NATALIE WAY, I	BRADENTON	
ATTENTION	DATE	GUARANTEE	
	6-7-2025	1 Year	

## **RESTRIPE THE FOLLOWING WITH TRAFFIC PAINT:**

15 Crosswalks

11 STOP BARS

6 ARROWS

2 ONLY MESSAGES

580 LF 6" WHITE

455 LF 6" YELLOW

APPROACH FOR 2 SPEED TABLES

281 - 28	ata in accordance with above according to the gum of
⊞ சிர்ம் நம்க்க hereby to furnish material and labor - compl	
FOUR THOUSAND FOUR HUNDRED SIXTY FIVE	dollars (\$4,465.00)
Payment to be made as follows:	
UPON COMPLETION	
1	
There shall be a (1 year guarantee on the material and all workmanship. Customer will inspect work immediately after completion and advise of any problems. Otherwise, payment is due upon completion.	Authorized Signature DAVE KAMPS
We are not liable or responsible for any damages or claims that might arise from anyone or anything entering marked-off areas. Cars must be moved at least 100 feet from designated work areas to prevent	Neta: This preposal may be
any damage due to overspray.	withdrawn by us if not accepted within
Acceptance of Broposal - The above prices, specifications and conditions are	
satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Legal fees and court costs incurred in the collection of monies owed accord-	Signature
ing to this contract will be borne by the customer.	orginality
Date of Acceptance:	Signature



Proposal

Proposal# SPN103504.0 Proposal Date: 5/30/2025 Valid Until: 6/29/2025

2801 N. Powerline Road Pompano Beach, FL 33069 Tel 954-971-7350 Fax 954-975-0791

Customer # 5864 Harborage at Braden River Community Development

9428 Camden Field Parkway Riverview, FL 33578

Tel: Fax:

Job Site: 5074 Harbourage SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941-650-2780 Contact: Tony Gipe Model# HCF-25PDV-460/3-HMR3L-Z

#### Nature of Service:

#### S/O -- Centrifugal Pump/Motor Replacement 25HP

During the recent service visit, our technician Tomas determined that the existing pump and motor assembly, originally installed in 2015, is no longer operating as designed. To ensure proper system performance and avoid potential damage to the landscape, the technician recommends a full replacement of the pump and motor assembly.

Hoover proposes the following:

- · Remove faulty pump assembly from system.
- Install new shaft seal in seal bracket, brass shaft sleeve, and sleeve o-rings.
- Install new TEFC motor and pump assembly.
- Install new motor stainless steel terminals.
- Reconnect new motor and panel wiring leads with new connectors and hardware.
- Reassemble pump in station.
- Startup, calibrate, and test operation.
- Re-pipe as needed to accommodate new pump.
- Pull prime and test operation.

-	<b>Grand Total:</b> \$8,590.31

Sub Total: \$8,590.31

**TERMS**: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Unon	receint of	an executed	agreement by	v mail or fax	we will s	schedule th	nis work	Thank you

Accepted By: Hoover Pumping Systems, Corp.	Accepted By: Harborage at Braden River Community Development
Ramonatings	
Ramona Mingo	Signature/ Printed Name/ Date



## Proposal

Proposal#

SPN103527.0

Proposal Date: 6/4/2025 Valid Until: 7/4/2025

2801 N. Powerline Road Pompano Beach, FL 33069 Tel 954-971-7350 Fax 954-975-0791

Customer # 5864 Harborage at Braden River Community Development

9428 Camden Field Parkway Riverview, FL 33578 Tel: Fax:

Job Site: 5074 Harbourage SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941-650-2780 Contact: Tony Gip Model# HCF-25PDV-460/3-HMR3L-Z

Nature of Service:

#### S/O- Exhaust Fan Installation

During our recent visit, our technician noted that the temperature within the enclosure was extremely high and the station would benefit from the installation of an exhaust fan to dissipate the heat and protect the high value electronic components.

Hoover Proposes to:

- · Install Exhaust fan(s) in each enclosure
- Wire exhaust fan to added relay in the control panel
- Test operation

Sub Tdtal: \$1,734.38

Grand Tdtal: \$1,734,38

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:

Hoover Pumping Systems, Corp.

Sharen J. Bleann Jr.

Accepted By:

Harborage at Braden River Community Development

Charles Gleason

Michael Malik 6/11/25 nted Name/ Date

Signature/ Printed Name/ Date

1 of 1

#### **Clean Cut Tree Service**

2255 61st St Sarasota, FL 34243 US +19414851400 cleancuttree941@gmail.com



## **Estimate**

ADDRESS

HARBOURAGE AT BRADEN RIVER CDD RIZETTA & CO 5705 KEY WEST PLACE BRADENTON, FL 34203 TONY GIPE 941-650-2780 HARBOURAGECDDMANAGER@GMAIL.COM ESTIMATE 7153
DATE 06/06/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	ESTIMATE Work scope:			550.00
	Gervices	(1) Live oak located at the corner of Island Drive and Southernmost Lane.  Remove broken split branch hanging down towards stop sign			330.00
		Tools: Manlift or small bucket Chip truck			

TOTAL \$550.00

Accepted By

Accepted Date 06/12/2025



5034 N Hiatus Rd Sunrise, FLORIDA, 33351 954-747-5128

www.commfitnessproducts.com

#### ESTIMATE #593

**BID PROVIDED BY:** 

Bill@commfitnessproducts.com BID PROVIDED ON: 06/10/2025

### **CLIENT INFORMATION**

**EXEMPT** 

ADDRESS: 5705 Key West Place CLIENT MAIN PHONE: (941) 727-5500

CITY: Bradenton STATE: FL ZIP: 34203 CLIENT EMAIL:

harbouragecddmanager@gmail.com

PARTS			
DESCRIPTION	PRICE	TAX RATE	TOTAL
Treadmill Power Switch	\$10.00		\$10.00
Treadmill Power Cord Fixing Plate QTY 2	\$16.00		\$16.00

EXTRAS			
DESCRIPTION	PRICE	TAX RATE	TOTAL
Labor	\$85.00		\$85.00
Service Charge	\$85.00		\$85.00
Shipping	\$20.00		\$20.00

ESTIMATE ONLY	ESTIMATE TOTAL
This estimate is an approximation and is not guaranteed. The estimate is based on information provided from the client regarding project requirements. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified. Estimate valid for 30 days.	TOTAL LABOR:       \$0.00         TRAVEL CHARGE:       \$0.00         TOTAL PARTS:       \$26.00         TOTAL EXTRAS:       \$190.00         TOTAL EQUIPMENT:       \$0.00         ESTIMATE TOTAL:       \$216.00
	·

<sup>\*\*</sup>THIS IS NOT A BILL. THIS IS AN ESTIMATE ONLY. DO NOT SUBMIT PAYMENT\*\*



#### SERVICES AGREEMENT

PROPERTY NAME: Harbourage at Braden River CDD (Lake & Wetland)
CUSTOMER NAME: Harbourage at Braden River CDD (Lake & Wetland)
SERVICE DESCRIPTION: Bi-monthly molluscicide treatment - Pond 1

EFFECTIVE DATE: June 1, 2025 through May 31, 2026

SUBMITTED TO: Tony Gipe

SUBMITTED BY: Erika Bamberg, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Efective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

- 1. <u>SERVICES</u>. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
- 2. <u>MODIFICATIONS</u>. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
- 3. <u>PRICING</u>. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
- PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices 4. must be brought to the attention of SOLitude by written notice within one hundred and twenty ( 20) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to bay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall eimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the witten specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
- 5. <u>TERM AND EXPIRATION</u>. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term

2025 Molluscicide Treatment Services Agreement Harbourage at Braden River CDD (Lake & Wetland) (9014) - EB Page 2 of 7



(each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

- 6. <u>IERMINATION.</u> SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, ar early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.
- 7\_ <u>IFRMINATION FOR CAUSE.</u> If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in pankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.
- 8. <u>INSURANCE</u>. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
- 9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMEN DATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
- 10. <u>CONFIDENTIAL INFORMATION</u>. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after

## 2025 Molluscicide Treatment Services Agreement Harbourage at Braden River CDD (Lake & Wetland) (9014) - EB Page 3 of 7



disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, governmen order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

- 11. <u>FORCE MAJEURE</u>. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
- 12. <u>RIGHT TO SUBCONTRACT</u>. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.
- 13. <u>FUEL/TRANSPORTATION SURCHARGE</u>. Like many other companies that are impacted by the price of gasoline. a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the light to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of galoline.
- ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
- 15. <u>E-VERIFY</u>. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
- 16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
- MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"),

2025 Molluscicide Treatment Services Agreement Harbourage at Braden River CDD (Lake & Wetland) (9014) - EB Page 4 of 7



under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filled ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as a rovided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Ver ue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

- 18. <u>ASSIGNMENT</u>. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.
- 19. <u>NOTICES</u>. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature black. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.
- DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are intigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that I hay arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was perforned. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLItude.
- 21. <u>BINDING</u>. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.



#### SCHEDULE A - SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond 1 Bi- monthly (June, August, October, December, February, and April)

### Bi-Monthly Molluscicide Treatments:

- A SOLitude Aquatic Specialist will treat Pond 1 six (6) times a year during the months of June, August, October, December, February, and April.
- Any infestation of Mollusk found on the perimeter of the pond at the time of application, shall be treated and controlled with the application of Molluscicide.

#### Service Reportina:

Customer will be provided with a service report detailing all of the work performed as part of this
Agreement after each visit.

#### General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- 4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

2025 Molluscicide Treatment Services Agreement Harbourage at Braden River CDD (Lake & Wetland) (9014) - EB Page 5 of 7

> SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451



- 22. <u>ENTIRE AGREEMENI</u>. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
- 23. <u>SEVERABILITY</u>. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreen ent and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:	
SOLITUDE LAKE MANAGEMENT, LLC.	HARBOURAGE AT BRADEN RIVER CDD (LAKE & WETLAND)
Signature:	Signature: Muld V. Mald
Printed Name:	Printed Name: Michael V. Malik
Title:	Title: CDD Board Chauman
Date;	Date: _5/27/25
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC	5708 Va. Wast Place
1320 Brookwood Drive Suite H	5703 Key West Place
Little Rock AR 72202	Bradenton, FL 34203
Please Mail All Notices and Agreements to:	

2025 Molluscicide Treatment Services Agreement Harbourage at Braden River CDD (Lake & Wetland) (9014) - EB Page 7 of 7



### SCHEDULE B - PRICING SCHEDULE

Total Price: \$1,845.60

Invoice Amount: \$1,845.60

Invoice Frequency: Annually (June)

# Tab 9

# **Aquatic Services Agreement**

This Aquatic Services Agreement (the "Agreement") is made and entered into as of October 1, 2025, by and between the Harbourage at Braden River Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "District") and Solitude Lake Management, LLC, a Virginia limited liability company registered to do business in Florida (the "Contractor").

#### **Background Information:**

The District is responsible for the operation and maintenance of the stormwater ponds, wetlands, and other waterways within the boundaries of the District. The District desires to retain an independent contractor to provide aquatic related services for these ponds and wetlands. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement. This Agreement shall supersede and replace any prior agreements between the parties.

#### **Operative Provisions:**

1. <u>Incorporation of Background Information</u>. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

### 2. Contractor's Representations.

- Contractor has examined and carefully studied the project site, and has the experience, expertise, and resources to perform all required work.
- b. Contractor is licensed to apply herbicides, pesticides, and other chemicals necessary for the work to be performed pursuant to this Agreement.
- c. All products used for treatment will be EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and be applied in a manner consistent with their labeling.
- d. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests will meet or exceed all of the legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA.
- e. Treatments will be performed in a manner that is consistent with NPDES compliance standards as applicable in Florida.
- f. The Contractor shall be liable for the decline or death of any beneficial aquatic plants, turf, shrubs, or trees due to the negligence of the Contractor.

#### 3. Scope of Services.

- a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto and incorporated herein as Composite Exhibit A for the District's three wetland sites ("Wetland Services") and two stormwater ponds and 3 sumps ("Pond Services") shown on the map attached hereto and incorporated herein as Exhibit B.
- b. The Contractor's account manager will attend the District's monthly meetings in person to provide updates to the Board and answer any questions regarding issues or concerns.
- c. Contractor will provide a monthly service report detailing all of the work performed including, but not limited to, areas of concern, declining vegetation, and any water use restrictions or pertinent information after treatment.

# 4. Manner of Performance and Care of the Property.

- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
- b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
- c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

#### 5. Compensation.

- a. The District agrees to compensate the Contractor \$686.10 per month for Wetland Services.
- b. The District agrees to compensate the Contractor \$477.85 per month for the Pond Services.
- c. The cost for Wetland Services and Pond Services shall increase by **four percent (4%)** upon each annual renewal.
- d. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District.
- e. The District shall pay the Contractor within 30 days of receipt of the invoice.
- f. Contractor requests that all payments be remitted to 1320 Brookwood Drive, Suite H, Little Rock AR 72202.
- 6. <u>Additional Services</u>. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
- 7. <u>Term and Renewal</u>. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
- 8. <u>Termination</u>. Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
- 9. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 10. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision

thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- 11. <u>Insurance</u>. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
  - a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
  - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 12. <u>Indemnification</u>. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties shall not exceed the minimum coverage limits as set out in the insurance requirements within this Agreement.
- 13. <u>Limitations on Governmental Liability</u>. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 14. <u>Responsibilities of the District</u>. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.
- 15. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 16. <u>Scrutinized Companies</u>. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 17. <u>Anti-Human Trafficking</u>. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 18. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, OR BY EMAIL AT SDELUNA@RIZZETTA.COM, OR BY REGULAR MAIL AT 2700 SOUTH FALKENBURG ROAD, SUITE 2745. RIVERVIEW, FLORIDA 33578.

19. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 20. <u>Controlling Law and Venue</u>. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 21. Enforcement of Agreement. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- **22.** <u>Severability</u>. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 23. <u>Amendment</u>. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- **24.** <u>Assignment</u>. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 25. <u>Arm's Length Transaction</u>. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 26. <u>Counterparts</u>. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 27. <u>Authorization</u>. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 28. <u>Notice</u>. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

#### To the District:

c/o Rizzetta 2700 S Falkenburg Rd, Ste 2745 Riverview, FL 33578 Attn: Stephanie DeLuna, DM SDeLuna@rizzetta.com

### To Contractor:

1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451 Email:

29. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

Solitude Lake Management, LLC

Harbourage at Braden River Community Development District

Chair/Vice Chair of the Board of Supervisors

Trina L. Duncan

Name: Trina L. Duncan Title: Business Manager

Date: 06/26/2025

Exhibit A. Scope of Services Exhibit B. Maintenance Map

### Exhibit A – Scope of Services

(Wetland Services)

A SOLitude Aquatic Specialist will visit the site and inspect the Upland/Wetland/Preserve one time per month.

#### Upland/Wetland/Preserve Maintenance:

- 1. The treatment will include all FLEPPC Category 1 & 2 species and nuisance vines.
- 2. All Species will be killed in place with an approved herbicide,
- 3. This proposal does not include debris removal or disposal.

#### Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this
Agreement after each visit.

#### General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- Company guarantees that all products used for treatment are EPA registered and labeled as
  appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied
  in a manner consistent with their labeling.
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

# Exhibit A – Scope of Services

(Pond Services)

#### A SOLitude Aquatic Specialist will visit the site and inspect the Ponds/Sumps one time per month.

#### Aquatic Weed Control:

- Any growth of undesirable aquatic weeds and vegetation found in the ponds/sumps with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
- 2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

#### Shoreline Weed Control:

- Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond/sump areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
- Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

#### Alaae Control:

 Any algae found in the ponds/sumps with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

#### Trash Removal:

Trash will be removed from the ponds/sumps and disposed of offsite. Any large item or debris
that is not easily and reasonably removable by one person during the routine visit will be
removed with the Customer's approval for an additional fee. Routine trash and debris removal
services are for the pond areas only, and do not include any trash or debris removal from the
surrounding terrestrial (dry land) areas.

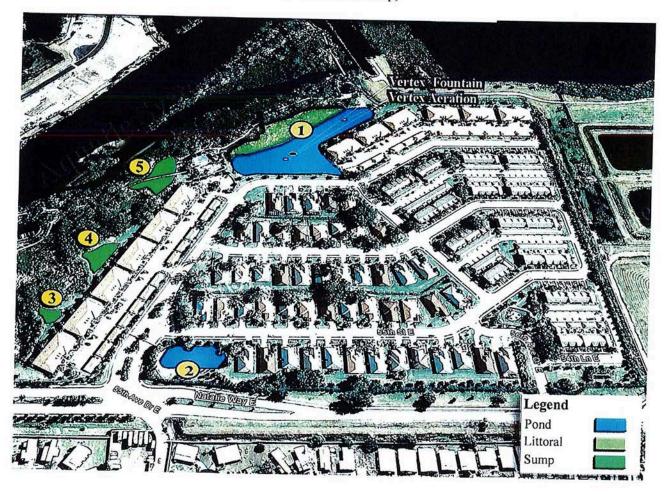
#### Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this
Agreement after each visit.

#### General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- Company guarantees that all products used for treatment are EPA registered and labeled as
  appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied
  in a manner consistent with their labeling.
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

Exhibit B (Maintenance Map)



# **Tab 10**



2550 US HWY 17 South Wauchula, FL 33873

(863) 781-2277 ph

(941) 776-0857 fax

	Γ -		1	1
PROPOSAL SUBMITTED TO The Harbourage	<u>PHONE</u>		DATE 4/30/2025	
STREET STREET	JOB NAME		4/30/2023	
STREET	Butterfly MX	Equipment		
CITY, STATE, ZIP CODE	JOB LOCATIONS	Equipment		
<u> </u>	Drive Gates			
<u>ARCHITECT</u>	DATE OF PLANS		JOB PHONE	
CJK				
We hereby submit specifications and materials for:	QTY	PRICE	-	ΓΟΤΑL
12" Intercom	1	\$6,000.00		\$6,000.00
Gooseneck stand for butterfly intercom	1	\$750.00		\$750.00
Cameras	5	\$250.00		\$1,250.00
Camera Gateway	1	\$500.00		\$500.00
POE switch panel	1	\$200.00		\$200.00
Vehicle reader	1	\$3,000.00		\$3,000.00
2-Door controller (for vehicle reader)	1	\$700.00		\$700.00
Windshield tag programmer	1	\$500.00		\$500.00
Windshield tags	600	\$7.00		\$4,200.00
Shipping	1	\$230.00		\$230.00
Labor to install	1	\$3,500.00		\$3,500.00
			TOTAL	\$20,830.00
We Propose hereby to furnish material and labor complete in	accordance with above	ve specifications, f	or the sum of	
Description of the E00/ Deposit upon acceptance Dei	d in full upon comm	lation		
Payment to be made as follows: 50% Deposit upon acceptance. Paid Due to the world CoVid 19 Shutdown, The US manufacturing has			Levnected to co	ntinue for several
months. Please allow ample time between contract and installatio			expected to col	itilide for several
All material is guaranteed to be as specified. All work to be completed in a	BILLING ADDRESS:			
workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed	Email To:			
only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond	Fax To:			
our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	NOTE: This proposal ma	ay be withdrawn by u	s if not accepted wit	thin 30 days. Thank you.
Acceptance of Proposal The above prices, specifications and				
conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	Signature			
	Printed Name			
	Date of Acceptance		_	
<b></b>	Desired Start Date:		-	



2550 US HWY 17 South Wauchula, FL 33873

(863) 781-2277 ph

(941) 776-0857 fax

	T		T	
PROPOSAL SUBMITTED TO	PHONE		DATE	
The Harbourage			4/30/2025	
<u>STREET</u>	JOB NAME			
	Annual Sub			
CITY, STATE, ZIP CODE	JOB LOCATION			
	<b>Drive Gates</b>		1	
ARCHITECT	DATE OF PLAN	<u>S</u>	JOB PHONE	
CJK				
We hereby submit specifications and materials for:	QTY	PRICE	T	OTAL
Intercom and app subscription (Annual Charge Per Household)	233	\$36.00		\$8,388.00
Vehicle reader software subscription (Annual charge)	1	\$1,200.00		\$1,200.00
Camera 30 day storage subscription (Annual charge)	5	\$180.00		\$900.00
			TOTAL	\$10,488.00
We Propose hereby to furnish material and labor complete i	n accordance with a	above specifications,	for the sum of	
Payment to be made as follows: 50% Deposit upon acceptance. Pai	=	-		
Due to the world CoVid 19 Shutdown, The US manufacturing has			d expected to cont	inue for several
months. Please allow ample time between contract and installation.  All material is guaranteed to be as specified. All work to be completed in a	on in panning your IBILLING ADDRESS:			
workmanlike manner according to standard practices. Any alteration or	BILLING ADDINESS.			
deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the	Email To: Fax To:			
estimate. All agreements contingent upon strikes, accidents or delays beyond				
our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.			
Acceptance of Proposal The above prices, specifications and	<u> </u>			
conditions are satisfactory and are hereby accepted. You are authorized to do	Signature			
the work as specified. Payment will be made as outlined above.	Printed Name			
	5. (4.			
· ·	Date of Acceptance Desired Start Date:		_	
	•		_	



ACCESS

QUOTE

Number

AAAQ3094

Date

May 21, 2025

5265 University Pkwy Unit 101-175 Univeristy Park, Fl 34201 941.705.9782

Sold Tra

The Harbourage at Braden River Co c/o Rizzetta & Company

5705 Key West Place Bradenton, Florida 34203 BILLT

The Harbourage at Braden River

c/o Rizzetta & Company 5705 Key West Place Bradenton, Florida 34203 Your Sales Rep

**Paul Savage** 

9417059782

\$23,176.92

paul@universalacc.com

Phone Fax

Phone Fax

Here is the quote you requested.

Terms

P.O. Number

Ship Wa

(A) - 1

Description

....

exal Price

\$23,176.92

Tekwave All box and Visitor Management Systems-

ALLBOX - ENTRY SYSTEM

Drivers license scanner

Guest pass

Phone directory entry

Code entry

Optional virtual guard

Access Additions include-

Vehicle Access by vehicle tag system

Access by existing clicker fobs

Recurring cost on system will be based on 1 year commitment.

Access Control Monthly cost - \$850.00 plus tax

All adds, moves and changes done By Universal Access Staff

Remote assistance to all residents

This includes unlimited apps and users

The option for a SLA (Service level agreement) \$300.00 per Quarter

This cover maintenance of gates and systems-

This is based on a quarterly on site maintenance on all gate systems

Remote assistance on issues and fixed pricing on service calls and emergency calls.

MATERIALS:

Tekwave All Box

All Box Pedestal

Web Relay with Internet Fail over to open

Tekwave setup

Awid 3000 Vehicle Tag Reader UHF

Sure -FI wireless

<b>Q</b> (by)	Description	Unit Price	e Ext. Price
	Keri Systems Access Control 2D- 2 RM3		
	Install and setup		
1	Camera system Upgrades Includes 1`6 channel NVR 6tb Hard drive and remote view 3 Cameras with Color at Night	\$2,000.00	\$2,000.00
	Materials:		
	16 Channel NVR IP with color and time search		
	(3) 4mp General View Cameras with color at night		
	(3) Install and setup		
		SubTotal	\$25,176.92
		Тах	\$0.00
		Shipping	\$0.00
		Total	\$25,176.92
ACTIVITY FOR HARI WARRANT NOR FOR	UBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONS INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERE DWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, IT ITES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATE PACKAGING.	D BY A LIMITED ONE YEAR WARRANTY, COVER EXPRESS OR IMPLIED, INCLUDING BUT NOT LI PROFITS, BUSINESS, GOODWILL, DATA, INTE	RING PARTS AND LABOUR MITED TO ANY IMPLIED ERRUPTION OF BUSINESS,

ORIGINAL PACKAGING.
Unless otherwise set forth, in writing, invoices are due and payable net thirty (30) days from the date of the invoice. If any invoiced amounts remain unpaid thirty (30) days after
Client's receipt of invoice, Client shall pay monthly interest based on the unpaid amounts equal to the lesser of one percent (1%) interest or the highest amount allowed by law until
such invoice amount is paid in full. Client shall be charged an administrative fee of \$25.00 per month for each invoice that is sent out on past due accounts. Client shall neither make
nor assert any right of deduction or set-off from the amounts invoiced. Client shall be subject to a fee of up to \$40.00 or five percent (5%) of the total amount, whichever is greater,
for any check paid to Universal Access, LLC by Client that is returned for insufficient funds or is dishonored. Client expressly agrees to pay all expenses and costs incurred by Universal
Access, LLC in any effort to collect any unpaid balance from Client, including reasonable attorney's fees. By execution of this Quote you agree to the terms and conditions set forth
herein.

To accept this quote please sign and return:		
	Signature	Date
Thank you for your business!		

# **Tab 11**



# <u>CLUBHOUSE PRIVATE EVENT USE AGREEMENT</u> Clubhouse use is for inside clubhouse only. All outdoor areas are reserved for Harbourage CDD residents only.

REQUESTED EVENT DATE: \_\_\_\_/\_\_\_\_ Recurring? Yes No How Often? \_\_\_\_\_

1. The Renterresident must be present for the duration of the Event until all guests have departed and assumes full

2. The security alarm activates at 10:00 PM. The Renter resident is responsible for the clubhouse being secured prior to

from the security deposit.

100059796.DOCX/1

The clubhouse may not be used for commercial uses.

Revised

responsibility for the conduct of their invited guests and for any damage or disrepair to the clubhouse or to the

that time. Any false alarm to which the city or county emergency staff responds will result in a forfeiture of \$50.00

The maximum safe capacity of the clubhouse is 49 persons per fire regulations. The maximum safe table seating

TIME OF EVENT (including set up/clean up):AM/PM untilAM/PM (Circle AM or PM)	
TYPE OF EVENT:	
NAME OF RESIDENTRENTER:	
ADDRESS:	
HOME PHONE: CELL PHONE:	
This is a license agreement between The Harbourage at Braden River Community Development District ("District") and (the "ResidentRenter"). Subject to the terms and conditions hereof, the RenterResident is hereby given a revocable license to use the Harbourage Clubhouse (the "Clubhouse"), located at 5705 Key West Place, Bradenton, FL 34203, for a private event ("Event") and agrees to be held responsible for such use as outlined on this Private Event Use Agreement form ("Agreement"). The clubhouse is still open to all Harborage residents even during the private event.	
Any Harborage resident in good standing or any non-resident that has paid the annual admission fee may reserve the Celubhouse. If, however, the resident is a tenant, not a property owner, a copy of the tenant's lease must accompany this use agreement.	
As a prerequisite for granting a reservation for private use, the resident-Renter must complete and sign a copy of this agreement, pay by check the non-refundable \$150 fee for use of the Clubhouse, and pay by check the applicable \$100 refundable deposit. Cash payment is required if agreement is completed less than two (2) weeks from the scheduled event date.	
<u>Cancellation Policy.</u> Cancellation of use agreements prior to two (2) weeks of the Event will result in the full deposit being refunded. Cancellation of use agreements within the two-week period prior to the Event will result in a \$25 cancellation fee, which shall be deducted from the \$100 deposit, prior to refund. Any deposit paid by a check returned by the <u>Renterresident</u> 's bank shall be subject to service charges and cancelation of the agreement.	Formatted: Highlight
TERMS AND CONDITIONS	Formatted: Justified, Numbered + Level: 1 +

Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:

**Formatted:** Justified, Indent: Left: 0.3", Hanging: 0.25", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... +

Start at: 1 + Alignment: Left + Aligned at: 0.3" + Indent

Left + Aligned at: 0.3" + Indent at: 0.55"

Formatted: Justified, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:

Left + Aligned at: 0.3" + Indent at: 0.55"

at: 0.55"

	capacity is 32 persons. The RenterResident agrees not to exceed these capacities.				
5.	All children under the age of 18 must be supervised by adults.	Formatted: Justified, Indent: Left: 0.3", Hanging: 0.25", Numbered + Level: 1 + Numbering Style: 1, 2, 3, + Start at: 1 + Alignment: Left + Aligned at: 0.3" + Indent at: 0.55"			

{00059796.DOCX/} Revised

- No private event may use the pool, spa, grill, grill porch, cabanas, or pool deck. These are reserved exclusively for Harborage residents even during a private event.
- Liquids should be emptied in the sink not thrown in the trash. Extra caution should be taken if serving drinks that may stain the floor or walls.
- 8. Pets are not permitted in the clubhouse, unless pet is a service animal.
- 9. Smoking or use of any smoking product or tobacco product is not permitted.
- 10. Decorations are limited to the inside of the building and may not be attached in any way other than by removable tape. All tape should be removed at the end of the Event.
- 11. Doors and windows should remain closed at all times.
- 12. Parking should be limited to the Recreation Center parking lot area only. If additional parking is necessary, guests should park responsibly along Duval Avenue or Harborage Avenue. Guests are not permitted to park in the condominium parking area.
- 13. The RenterResident will be responsible for any vandalism and/or damages caused during the Event or resulting from not securing the property at the end of the Event. Back doors must be locked. Front doors lock automatically.
- 14. The RenterResident must bring their own cleaning supplies and trash bags (recommended list of items is provided).
- 15. The Renter Resident agrees to complete the CHECKLIST FOR CLEAN-UP.
- 16. Reservation is not valid and on the calendar until deposit has been paid and Agreement has been signed by both parties.
- 17. In the case of an emergency, contact CDD Operations Manager, Tony Gipe. Cell phone: (941) 650-2780.
- 18. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Manatee County,
- 19. In the Event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and costs incurred by reason of such action, including appellate proceedings.
- 20. Resident Renter may not assign their rights or interest under this Agreement.
- ResidentRenter, its agents, employees, patrons or guests shall not use the clubhouse for any unlawful purpose, and the
  ResidentRenter, their agents, employees, patrons and guests shall abide by the rules and policies for the Recreation
  Center.
- 22. Resident-Renter assumes all responsibilities, risks, liabilities and hazards incidental to the holding of the Event at the clubhouse (including, but not limited to, the serving of any alcoholic beverages) and, irrespective of any acts or omissions by the District or its agents, whether negligent, intentional or otherwise, RenterResident releases and forever discharges the District, its officers, supervisors, employees, agents and members, past, present and future, and agrees to defend, indemnify and hold the same harmless, from and against any and all losses, expenses, liens, claims, demands and causes of action of every kind and character (including those of the permittees, agents, licensees and invitees of the RenterResident) for death, personal injury, property damage or any other liability damages, fines or penalties including costs, attorneys' fees and settlements, resulting from any act performed by, or omission on the part of RenterResident, its employees, invitees, permittees, agents or licensees, arising out of or in connection with Resident's Renter's use of the Recreation Center.

Please refer all questions to CDD Operations Manager, Tony Gipe. Office phone: (941)727-5500. Cell (941) 650-2780

I acknowledge I have been given a copy of the PRIVATE EVENT USE AGREEMENT, including the TERMS AND CONDITIONS governing the clubhouse and I agree to abide by those Terms and Conditions.

I have also received the CHECKLIST FOR CLEAN-UP, to be returned following the Event.

(00059796.DOCX/)

Revised

Signature of ResidentRenter:	Date:
Print Name:	
Make \$150 rental fee check and \$100 deposit check pand deliver or mail together with a copy of this agree Harbourage at Braden River CDD	payable <u>by separate checks</u> to "Harbourage at Braden River CDD" ment to:

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.3" + Indent at: 0.55"

Formatted: Indent: Left: 0.3", Hanging: 0.25", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.3" + Indent at: 0.55"

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.3" + Indent at: 0.55"

Formatted: Justified, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.3" + Indent at: 0.55"

5705 Key West Place Bradenton, FL 34203

CDD Representative Use Only:				
Executed Private Event Use Agreement, non-reresident lease, if applicable, has been received.	efundable rental fee of \$150, refundable deposit payment of \$100, and copy of		Formatted: Condensed by 0.15 pt	
Harbourage at Braden River Community Deve	lopment District			
Signature:	_ Date:			
Name/Title:	Check #			
Post Event:				
CHECKLIST FOR CLEAN-UP has b	been received and satisfied. Full deposit refund approved.			
	atisfied. \$of deposit will be retained to satisfy costs.			
Damages/Alarm caused during Event.	. \$of deposit will be retained to satisfy costs.			
Cancellation prior to two weeks. Full	deposit to be refunded		Formatted: Highlight	
		1	Formatted: Highlight	
Cancellation within two weeks of the	Event. \$25 cancellation fee will be retained.	1	Formatted: Highlight	
CDD Representative:	Date:		Formatted: Highlight	
•			Formatted: Highlight	
Refund Request Date:	Amount: \$	//	Formatted: Highlight	
		١	Formatted: Highlight	
			Formatted: Highlight	

	GREEMENT - CHECKLIST FOR CLEAN-UP/SIGN OFF rn into CDD Manager after event in order to process deposit refund.	
Resident Renter Name:	Event Date:	
<ul> <li>Household cleaner for counter tops, (recommended to cover with tablecl</li> <li>Glass cleaner for exit/entry glass doe</li> <li>Paper towels for cleaning, spills, etc</li> </ul>	r kitchen and restroom garbage cans.  n if needed for event garbage (plates, boxes, food, cups, etc.) restroom counters, furniture polish for wooden tables ooths). oors.	Formatted: Bulleted + Level: 1 + Aligned at: 0. Indent at: 1"
Return furniture to proper location.		
Remove any items brought in by Rente	erResident (supplies, dishes, chairs, etc.)	Formatted: Font: 10.5 pt
Clean kitchen counter tops and bar cou	inter.	
Clean tables and chairs – remove any s	pots on chair seats caused during Event.	
Clean refrigerator in kitchen area if use	ed.	
Vacuum carpets, sweep all floors, and	remove any spots from carpet caused during Event	
Remove decorations, including any tap	be used to secure decorations.	
Remove any decorations/balloons on st	treet signs, entrance or other areas.	
Clean restrooms, including trash remov	val and replacement of garbage bags.	
Remove all trash from the premises, to	be taken to Renter resident's residence.	Formatted: Font: 10.5 pt
Replace trash bags in all containers in v	which bags have been removed.	
Ensure parking lot and outside is free o	of any debris present as a result of the Event including any decorations.	
Back doors to grill and pool deck are lo	ocked, both knob locks and dead-bolt locks	
Lights are turned off with the exception	n of those on timers.	
I have verified the above and hereby request a	return/refund of the required security deposit.	
Renter Resident Signature:	Date:	



# **CLUBHOUSE PRIVATE EVENT USE AGREEMENT**

Clubhouse use is for inside clubhouse only. All outdoor areas are reserved for Harbourage CDD residents only.

REQUESTED EVENT DATE:/ Recurring? Yes	No How Often?
TIME OF EVENT (including set up/clean up):AM/PM until	AM/PM (Circle AM or PM)
TYPE OF EVENT:	
NAME OF RENTER:	_
ADDRESS:	
HOME PHONE: CELL PHONE:	
This is a license agreement between The Harbourage at Braden River Community Determine (the "Renter"). Subject to the terminereby given a revocable license to use the Harbourage Clubhouse (the "Clubhouse Bradenton, FL 34203, for a private event ("Event") and agrees to be held responsible Event Use Agreement form ("Agreement"). The clubhouse is still open to all Harbourage.	ms and conditions hereof, the Renter is se"), located at 5705 Key West Place, for such use as outlined on this Private
Any Harborage resident in good standing or any non-resident that has paid the a Clubhouse. If, however, the resident is a tenant, not a property owner, a copy of the t agreement.	
As a prerequisite for granting a reservation for private use, the Renter must complete by check the non-refundable \$150 fee for use of the Clubhouse, and pay by check the Cash payment is required if agreement is completed less than two (2) weeks from the	ne applicable \$100 refundable deposit.
<u>Cancellation Policy</u> . Cancellation of use agreements prior to two (2) weeks of the Evrefunded. Cancellation of use agreements within the two-week period prior to the fee, which shall be deducted from the \$100 deposit, prior to refund. Any deposit pabank shall be subject to service charges and cancelation of the agreement.	Event will result in a \$25 cancellation

#### **TERMS AND CONDITIONS**

- 1. The Renter must be present for the duration of the Event until all guests have departed and assumes full responsibility for the conduct of their invited guests and for any damage or disrepair to the clubhouse or to the furnishings.
- 2. The security alarm activates at 10:00 PM. The Renter is responsible for the clubhouse being secured prior to that time. Any false alarm to which the city or county emergency staff responds will result in a forfeiture of \$50.00 from the security deposit.
- 3. The clubhouse may not be used for commercial uses.
- 4. The maximum safe capacity of the clubhouse is **49** persons per fire regulations. The maximum safe table seating capacity is **32** persons. The Renter agrees not to exceed these capacities.
- 5. All children under the age of 18 must be supervised by adults.

- 6. No private event may use the pool, spa, grill, grill porch, cabanas, or pool deck. These are reserved exclusively for Harborage residents even during a private event.
- 7. Liquids should be emptied in the sink not thrown in the trash. Extra caution should be taken if serving drinks that may stain the floor or walls.
- 8. Pets are not permitted in the clubhouse, unless pet is a service animal.
- 9. Smoking or use of any smoking product or tobacco product is not permitted.
- 10. Decorations are limited to the inside of the building and may not be attached in any way other than by removable tape. All tape should be removed at the end of the Event.
- 11. Doors and windows should remain closed at all times.
- 12. Parking should be limited to the Recreation Center parking lot area only. If additional parking is necessary, guests should park responsibly along Duval Avenue or Harborage Avenue. <u>Guests are not permitted to park in the condominium parking area.</u>
- 13. The Renter will be responsible for any vandalism and/or damages caused during the Event or resulting from not securing the property at the end of the Event. Back doors must be locked. Front doors lock automatically.
- 14. The Renter must bring their own cleaning supplies and trash bags (recommended list of items is provided).
- 15. The Renter agrees to complete the CHECKLIST FOR CLEAN-UP.
- 16. Reservation is not valid and on the calendar until deposit has been paid and Agreement has been signed by both parties.
- 17. In the case of an emergency, contact CDD Operations Manager, Tony Gipe. Cell phone: (941) 650-2780.
- 18. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Manatee County, Florida.
- 19. In the Event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and costs incurred by reason of such action, including appellate proceedings.
- 20. Renter may not assign their rights or interest under this Agreement.
- 21. Renter, its agents, employees, patrons or guests shall not use the clubhouse for any unlawful purpose, and the Renter, their agents, employees, patrons and guests shall abide by the rules and policies for the Recreation Center.
- 22. Renter assumes all responsibilities, risks, liabilities and hazards incidental to the holding of the Event at the clubhouse (including, but not limited to, the serving of any alcoholic beverages) and, irrespective of any acts or omissions by the District or its agents, whether negligent, intentional or otherwise, Renter releases and forever discharges the District, its officers, supervisors, employees, agents and members, past, present and future, and agrees to defend, indemnify and hold the same harmless, from and against any and all losses, expenses, liens, claims, demands and causes of action of every kind and character (including those of the permittees, agents, licensees and invitees of the Renter) for death, personal injury, property damage or any other liability damages, fines or penalties including costs, attorneys' fees and settlements, resulting from any act performed by, or omission on the part of Renter, its employees, invitees, permittees, agents or licensees, arising out of or in connection with Renter's use of the Recreation Center.

Please refer all questions to CDD Operations Manager, Tony Gipe. Office phone: (941)727-5500. Cell (941) 650-2780

I acknowledge I have been given a copy of the PRIVATE EVENT USE AGREEMENT, including the TERMS AND CONDITIONS governing the clubhouse and I agree to abide by those Terms and Conditions.

I have also received the CHECKLIST FOR CLEAN-UP, to be returned following the Event.				
Signature of Renter:	Date:			
Print Name:		Renter: Date:		

Make \$150 rental fee check and \$100 deposit check payable by separate checks to "Harbourage at Braden River CDD" and deliver or mail together with a copy of this agreement to:

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203

# **CDD Representative Use Only:**

Executed Private Event Use Agreement, non-refundable rental fee of \$150, refundable deposit payment of \$100, and copy of resident lease, if applicable, has been received.

Harbourage at Braden River Community De	velopment District
Signature:	Date:
Name/Title:	Check #
Post Event:	
	s been received and satisfied. Full deposit refund approved.
CHECKLIST FOR CLEAN-UP no	t satisfied. \$of deposit will be retained to satisfy costs.
Damages/Alarm caused during Eve	nt. \$of deposit will be retained to satisfy costs.
Cancellation prior to two weeks. F	ull deposit to be refunded
Cancellation within two weeks of the	ne Event. \$25 cancellation fee will be retained.
CDD Representative:	Date:
Refund Request Date:	Amount: \$

# CLUBHOUSE PRIVATE EVENT USE AGREEMENT - CHECKLIST FOR CLEAN-UP/SIGN OFF

Renter: Please keep this checklist and turn into CDD Manager after event in order to process deposit refund.

Renter Name:	Event Date:
<ul> <li>5 (five) tall kitchen g</li> <li>Large garbage bags a</li> <li>Household cleaner for (recommended to covered)</li> <li>Glass cleaner for exitement of the covered paper towels for clean</li> </ul>	t/entry glass doors.
Return furniture to pro	oper location.
Remove any items bro	ought in by Renter (supplies, dishes, chairs, etc.)
Clean kitchen counter	tops and bar counter.
Clean tables and chair	rs – remove any spots on chair seats caused during Event.
Clean refrigerator in k	kitchen area if used.
Vacuum carpets, swee	ep all floors, and remove any spots from carpet caused during Event
Remove decorations,	including any tape used to secure decorations.
Remove any decoration	ons/balloons on street signs, entrance or other areas.
Clean restrooms, inclu	uding trash removal and replacement of garbage bags.
Remove all trash from	n the premises, to be taken to Renter s residence.
Replace trash bags in	all containers in which bags have been removed.
Ensure parking lot and	d outside is free of any debris present as a result of the Event including any decorations.
Back doors to grill an	d pool deck are locked, both knob locks and dead-bolt locks
Lights are turned off v	with the exception of those on timers.
I have verified the above and	I hereby request a return/refund of the required security deposit.
Renter Signature:	Date:



# CLUBHOUSE PRIVATE EVENT USE RESERVATION INFORMATION

Private event is any event at the clubhouse that includes more than 4 non-resident guests. The pool, spa, pool deck, grill, grill porch, and cabanas are not for private event use and are not included in clubhouse reservation.

No less than two weeks in advance of your planned event, anyone wishing to reserve the clubhouse for a private event must contact the CDD Operations Manager by email at <a href="https://harbouragecddmanager@gmail.com">harbouragecddmanager@gmail.com</a> or call (941) 727-5500 to confirm availability and request the Clubhouse Private Event Use Agreement. Events are also posted to the CDD website at <a href="https://www.harbouragecdd.org">www.harbouragecdd.org</a> so check there also for availability.

Please closely review the below information prior to requesting a Clubhouse Private Event Use Agreement to ensure that our beautiful clubhouse will meet your event needs as they relate to capacity, times, and cleaning.

# **Private Event Use General Information**

- There is no a non-refundable \$150.00 charge fee for the use of the clubhouse for a private events., however aA refundable \$100.00 security deposit is also required and must be paid upon execution of the Agreement. More detailed information is provided in the agreement if an agreement is requested.
- The clubhouse capacity per fire regulations is **49** people. Current seating capacity of the clubhouse is 32. *It is the resident's Renter's responsibility to ensure these capacities is are not exceeded.*
- The pool, grill porch, grill, pool deck, spa, and cabanas **may not** be reserved for private parties. These are the exclusive use of Harborage residents and up to 4 guests even during a private clubhouse event.
- Although your party may be private, at no time can you deny admittance to the clubhouse to any Harborage resident.
- The clubhouse must be vacated by 10PM. The security system automatically activates at 10PM. Any activity after 10pm will generate an alarm and dispatch of a sheriff deputy including a "false alarm" service charge, which will be deducted from your security deposit.
- No janitorial service will be coming in to clean up after being used for a private party. Anyone using the clubhouse for personal use is responsible for all clean up after the event. This includes returning all furniture to its proper location, cleaning all surfaces of the kitchen, bar and tables thoroughly, and sweeping or vacuuming the floor, if needed. All trash containers must be emptied and trash bags replaced including the restrooms. Cleaning supplies are not located within the clubhouse, therefore you must bring your own cleaning supplies and bags. A recommended list will be provided. All trash must be removed. Only condo owners are allowed to dispose of trash in their dumpsters. If you are a single family home or townhome owner, you must take trash to your residence for disposal.
- All doors facing the pool deck must be locked (deadbolts and doorknobs) and all inside lights turned off when you leave. The front & side doors will lock automatically upon vacating the building.
- Any party that does not follow the procedures provided may be denied the privilege of future reservations.
- The <u>resident Renter</u> must add any guests from outside of The Harborage to their Envera account in order to avoid problems with guests entering the community.
- Parking is allowed in the recreation center parking lot and on Duval Street and Harborage Avenue only. No
  parking is allowed on Key West Place including parking spaces marked "Guest" as those are exclusively for
  Condo owner guests.



# CLUBHOUSE PRIVATE EVENT USE RESERVATION INFORMATION

Private event is any event at the clubhouse that includes more than 4 non-resident guests. The pool, spa, pool deck, grill, grill porch, and cabanas are not for private event use and are not included in clubhouse reservation.

No less than two weeks in advance of your planned event, anyone wishing to reserve the clubhouse for a private event must contact the CDD Operations Manager by email at <a href="https://harbouragecddmanager@gmail.com">harbouragecddmanager@gmail.com</a> or call (941) 727-5500 to confirm availability and request the Clubhouse Private Event Use Agreement. Events are also posted to the CDD website at <a href="https://www.harbouragecdd.org">www.harbouragecdd.org</a> so check there also for availability.

Please closely review the below information prior to requesting a Clubhouse Private Event Use Agreement to ensure that our beautiful clubhouse will meet your event needs as they relate to capacity, times, and cleaning.

# **Private Event Use General Information**

- There is a non-refundable \$150.00 fee for the use of the clubhouse for private events. A refundable \$100.00 security deposit is also required and must be paid upon execution of the Agreement. More detailed information is provided in the agreement if an agreement is requested.
- The clubhouse capacity per fire regulations is **49** people. Current seating capacity of the clubhouse is 32. *It is the Renter's responsibility to ensure these capacities are not exceeded.*
- The pool, grill porch, grill, pool deck, spa, and cabanas **may not** be reserved for private parties. These are the exclusive use of Harborage residents and up to 4 guests even during a private clubhouse event.
- Although your party may be private, at no time can you deny admittance to the clubhouse to any Harborage resident.
- The clubhouse must be vacated by 10PM. The security system automatically activates at 10PM. Any activity after 10pm will generate an alarm and dispatch of a sheriff deputy including a "false alarm" service charge, which will be deducted from your security deposit.
- No janitorial service will be coming in to clean up after being used for a private party. Anyone using the clubhouse for personal use is responsible for all clean up after the event. This includes returning all furniture to its proper location, cleaning all surfaces of the kitchen, bar and tables thoroughly, and sweeping or vacuuming the floor, if needed. All trash containers must be emptied and trash bags replaced including the restrooms. Cleaning supplies are not located within the clubhouse, therefore you must bring your own cleaning supplies and bags. A recommended list will be provided. All trash must be removed. Only condo owners are allowed to dispose of trash in their dumpsters. If you are a single family home or townhome owner, you must take trash to your residence for disposal.
- All doors facing the pool deck must be locked (deadbolts and doorknobs) and all inside lights turned off when you leave. The front & side doors will lock automatically upon vacating the building.
- Any party that does not follow the procedures provided may be denied the privilege of future reservations.
- The Renter must add any guests from outside of The Harborage to their Envera account in order to avoid problems with guests entering the community.
- Parking is allowed in the recreation center parking lot and on Duval Street and Harborage Avenue only. No parking is allowed on Key West Place including parking spaces marked "Guest" as those are exclusively for Condo owner guests.

# **Tab 12**

#### **RESOLUTION 2025-05**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors ("**Board**") of the Harbourage at Braden River Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

### Section 1. Budget

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Harbourage at Braden River Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026".

**d.** The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the		
sources of the revenues will be provided for in a separate resolution), for the fiscal year		
beginning October 1, 2025, and ending September 30, 2026, the sum of		
\$, which sum is deemed by the Board to be necessary to defray all		
expenditures of the District during said budget year, to be divided and appropriated in the		
following fashion:		

Total General Fund	\$
Total Reserve Fund [if Applicable]	\$
Total Debt Service Funds	\$
Total All Funds*	\$

<sup>\*</sup>Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- **a.** The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- **b.** The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 30, 2025.

Attested By:	Harbourage at Braden River Community Development District	
Print Name:	Print Name:	
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors	

Exhibit A: FY 2025-2026 Adopted Budget

# **EXHIBIT A**

# **Tab 13**

#### **RESOLUTION 2025-06**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE  $\mathbf{AT}$ BRADEN RIVER **COMMUNITY** DEVELOPMENT DISTRICT **IMPOSING** ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL: PROVIDING FOR CHALLENGES AND PROCEDURAL **IRREGULARITIES: PROVIDING FOR SEVERABILITY:** PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Harbourage at Braden River Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Manatee County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2025-2026 attached hereto as Exhibit A ("FY 2025-2026 Budget") and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS,** such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

**WHEREAS,** it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("O&M Assessments");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

**WHEREAS,** it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS,** it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.
- **Section 2. O&M** Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- **Section 4. Certification of Assessment Roll**. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.
- **Section 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- **Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 30, 2025.

Attested By:	Harbourage at Braden River Community Development District
Print Name:	Print Name:
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

## **Tab 14**

#### **RESOLUTION 2025-07**

RESOLUTION OF THE BOARD OF SUPERVISORS HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DATES, TIME AND LOCATION FOR DISTRICT DESIGNATING REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Manatee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2025.

ATTEST:	HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025 and 2026 Annual Meeting Schedule

#### **Exhibit A**

# EXHIBIT "A" BOARD OF SUPERVISORS MEETING DATES HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT FOR REMAINDER OF FISCAL YEAR 2025/2026

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
(Budget Workshop) April 15, 2026
May 13, 2026
June 10, 2026
August 12, 2026
September 9, 2026

All meetings will convene at 1:00 p.m. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, Florida 34203.

## **Tab 15**

#### MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

#### HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday**, **May 14**, **2025**, **at 1:00 p.m**. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik
Michael Monti
Brenda Landers
Merril "Tod" Glentzer

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Stephanie DeLuna District Manager, Rizzetta & Co., Inc.

Cari Webster District Counsel, Straley Robin & Vericker (via

phone)

Rick Schappacher
Scott LaBallister

District Engineer, Schappacher Engineering
Representative, Solitude Lake Management

Audience Present

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. DeLuna called the meeting to order and led the Board of Supervisors and all present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Audience Comments

There were no audience comments.

#### THIRD ORDER OF BUSINESS Staff Reports

#### A. District Counsel

Ms. Webster reviewed the Solitude agreement

#### **B.** District Engineer

Mr. Schappacher was present and had no update.

#### C. Aquatic Maintenance Report

55 56

57 58

60 61 62

63

59

64 65 66

67 68

69 70

71

72 73 74

75 76

77 78

79 80 81

82 83

88 89

90

1. Presentation of Solitude Waterway Inspection Report Mr. LaBallister stated all looks well reviewed. He clarified that a four percent increase would be in fiscal year 2026-2027.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the Solitude maintenance agreement presented, for the Harbourage at Braden River CDD.

#### D. Review of Landscape Report

This item was not addressed.

#### E. Clubhouse Manager

Mr. Gipe was not present at the meeting, however, his report was reviewed. The motor in the main gate was broken and replaced under warranty. The new control panel is on order.

It was decided that the June 11, 2025 meeting would be cancelled and a workshop scheduled in its place.

On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously approved cancelling the June 11, 2025 meeting and holding a workshop in its place, for the Harbourage at Braden River CDD.

- 1. Discussion of Clubhouse Rental Fee This item was not discussed.
- 2. Consideration of Pool Spa Filter Replacement The proposal by Pools by Lowell, Inc. was reviewed for replacing the pool and spa filters.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the Pools by Lowell, Inc. proposal for replacing the pool and spa filters at \$1,133.93 as presented, for the Harbourage at Braden River CDD.

- 3. Consideration of Community Access Control Vendors This item was not discussed.
- 4. Ratification of Main Gate Enterprises Fence Repair Proposal The Board reviewed the Min Gate Enterprises fence repair proposal.

On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously approved the Main Gate Enterprises fence repair proposal, with a not to exceed amount of \$5,329.00, as presented, for the Harbourage at Braden River CDD.

9	1
$\overline{}$	_

94

95 96

#### 97 98 99

100

103

101 102

104 105

106

107 108

109

110

111 112

113 114

115 116

117 118

119

120 121

122

123

124 125

1. Announcement of Registered Voters Ms. DeLuna announced there are 293 registered voters within the District.

#### **Business Items**

#### A. Consideration of Resumes to Fill Vacant Board Seat

Mr. LePage was not in attendance and Mr. Grimm was in attendance by phone. Mr. Grimm reviewed his resume for the Board. The Board chose to table this item and resume reviewing at the July meeting.

#### B. Presentation of Fiscal Year 2025-2026 Proposed Budget The board reviewed the Fiscal Year 2025-2026 Proposed Budget.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously accepted the Fiscal Year 2025/2026 Proposed Budget, as presented, for the Harbourage at Braden River CDD.

#### 1. Consideration of Resolution 2025-04, Approving the Fiscal Year 2025-2026 **Proposed Budget and Setting a Public Hearing**

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously adopted Resolution 2025-04, approving the fiscal year 2025-2026 proposed budget and setting a public hearing for July 30, 2025 at 1:00 p.m., for the Harbourage at Braden River CDD.

#### FIFTH ORDER OF BUSINESS

**FOURTH ORDER OF BUSINESS** 

#### **Business Administration**

#### A. Consideration of the Minutes of the Budget Workshop held on March 26, 2025

On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously approved the Minutes of the Board of Supervisors budget workshop held on March 26, 2025, as presented, for the Harbourage at Braden River CDD.

#### B. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on April 9, 2025

On a motion from Mr. Malik, seconded by Mr. Glentzer, the Board unanimously approved the Minutes of the Board of Supervisors regular meeting held on April 9, 2025, as presented, for the Harbourage at Braden River CDD.

### C. Consideration of Operation and Maintenance Expenditures for March 2025

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved the Operation and Maintenance Expenditures for March 2025 (\$52,784.60), for the Harbourage at Braden River CDD.

## HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT May 14, 2025, Minutes of Meeting Page 4

Ms. DeLuna reviewed the financial statements. 126 127 On a motion from Mr. Malik, seconded by Mr. Glentzer, the Board unanimously accepted the March 2025 financial statements, as presented, for the Harbourage at Braden River CDD. 128 SIXTH ORDER OF BUSINESS 129 **Supervisor Requests** 130 Mr. Malik proposed changing the amenity rules to any private event booked by a 131 resident be charged a nonrefundable \$150.00 fee. 132 133 On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously approved to schedule a public hearing July 30, 2025, for charging residents a nonrefundable \$150.00 fee for all private events booked, for the Harbourage at Braden River CDD. 134 SEVENTH ORDER OF BUSINESS Adjournment 135 136 On a motion from Mr. Glentzer, seconded by Mr. Monti, the Board unanimously adjourned the CDD Board meeting at 2:36 p.m., for the Harbourage at Braden River CDD. 137 138 139 140 Secretary / Assistant Secretary Chairman / Vice Chairman 141

#### MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

#### HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The workshop of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday**, **June 11**, **2025**, **at 1:00 p.m**. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik
Michael Monti
Brenda Landers
Tod Glentzer

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Stephanie DeLuna District Manager, Rizzetta & Company, Inc. Tony Gipe Operations Manager, RASI

Audience Not Present

#### FIRST ORDER OF BUSINESS

Call to Order, Pledge of Allegiance, and Roll Call

Ms. DeLuna called the meeting to order, lead the Committee in the Pledge of Allegiance, and performed roll call.

#### SECOND ORDER OF BUSINESS

**Audience Comments** 

There was no audience present.

#### THIRD ORDER OF BUSINESS

#### **Business Items**

#### A. Discussion of Entry Gates

The board reviewed two presentations by Universal Access and Gate Pros. Both vendors provided an on-site opportunity to see a real-life demonstration of the gate system that will be placed on property.

GatePros would require a third-party monitoring for public access or a phone to be used by on site management for public access. Warranty on the system is two years and one year on labor.

Universal Access provided multiple options and an average cost for selected

#### HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT June 11, 2025, Minutes of Workshop Page 2

services. The vendor showed an ID chec access.	k feature that would be able to provide for public
The board will review the propos scheduled meeting.	sals and will decide on a vendor at the next
FOURTH ORDER OF BUSINESS	Adjournment
The board adjourned the budget works	shop at 2:36 p.m.
Secretary / Assistant Secretary	Chairman / Vice Chairman

66

## **Tab 16**

## HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950</u>

MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

www.harbouragecdd.org

# Operation and Maintenance Expenditures April 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$30,820.02
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	300087	INV-2025488	Installed pipe and micro jets for plants 03/25	\$245.00
Bloomings Landscape & Turf Management, Inc.	300091	INV-2025527	Landscape Maintenance 04/25	\$5,710.00
Brenda L. Brandsma-Landers	20250411-4	BL032625	Board of Supervisors Meeting 03/26/25	\$200.00
Brenda L. Brandsma-Landers	20250421-2	BL040925	Board of Supervisors Meeting 04/09/25	\$200.00
COMCAST	20250414-1	8535 10 045 0011288 04/25 ACH	5514 HARBORAGE AVE, UNIT GRD 04/25	\$132.55
COMCAST	20250425-1		5705 KEY WEST PL RM 04/25	\$432.29
Commercial Fitness Products, Inc.	300076	AC03153	Preventative Maintenance 03/25	\$165.00
Dwellwise, LLC dba Clean House	300073	570	Cleaning Services 03/25	\$99.00
Dwellwise, LLC dba Clean House	300099	596	Cleaning Services 04/25	\$99.00
Florida Department of Revenue	20250422-1	51-8016045527-4 04/25	Sales Tax 04/25	\$11.45
Florida Power & Light Company	300077	FPL Electric Summary 03/25 ACH	FPL Electric Summary 03/25	\$2,595.38
Frontier Florida, LLC	300084	941-753-1478- 093004-5 03/25	941-753-1478-093004-5 03/25	\$263.12
Hidden Eyes, LLC DBA Envera	300100	752243	Gate Access Monitoring 04/25	\$2,138.91
James M. Burke	300092	041525 Burke	Refundable Deposit Terminated Lease 03/31/25	\$250.00

Vendor Name	Check Number	er Invoice Number	Invoice Description	Invoice Amount
James M. Burke	20250411-3	JB032625	Board of Supervisors Meeting 03/26/25	\$200.00
Kjell & Christine Purnell	300078	033125 Purnell	Refundable Deposit 03/25	\$250.00
Manatee County Utilities Department	300079	MCUD Summary 03/25	MCUD Water Summary	\$608.00
Manatee County Utilities	300093	MCUD Summary 04/25	MCUD Water Summary 04/25	\$434.31
Department McClatchy Company, LLC	300080	294119	Legal Advertising 03/25	\$114.79
Merril "Tod" Glentzer	300085	TG032625	Board of Supervisors Meeting 03/26/25	\$200.00
Merril "Tod" Glentzer	300088	TG040925	Board of Supervisors Meeting 04/09/25	\$200.00
Michael J Monti	20250411-2	MM032625	Board of Supervisors Meeting 03/26/25	\$200.00
Michael J Monti	20250421-1	MM040925	Board of Supervisors Meeting 04/09/25	\$200.00
Michael V. Malik	20250411-1	MM032625	Board of Supervisors Meeting 03/26/25	\$200.00
Michael V. Malik	20250421-3	MM040925	Board of Supervisors Meeting 04/09/25	\$200.00
Pools by Lowell, Inc.	300081	176799576	Repair Stenner chemical feeder pump	\$255.52
Pools by Lowell, Inc.	300094	177110986	03/25 Pool Service 04/25	\$590.00
Pools by Lowell, Inc.	300094	177217092	Hose Bibb Vac Breaker Missing 04/25	\$30.41

Vendor Name	Check Numbe	r Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	300094	177306567	Spa CHL barrel leaking 04/25	\$94.50
Pools by Lowell, Inc.	300094	177307978	Pump Debris Baskets Cracked and rusted flowmeter clamps 04/25	\$78.30
Rizzetta & Company, Inc.	300074	INV0000098217	Personnel Reimbursement 03/25	\$1,754.43
Rizzetta & Company, Inc.	300075	INV0000098258	District Management Services 04/25	\$3,570.59
Rizzetta & Company, Inc.	300083	INV0000098371	Cell Phone 04/25	\$50.00
Rizzetta & Company, Inc.	300089	INV0000098394	Amenity Management & Personnel Reimbursement 04/25	\$2,554.40
Rizzetta & Company, Inc.	300090	INV0000098839	Personnel Reimbursement 04/25	\$1,305.49
Solitude Lake Management, LLC	300095	PSI156541	Fountain Maintenance 04/25-09/25	\$200.10
Solitude Lake Management, LLC	300095	PSI156642	Aquatic Maintenance 04/25	\$508.35
Solitude Lake Management, LLC	300095	PSI156712	Fountain Maintenance 04/25 - 06/25	\$201.18
Solitude Lake Management, LLC	300095	PSI156888	Wetland Maintenance 04/2025 - 06/2025	\$2,058.28
Straley Robin Vericker	300096	26277	Legal Services 03/25	\$1,077.50
Suburban Propane, L.P.	300097	1564-428102	Propane Delivery 04/25	\$1,031.83
The Observer Group, Inc.	300086	25-00469M	Legal Advertising 03/25	\$72.19

Vendor Name	Check Num	ber Invoice Number	Invoice Description	Invoice Amount
Water Boy Inc.	300082	00531455	Quarterly Delivery Apr-Jun 03/25	\$9.00
Water Boy Inc.	300098	24185541	Water Delivery 04/25	<u>\$29.15</u>
Report Total				\$30,820.02



# **Bloomings Landscape Turf Management Inc.**

5824 Bee Ridge Rd #165 Sarasota, Florida 34233 amy@bloomingslandscape.com (941) 927-9765

	n	1/	$\mathbf{\cap}$	IC	Δ
п		v	u		ᆫ

Inv. Date	Inv. Number
Mar 31, 2025	INV-2025488

Billing Info	Jobsite Info	PO#	Contract #
Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614	Harbourage at Braden River CDD	60443287	Harbourage CDD Irrigation Enhancement

Description	Qty	Rate	Amount	Tax
3/26 - Installed pipe and micro jets for plants. Tested successfully	1.00	\$245.00	\$245.00	N
		Subtotal	\$245.00	
DECEIVE		EXMT (0%)	\$0.00	
04/01/25		Total	\$245.00	

Thank you for your business - we appreciate it very much.



# Bloomings Landscape Turf Management Inc.

5824 Bee Ridge Rd #165 Sarasota, Florida 34233 amy@bloomingslandscape.com (941) 927-9765

	٧		$\sim$	
11	\/	( )	1 :	$\boldsymbol{\vdash}$
	v	$\mathbf{\mathcal{C}}$	v	${f \sim}$

Inv. Date	Inv. Number
Apr 1, 2025	INV-2025527

Billing Info	Jobsite Info	PO#	Contract #
Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614	Harbourage at Braden River CDD	April 2025	Harbourage CDD

	DECEMBE		Subtotal	\$5,710.00	
Monthly Contract Services [April - 2025]		1.00	\$5,710.00	\$5,710.00	N
Description		Qty	Rate	Amount	Tax

04/04/20	Total	\$5,710.00
RECEIVED 04/04/25	EXMT (0%)	\$0.00
DECEIVED	Subtotal	\$5,710.00

Thank you for your business - we appreciate it very much.

### Harbourage at Braden River CDD

Meeting Date: March 26, 2025

#### SUPERVISOR PAY REQUEST

Supervisor	Check if paid
James Burke	JB 03262
Tod Glentzer	TG 03262
Brenda Landers	X BL 03262
Mike Malik	X MM 0326
Michael Monti	MM 0326
(*) Does not get paid	TVINI 0020
EXTENDED MEETING TIME	CARD
Meeting Start Time:	1547
Meeting End Time:	1-58
Total Meeting Time:	1 s must
Time Over (3) Hours:	
Time Over (3) Hours.	
Total at \$175.00 per Hour:	
Total at \$175.00 per Hour:  ADDITIONAL OR CONTINUE Meeting Date: Additional or Continued Meet Total Meeting Time: Total at \$175 per Hour:	ing? \$0.00
Total at \$175.00 per Hour:  ADDITIONAL OR CONTINUE Meeting Date: Additional or Continued Meet Total Meeting Time: Total at \$175 per Hour: Business Mileage Round Trip	\$0.00
Total at \$175.00 per Hour:  ADDITIONAL OR CONTINUE Meeting Date: Additional or Continued Meet Total Meeting Time: Total at \$175 per Hour:	ing? \$0.00

## Harbourage at Braden River CDD Meeting Date: April 9, 2025

### SUPERVISOR PAY REQUEST

Supervisor	Check if paid
James Burke	
Tod Glentzer	Y TG 040925
Brenda Landers	& BL 040925
Mike Malik	MM 04092
Michael Monti	<b>★</b> MM 04092
(*) Does not get paid	DECEIVED
NOTE: Supervisors are only paid if cl	
EXTENDED MEETING TIMES	
Meeting Start Time:	(:00 pm)
Meeting End Time:	1:53 pm
Total Meeting Time:	
Time Over (3) Hours:	
Total at <u>\$175.00</u> per Hour:	.S3mNZ
ADDITIONAL OR CONTINUE	
ADDITIONAL OR CONTINUE  Meeting Date:	D MEETING TIMECARD
ADDITIONAL OR CONTINUE	D MEETING TIMECARD
ADDITIONAL OR CONTINUE  Meeting Date:  Additional or Continued Meeting  Total Meeting Time:	D MEETING TIMECARD
ADDITIONAL OR CONTINUE  Meeting Date:  Additional or Continued Meeting	D MEETING TIMECARD
ADDITIONAL OR CONTINUE  Meeting Date:  Additional or Continued Meeting  Total Meeting Time:  Total at \$175 per Hour:	D MEETING TIMECARD
ADDITIONAL OR CONTINUE  Meeting Date:  Additional or Continued Meeting  Total Meeting Time:  Total at \$175 per Hour:  Business Mileage Round Trip	ng? \$0.00
ADDITIONAL OR CONTINUE  Meeting Date:  Additional or Continued Meeting  Total Meeting Time:  Total at \$175 per Hour:	D MEETING TIMECARD

## Hello Harborag Guard House,

Thanks for choosing Comcast Business.

Your bill at a gland For 5514 HARBORAGE AVE, UNIT 34203-0000		ON, FL,
Previous balance		\$132.55
EFT Payment - thank you	Apr 10	-\$132.55
Balance forward		\$0.00
Regular monthly charges	Page 3	\$126.85
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$1.75
New charges		\$132.55
Amount due		\$132.55

### Your bill explained

- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

#### Thanks for paying by Automatic Payment

Your automatic payment on May 09, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

HARBOURAGE GUARD HOUSE JAMIE CASTRO 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614

Account number Automatic payment

8535 10 045 0011288 May 09, 2025

Please pay

\$132.55

Electronic payment will be applied May 09, 2025

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211** 

#### Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



#### Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

#### Need help? We're here for you



#### Visit us online

Get help and support at

business.comcast.com/help



#### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

#### Useful information

#### Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

#### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

#### Ways to pay



#### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit **business.comcast.com/myaccount** to get started.

#### Additional billing information

#### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit business.comcast.com/servicecenter to find a store near you

Regular monthly charges	\$126.85		
Comcast Business	\$126.85		
Internet services	\$126.85		
Starter Business Internet.	\$71.95		
Static IP - 1	\$29.95		
Equipment Fee Internet.	\$24.95		

<b>←</b>	What's included?
	Internet: Fast, reliable internet on our Gig-speed network
	Visit business.comcast.com/myaccount for more details

One-time charge	es		\$3.95
Other charges			\$3.95
Paper Statement Fee	Apr 18	\$3.95	

Taxes, fees and other charges		\$1.75
Taxes & government fees		\$1.75
Sales Tax	\$1.75	

#### Additional information

**NOTICE:** Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.

## Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a glance For 5705 KEY WEST PL RM REC, BRADENTON, FL, 34203-8095				
Previous balance		\$432.56		
EFT Payment - thank you	Mar 23	-\$432.56		
Balance forward		\$0.00		
Regular monthly charges	Page 3	\$411.35		
Taxes, fees and other charges	Page 3	\$20.94		
New charges		\$432.29		
Amount due		\$432.29		

Thanks for paying by Automatic Payment

Your automatic payment on Apr 22, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due

Need help?

Visit busines's.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

• This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

HARBORAGE CDD 3434 COLWELL AVE #200 TAMPA, FL 33614

8535 10 045 0006759 Account number

Apr 22, 2025 Automatic payment \$432.29

Electronic payment will be applied Apr 22, 2025

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211** 

Please pay

#### Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



#### Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

#### Need help? We're here for you



#### Visit us online

Get help and support at

business.comcast.com/help



#### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

#### Useful information

#### Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

#### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call 1-855-270-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

#### Ways to pay



#### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



#### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit business.comcast.com/myaccount to get started.

#### Additional billing information

#### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit business.comcast.com/servicecenter to find a store near you

**Internet:** Fast, reliable internet on our

TV: Keep your employees informed and

What's included?

details

Gig-speed network

customers entertained Visit business.comcast.com/myaccount for more

Regular monthly charges \$411.3		\$411.35
Comcast Business		\$411.35
TV services		\$198.50
TV Standard Business Video.	\$114.95	
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote.	\$11.95	
Service To Additional TV With TV Adapter.	\$11.95	
Broadcast TV Fee	\$43.25	
Regional Sports Fee	\$4.45	
Internet services		\$212.85
Business Internet 75	\$157.95	
Static IP - 1	\$29.95	
Equipment Fee Internet.	\$24.95	

Comcast Business		\$411.35
V services		\$198.50
TV Standard Business Video.	\$114.95	
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote.	\$11.95	
Service To Additional TV With TV Adapter.	\$11.95	
Broadcast TV Fee	\$43.25	
Regional Sports Fee	\$4.45	
nternet services		\$212.8
Business Internet 75	\$157.95	
Static IP - 1	\$29.95	
Equipment Fee Internet.	\$24.95	

Taxes, fees and other charges		\$20.94
Other charges		\$0.12
Regulatory Cost Recovery	\$0.12	
Taxes & government fees		\$20.82
Sales Tax	\$3.10	
State Communications Services Tax	\$13.34	
Local Communications Services Tax	\$4.38	

#### Additional information

The monthly charge for the Broadcast TV Fee previously communicated in your annual rate change notice has been reduced. Your current billing statement reflects the lower monthly fee.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/ programmingchanges/ or by calling 866-216-8634.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controlssafe-browse.

# Commercial Fitness Products

### **Invoice**

Invoice #

AC03153

5034 N Hiatus Road Sunrise, FL 33351

954-747-5128 Phone 954-747-5131 Fax

Date 3/6/2025

Sold To

Ship To

Harbourage on Braden River CDD c/o Rizzetta Attn: A/P 9428 Camden Field Parkway Riverview, FL 33578

Harborage on Braden River 5705 Key West Place Sarasota, FL 34203

Rep	Account #	Sales Order No	. Ship Date	Purchase Order #	Terms	Due Date	
BD	HAR011	WO#1251	3/6/2025	PM Plan	Net 30	4/5/2025	
Qty	Item Cod	e	Description	on	Price Each	Amount	
1	Preventative Main	Inspect exterio	ative Maintenance Visit- for safety, thoroughly cle to lubricate and adjust in a cturers' specifications.	an on interior as well as ecordance to	165.00	165.00	

Any questions or concerns please contact Christina@commfitnessproducts.com

RECEIVED

Total \$165.00

Payments/Credits \$0.00

Balance Due \$165.00

www.commfitnessproducts.com

Service Receipt #570

Date March 19, 2025

Service receipt to The Harbourage

At Braden River

CDD

5705 Key West Place, Bradenton, FL, USA 34203

#### **Booking Details**

#### **Booking Summary**

Booking Id 570

Date 03/19/2025 11:30 AM - 12:00 PM

Frequency Every 4 Weeks

Square Feet 0-500

Bathrooms 2

**Payment Summary** 

Payment Method Cash/Check

Service Total \$110.00

Frequency Discount \$11.00

Discounted Total \$99.00

Total \$99.00

**R**03/21/25

#### Would you like to add any Notes?

Tony (CDD manager) to provide fob and sign to hang on gym door.

Sub Total: \$99

Extra Charges: \$0

**Total: \$99** 

Thank you for your business!

### Have a question? Contact us at

hello@cleanhometime.com or call/text (941) 842-0503

- Leave us a review Google, Yelp, Facebook, Nextdoor
- Refer friends/family and earn credit towards your next clean!
- Send a gift card nothing better than Clean Home Time for all

Service Receipt #596

Date April 16, 2025

Service receipt to The Harbourage

At Braden River

CDD

5705 Key West Place, Bradenton, FL, USA 34203



#### **Booking Details**

#### **Booking Summary**

Booking Id 596

Date 04/16/2025 11:30 AM - 12:00 PM

Frequency Every 4 Weeks

Square Feet 0-500

Bathrooms 2

### **Payment Summary**

Payment Method Cash/Check

Service Total \$110.00

Frequency Discount \$11.00

Discounted Total \$99.00

Total \$99.00

#### Would you like to add any Notes?

Tony (CDD manager) to provide fob and sign to hang on gym door.

Sub Total: \$99

Extra Charges: \$0

**Total: \$99** 

Thank you for your business!



Certificate Number: 51-8016045527-4

made electronically.

1. Gross Sales

Florida

### Sales and Use Tax Return

SALES AND USE TAX RETURN HD/PM Date:

2. Exempt Sales

DR-15 R. 01/15 TC Rule 12A-1.097 Florida Administrative Code Effective 01/15

DR-15 R. 01/15

4. Tax Due

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue 5050 W Tennessee Street Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales* and *Use Tax Returns* (Form DR-15N) before you complete this return. Instructions are posted on our website at **www.myflorida.com/dor**.

3. Taxable Amount

A. Sales/Services		-	•_	-
B. Taxable Purchases	Include use tax on Internet / out-	of-state untaxed purchases		
C. Commercial Rentals	-			-
D. Transient Rentals				•
E. Food & Beverage Vending	• _	LA FRAN.		•
F		Reporting Period	5. Total Amount of Tax Due	•
Transient Rental Rate:	Surtax Flater	A M	6. Less Lawful Deductions	
Harbourage	t Braden River Community	Z Develonment District	7. Net Tax Due	
112110	Park Lane, Suite 115	Development District	Less Est Tax Pd / DOR Cr Memo	
City/St T	·		9. Plus Est Tax Due Current Month	
ZIP Tampa, FL 3	3025		10. Amount Due	
L_ EL OBIDA E	EPARTMENT OF REVENU	IE	11. Less Gellection Allowance	E-file/E-pay Only
	NNESSEE ST	<b>'</b> C	12. Plus Penalty	er na disonitidi errori (e tale tribes e e e e e e e e e e e e e e e e e e
	SEE FL 32399-0120		13. Plus Interest	
Due:			14. Amount Due with Return	
Check here if made electron	ilouily.			
made electron	8016045527-4 <b>SALES</b> .	AND USE TAX RETURN		DR-15 R. 01/15
made electror  Certificate Number: 51-  Florida	8016045527-4 SALES	2. Exempt Sales	3. Taxable Amount	4. Tax Due
Certificate Number: 51-Florida A. Sales/Services	8016045527-4 <b>SALES 1. Gross Sales</b> / & 7. 55	2. Exempt Sales		
Certificate Number: 51-Florida A. Sales/Services B. Taxable Purchases	8016045527-4 SALES	2. Exempt Sales	3. Taxable Amount	4. Tax Due
rmade electror  Certificate Number: 51-  Florida  A. Sales/Services  B. Taxable Purchases  C. Commercial Rentals	8016045527-4 SALES  1. Gross Sales  / ¿ ʔ . ऽऽ Include use tax on Internet / out-	2. Exempt Sales	3. Taxable Amount /ムア・ SS	4. Tax Due
Certificate Number: 51- Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals	8016045527-4 <b>SALES 1. Gross Sales</b> / & 7. 55	2. Exempt Sales	3. Taxable Amount	4. Tax Due
rmade electron  Certificate Number: 51-  Florida  A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vencing  Transient Rental Rate	8016045527-4 SALES  1. Gross Sales  / ¿ ʔ . ऽऽ Include use tax on Internet / out-	2. Exempt Sales  of-state untaxed purchases  Reporting Period Mar 2	3. Taxable Amount /ムア・ SS	4. Tax Due
Transient Rental Rate  Name Address  Mande electror  Florida  A. Sales/Services  B. Taxable Purchases  C. Commercial Rentals  D. Transient Rentals  E. Food & Beverage Vending  Transient Rental Rate  Harbourag  Address  3434 Colw	8016045527-4 SALES  1. Gross Sales  / 4 3. 55 Include use tax on Internet / out-	2. Exempt Sales  of-state untaxed purchases  Reporting Period Mar 2	3. Taxable Amount  / 4.7 - 5.5	4. Tax Due // . 95
Certificate Number: 51- Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vencing Transient Rental Rate  Harbourag Address City/8t	8016045527-4 SALES  1. Gross Sales  / ﴿ ʔ . ﴿ ››  Include use tax on Internet / out-  -  Surtax Rate: 1%  e at Braden River Communical Ave, Suite 200	2. Exempt Sales  of-state untaxed purchases  Reporting Period Mar 2	3. Taxable Amount  / 2 - 55	4. Tax Due // . 95
Transient Rental Rate  Name Address  Mande electror  Florida  A. Sales/Services  B. Taxable Purchases  C. Commercial Rentals  D. Transient Rentals  E. Food & Beverage Vending  Transient Rental Rate  Harbourag  Address  3434 Colw	8016045527-4 SALES  1. Gross Sales  / ﴿ ʔ . ﴿ ››  Include use tax on Internet / out-  -  Surtax Rate: 1%  e at Braden River Communical Ave, Suite 200	2. Exempt Sales  of-state untaxed purchases  Reporting Period Mar 2	3. Taxable Amount  / 2. SS	4. Tax Due  // . 45
Certificate Number: 51- Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vencing Transient Rental Rate  Name Address City/St ZIP  FLORIDA 1	8016045527-4 SALES  1. Gross Sales  / ﴿ ʔ . ﴿ ››  Include use tax on Internet / out-  -  Surtax Rate: 1%  e at Braden River Communical Ave, Suite 200	2. Exempt Sales  of-state untaxed purchases  Fleporting Period Mar 2  ity Development District	3. Taxable Amount  / 4.7 · 5.5	4. Tax Due // . 95
Transient Rental Rate  Name Address City/St Zip  TLORIDA I 5050 W TE	8016045527-4 SALES  1. Gross Sales  / ⟨ ア . 55 Include use tax on Internet / out-  Surtax Rate: 1%  e at Braden River Communicall Ave, Suite 200  33614  DEPARTMENT OF REVENU	2. Exempt Sales  of-state untaxed purchases  Fleporting Period Mar 2  ity Development District	3. Taxable Amount  / L. S. S.	4. Tax Due  // . 45
Transient Rental Rate  Name Address City/St ZIP  TRANSIE Number: 51-  Florida  A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vencing  Harbourag 3434 Colw Tampa, FI  FLORIDA II 5050 W TE	1. Gross Sales  1. Gross Sales	2. Exempt Sales  of-state untaxed purchases  Fleporting Period Mar 2  ity Development District	3. Taxable Amount  / C. S.S	4. Tax Due  // . \/ \/ \/ \/

**Proper Collection of Tax:** Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at **www.myflorida.com/dor.** 

**Discretionary Sales Surtax:** Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	Under penalties of perjury, I dec	clare that I have read this re	turn and the facts stated	d in it are true.	•
Signature of	† Taxpayer	Date	Signature of Preparer	<b></b>	Date
Telephone	Number	(_	Telephone Number		
5(a). Exempt Amount 5(b). Other Taxable Ar 5(c). Amounts Subject 5(d). Total Amount of 6. Total Enterprise 7. Taxable Sales/Ur 8. Taxable Sales/Ur 9. Taxable Sales fro 0. Rural and/or Urb	Ary Sales Surtax ( Lines of Items Over \$5,000 (included in Columnounts NOT Subject to Surtax (included in Columnounts NOT Subject to Surtax Due (included in Line 6) Discretionary Sales Surtax Due (included in Line 6) at axed Purchases or Uses of Electricity intaxed Purchases of Dyed Diesel Fuel m Amusement Machines (included in an High Crirne Area Job Tax Credits	nn 3)	ed in Column 3)	15(b)	
Signature of 810, 932	Under penalties of perjury, I dec	Y/NY15 R	turn and the facts stated  Signature of Preparer  7 773-557		( <u>/// 0/)</u> S
Telephone	Number		Telephone Number		•
	iry Sales Surtax (Lines of Items Over \$5,000 (included in Column			4E/a\	
	* * * * * * * * * * * * * * * * * * * *	•	·		
	nounts NOT Subject to Surtax (included	*.			
• •	to Surtax at a Rate Different Than Your	•	·		
	Discretionary Sales Surtax Due (inclu				
•	Zone Jobs Credits (included in Line 6)				
	taxed Purchases or Uses of Electricity				
	taxed Purchases of Dyed Diesel Fuel (				
	m Amusement Machines (included in				
	an High Crime Area Job Tax Credits				
<ol> <li>Other Authorized</li> </ol>	Credits			21	

### Harbourage at Braden River CDD

Florida Power & Light Company Summary

Period Covered: 03/05/25 - 04/03/25 4/3/2025

Account	Location	Service Address	Code	Am	ount
14034-95383	Marina	5651 Key West PI #Marina	53100 4644	\$	32.09
19971-10141	Fountain	5705 Key West PI # Fountain	53100 4674	\$	602.94
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$	25.75
26506-57121	•	5630 Whitehead St #IRR	53100 4318	\$	25.75
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$	900.77
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$	26.29
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$	67.37
72537-70148	Irrigation	5705 Key West PI # IRR	53100 4318	\$	851.12
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	\$	25.75
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$	37.55
	Due Date:	11/25/2024	TOTAL	\$ 2	2,595.38
		<b>RECEIVED</b> 04/04/25			,
			Summary		
		ELECTRICITY-ENTRANCE	52900 4632	\$	67.37
		<b>ELECTRICITY-IRRIGATION</b>	53100 4318	\$	928.37
		ELECTRICITY-STREET LIGHTING	53100 4307	\$	63.84
		ELECTRICITY-REC CENTER	53100 4304	\$	900.77
		ELECTRICITY-BOAT DOC	53100 4644	\$	32.09
		ELECTRICITY-FOUNTAINS	53100 4674	\$	602.94

E001



**Electric Bill Statement** 

For: Mar 5, 2025 to Apr 3, 2025 (29 days)

Statement Date: Apr 3, 2025 **Account Number:** 14034-95383

Service Address:

5651 KEY WEST PL # MARINA BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$32.09

TOTAL AMOUNT YOU OWE

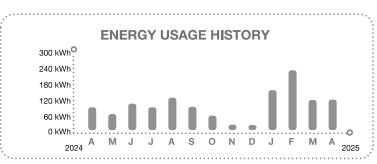
Apr 25, 2025 NEW CHARGES DUE BY



# **BILL SUMMARY**

Amount of your last bill 32.04 Payments received -32.04 0.00 Balance before new charges 32.09 Total new charges Total amount you owe \$32.09

(See page 2 for bill details.)



# **KEEP IN MIND**

 Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520314034953832902300000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM

3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

The amount enclosed includes the following donation:

FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**FPL** GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

14034-95383

\$32.09

Apr 25, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY AMOUNT ENCLOSED



**Account Number:** HARBORAGE AT BRADEN 14034-95383

E001

BILL DETAILS	
Amount of your last bill Payment received - Thank you	32.04 -32.04
Balance before new charges	\$0.00
Minimum base bill charge: Non-fuel: (\$0.096100 per kWh)	ESS 512.87 \$3.10 511.92 \$3.37
	31.26
Gross receipts tax (State tax)	0.80
Taxes and charges	0.80
Regulatory fee (State fee)	0.03
Total new charges	\$32.09
Total amount you owe	\$32.09

# **METER SUMMARY**

Meter reading - Meter KLL6652. Next meter reading May 5, 2025.

Usage Type	Current	- 1	Previous	=	Usage
kWh used	25875		25751		124

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	124	123	93
Service days	29	28	29
kWh/day	4	4	3
Amount	\$32.09	\$32.04	\$30.15

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

Upgrade today >

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

Statement Date: Apr 3, 2025 **Account Number: 19971-10141** 

Service Address:

5705 KEY WEST PL # FOUNTAIN BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

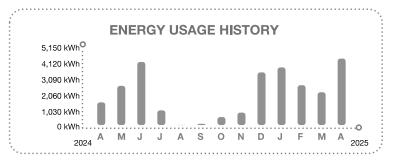
# **CURRENT BILL**

\$602.94

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY





# **BILL SUMMARY**

Amount of your last bill 303.90 Payments received -303.90 0.00 Balance before new charges 602.94 Total new charges Total amount you owe

\$602.94 (See page 2 for bill details.)

**KEEP IN MIND** 

 Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520319971101419492060000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill

19971-10141 ACCOUNT NUMBER \$602.94

Apr 25, 2025

TOTAL AMOUNT YOU OWE



**Account Number:** 

E001

BILL DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	303.90 -303.90 \$0.00
Non-fuel:       (\$0.096100 per kWh)       \$4         Fuel:       (\$0.027180 per kWh)       \$1	ESS 612.87 647.83 26.66 687.36
Gross receipts tax (State tax) Taxes and charges	15.07 15.07
Regulatory fee (State fee) Total new charges	0.51 \$602.94
Total amount you owe	\$602.94

# **METER SUMMARY**

Meter reading - Meter KN87589. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	25271		20611		4660

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	4660	2297	1595
Service days	29	28	29
kWh/day	160	82	55
Amount	\$602.94	\$303.90	\$208.62

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 Account Number: 20077-10151

Service Address: 5624 DUVAL ST # IRR BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

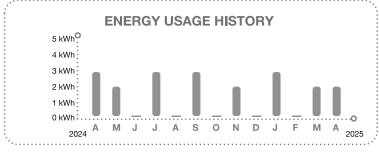
# **CURRENT BILL**

\$25.75

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY





# **BILL SUMMARY**

Amount of your last bill 25.75
Payments received -25.75
Balance before new charges 0.00

Total new charges 25.75

Total amount you owe \$25.75

(See page 2 for bill details.)

**KEEP IN MIND** 

 Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

520320077101514575200000

th
FF
ACE AT BRADEN RIVER

The amount enclosed includes the following donation:

FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Visit **FPL.com/PayBill** for ways to pay.

20077-10151 ACCOUNT NUMBER \$25.75

.75

Apr 25, 2025

Ф

TOTAL AMOUNT YOU OWE



**Account Number:** HARBORAGE AT BRADEN 20077-10151

### **BILL DETAILS** Amount of your last bill 25.75 Payment received - Thank you -25.75 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$11.98 Non-fuel: (\$0.096100 per kWh) \$0.19 Fuel: (\$0.027180 per kWh) \$0.05 Electric service amount 25.09 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.75 Total amount you owe \$25.75

# **METER SUMMARY**

Meter reading - Meter AC96428. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00201		00199		2

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	2	2	3
Service days	29	28	29
kWh/day	0	0	0
Amount	\$25.75	\$25.75	\$25.79

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 Account Number: 26506-57121

Service Address:

5630 WHITEHEAD ST #IRR BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$25.75

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



# BILL SUMMARY

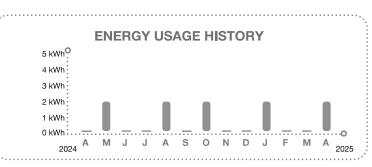
Amount of your last bill 25.66
Payments received -25.66
Balance before new charges 0.00

Total new charges 25.75

Total amount you owe \$25.75

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month. FPL.com/eBill



# **KEEP IN MIND**

 Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

520326506571210575200000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST

C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 The amount enclosed includes the following donation:

FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

26506-57121 ACCOUNT NUMBER \$25.75

Apr 25, 2025

Φ

TOTAL AMOUNT YOU OWE



Total amount you owe

**Account Number:** HARBORAGE AT BRADEN 26506-57121

\$25.75

FPL.com Page 2

### **BILL DETAILS** Amount of your last bill 25.66 Payment received - Thank you -25.66 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$11.98 Non-fuel: (\$0.096100 per kWh) \$0.19 Fuel: (\$0.027180 per kWh) \$0.05 Electric service amount 25.09 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.75

# **METER SUMMARY**

Meter reading - Meter AC96442. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00106		00104		2

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	2	0	0
Service days	29	28	29
kWh/day	0	0	0
Amount	\$25.75	\$25.66	\$25.66

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 **Account Number: 29316-45333** 

Service Address:

5705 KEY WEST PL # REC BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

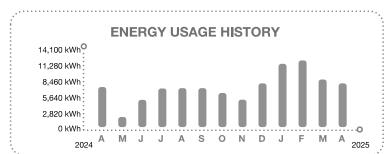
# **CURRENT BILL**

\$900.77

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY





# **BILL SUMMARY**

Amount of your last bill 920.32 Payments received 920.32 0.00 Balance before new charges

900.77 Total new charges Total amount you owe \$900.77

(See page 2 for bill details.)

**KEEP IN MIND** 

 Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.

Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520329316453333770090000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

**FPL** GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill

29316-45333 ACCOUNT NUMBER \$900.77

Apr 25, 2025

TOTAL AMOUNT YOU OWE





BILL	DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	<b>-</b> 920	0.32 0.32 0.00
New Charges Rate: GSD-1 GENERAL SERVICE I Base charge: Non-fuel: (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW)		,,,,,,
Electric service amount	877.49	
Gross receipts tax (State tax) Taxes and charges	22.52 22.52	
Regulatory fee (State fee) Total new charges	0.76 \$900	).77
Total amount you owe	\$900	).77

# **METER SUMMARY**

Meter reading - Meter KE83217. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20914		12533		8381
Demand KW	25.13				25

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	8381	9132	7686
Service days	29	28	29
kWh/day	289	326	265
Amount	\$900.77	\$920.32	\$867.78

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 Account Number: 43460-49218

Service Address:

5412 53RD AVE E # ENT LTS BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$26.29

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



# BILL SUMMARY

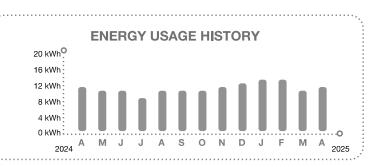
Amount of your last bill 26.23
Payments received -26.23
Balance before new charges 0.00

Total new charges 26.29

Total amount you owe \$26.29

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month. FPL.com/eBill



# **KEEP IN MIND**

 Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

520343460492188926200000

The amount enclosed includes the following donation:

FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

43460-49218

\$26.29

Apr 25, 2025

Φ

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE



Total amount you owe

**Account Number:** 

\$26.29

# **BILL DETAILS** Amount of your last bill 26.23 Payment received - Thank you -26.23Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$11.26 Non-fuel: (\$0.096100 per kWh) \$1.15 \$0.33 Fuel: (\$0.027180 per kWh) Electric service amount 25.61 Gross receipts tax (State tax) 0.66 Taxes and charges 0.66 Regulatory fee (State fee) 0.02 Total new charges \$26.29

# **METER SUMMARY**

Meter reading - Meter AC64512. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04514		04502		12

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	12	11	12
Service days	29	28	29
kWh/day	0	0	0
Amount	\$26.29	\$26.23	\$26.25

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp

E001



**Electric Bill Statement** 

For: Mar 5, 2025 to Apr 3, 2025 (29 days)

Statement Date: Apr 3, 2025 **Account Number: 50311-56333** 

Service Address:

5414 HARBORAGE AVE #GATE HSE

BRADENTON, FL 34203

**ENERGY USAGE HISTORY** 

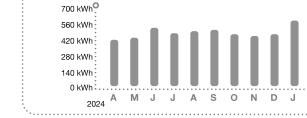
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.



\$67.37 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY





# **BILL SUMMARY**

Amount of your last bill 65.35 Payments received -65.35 0.00 Balance before new charges

67.37 Total new charges Total amount you owe

(See page 2 for bill details.)

\$67.37

**KEEP IN MIND** 

• Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520350311563330737600000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

The amount enclosed includes the following donation:

FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**FPL** GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

50311-56333

\$67.37

Apr 25, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE





**Account Number:** HARBORAGE AT BRADEN 50311-56333 RIVER COMMUNITY

E001

BILL DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	65.35 -65.35 \$0.00
Non-fuel: (\$0.096100 per kWh) \$4	SS 2.87 1.13 1.63
	5.63
Gross receipts tax (State tax)	1.68
Taxes and charges	1.68
Regulatory fee (State fee)	0.06
Total new charges	\$67.37
Total amount you owe	\$67.37

# **METER SUMMARY**

Meter reading - Meter AC96444. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	30597		30169		428

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	428	412	441
Service days	29	28	29
kWh/day	15	15	15
Amount	\$67.37	\$65.35	\$67.18

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 **Account Number:** 72537-70148

Service Address:

5705 KEY WEST PL # IRR BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$851.12

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



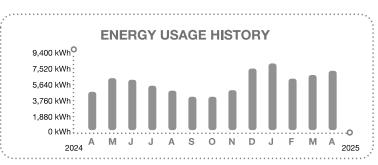
# **BILL SUMMARY**

Amount of your last bill 817.19 Payments received -817.19 0.00 Balance before new charges

851.12 Total new charges Total amount you owe \$851.12

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month. FPL.com/eBill



# **KEEP IN MIND**

• Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



C/O MAIL ROOM

3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

27

5203725377014882115800000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill

72537-70148 ACCOUNT NUMBER \$851.12

Apr 25, 2025

TOTAL AMOUNT YOU OWE





**Customer Name:**HARBORAGE AT BRADEN
RIVER COMMUNITY
Account Number:
72537-70148

<b>METER</b>	<b>SUMMARY</b>

Meter reading - Meter KN94969. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	45288		37699		7589
Demand KW	25.15				25

E001

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	7589	7048	4889
Service days	29	28	29
kWh/day	261	251	168
Amount	\$851.12	\$817.19	\$680.01

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### **BILL DETAILS** Amount of your last bill 817.19 Payment received - Thank you -817.19 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 \$257.19 Non-fuel: (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh) \$206.27 Demand: (\$13.41 per KW) \$335.25 Electric service amount 829.12 Gross receipts tax (State tax) 21.28 Taxes and charges 21.28 Regulatory fee (State fee) 0.72 Total new charges \$851.12 \$851.12 Total amount you owe

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 **Account Number:** 78984-82513

Service Address:

5605 SOUTHERNMOST LN # IRR BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$25.75

TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY

Total amount you owe

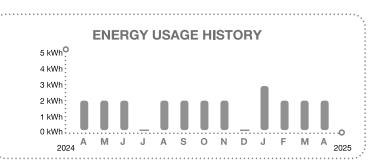


# **BILL SUMMARY**

Amount of your last bill 25.75 Payments received -25.75 0.00 Balance before new charges 25.75 Total new charges

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month.



# **KEEP IN MIND**

• Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

\$25.75

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



FPL.com/eBill

27

520378984825135575200000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill

78984-82513 ACCOUNT NUMBER \$25.75

Apr 25, 2025

TOTAL AMOUNT YOU OWE





**Account Number:** HARBORAGE AT BRADEN 78984-82513 RIVER COMMUNITY

E001

BILL DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	25.75 -25.75 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUSI Base charge: Minimum base bill charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh) Electric service amount	\$12.87 \$11.98 \$0.19
Gross receipts tax (State tax) Taxes and charges	0.64
Regulatory fee (State fee)  Total new charges	0.02 \$25.75
Total amount you owe	\$25.75

# **METER SUMMARY**

Meter reading - Meter AC96443. Next meter reading May 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00525		00523		2

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	2	2	2
Service days	29	28	29
kWh/day	0	0	0
Amount	\$25.75	\$25.75	\$25.75

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

# FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

# FPL.com/MobileApp



For: Mar 5, 2025 to Apr 3, 2025 (29 days)

E001

Statement Date: Apr 3, 2025 **Account Number:** 79846-64172

**Electric Bill Statement** 

Service Address:

5705 KEY WEST PL #SL BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$37.55 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY

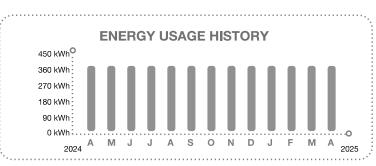




Amount of your last bill 37.55 Payments received -37.55 Balance before new charges 37.55 Total new charges Total amount you owe \$37.55

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month. FPL.com/eBill



# **KEEP IN MIND**

- Payment received after June 25, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520379846641721557300000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST

C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

79846-64172 ACCOUNT NUMBER \$37.55

Apr 25, 2025

TOTAL AMOUNT YOU OWE



FPL.com Page 2

E001



**Customer Name:** HARBORAGE AT BRADEN 79846-64172 RIVER COMMUNITY **DEVELOPMENT DIST** 

BILL DETAI	LS	
Amount of your last bill Payment received - Thank you		37.55 -37.55
Balance before new charges		\$0.00
New Charges Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	34.49	
Gross receipts tax (State tax) Franchise fee (Reqd local fee)	0.89 2.14	
Taxes and charges	3.03	
Regulatory fee (State fee)	0.03	
Total new charges		\$37.55
Total amount you owe		\$37.55

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:

Fuel charge:

\$0.059770 per kWh \$0.026470 per kWh

# **METER SUMMARY**

Next bill date May 5, 2025.

Usage Type	Usage
Total kWh used	399

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 3, 2025	Mar 5, 2025	Apr 3, 2024
kWh Used	399	399	399
Service days	29	28	29
kWh/day	14	14	14
Amount	\$37.55	\$37.55	\$31.52

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

FPL.com/BizHVAC

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp



**Account Number:** HARBORAGE AT BRADEN 79846-64172

> For: 03-05-2025 to 04-03-2025 (29 days) kWh/Day: 14 Service Address: 5705 KEY WEST PL #SL

BRADENTON, FL 34203

**Detail of Rate Schedule Charges for Street Lights** 

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			E	19	0.730000	399	13.87
							ر

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390





For: 03-05-2025 to 04-03-2025 (29 days)

kWh/Day: 14 Service Address:

5705 KEY WEST PL #SL BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		13.87
					Sub total	399	13.87
	Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee) Franchise fee (Reqd local fee)						0.16 0.03 0.20 8.27 -0.83 2.23 10.56 <b>34.49</b> 0.89 0.03 2.14
					Total	399	37.55

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



# **Your Monthly Invoice**

**Account Summary** 

 New Charges Due Date
 4/15/25

 Billing Date
 3/22/25

 Account Number
 941-753-1478-093004-5

PIN

Previous Balance 263.12
Payments Received Thru 3/18/25 -263.12

Thank you for your payment!

Balance Forward .00
New Charges 263.12

Total Amount Due \$263.12





A newly designed bill just for you.

Visit frontier.com/billredesign





frontier.com/ signupforautopay







MyFrontier app



P.O. Box 211579 Eagan, MN 55121-2879

6790 0007 NO RP 22 03242025 YNNNNNYN 01 999475

HARBORAGE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

# **PAYMENT STUB**

800-801-6652

**Total Amount Due** 

New Charges Due Date Account Number

**Amount Enclosed** 

\$263.12

4/15/25

941-753-1478-093004-5

\$

Mail Payment To:

FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407



Date of Bill Account Number 3/22/25 941-753-1478-093004-5

# LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.



business.frontier.com

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

# **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

# **SERVICE TERMS**

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



# Date of Bill Account Number

3/22/25 941-753-1478-093004-5

### CURRENT BILLING SUMMARY

Local Service from 03/22/25 to 04/21/25	
Qty Description 941/753-1478.0	Charge
Basic Charges	
Frontier Freedom for Business	116.00
Business Line - 2 Yr Term	47.95
2 Multi-Line Federal Subscriber Line Charge	18.40
2 Access Recovery Charge Multi-Line Business	6.44
Frontier Roadwork Recovery Surcharge	4.00
FL State Communications Services Tax	10.35
Federal USF Recovery Charge	9.02
FCA Long Distance - Federal USF Surcharge	8.35
County Communications Services Tax	5.15
FL State Gross Receipts Tax	4.18
Federal Excise Tax	2.32
2 Manatee Co 911 Surcharge	.80
FL State Gross Receipts Tax	.33
2 FL Telecommunications Relay Service	.16
Total Basic Charges	233.45
Non Basic Charges	
Non-Published Listing	7.00
Federal Primary Carrier Multi Line Charge	14.99
FCA Long Distance - Federal USF Surcharge	5.44
FL State Communications Services Tax	1.35
County Communications Services Tax	.67
Federal Excise Tax	.21
FL State Gross Receipts Tax	.01
Total Non Basic Charges	29.67
TOTAL 263.12	

# Detail of Frontier Charges

Toll charged to 941/727-5500

Ref	#	Date	Time	Min	*Type	Place ar	nd Number Called	Charge	
E	1	FEB 25	1:14P	1.0	DD	TAMPA	FL (813)927-4808	.00	U
E	2	MAR 21	1:00P	66.0	DD	TAMPANTH	FL (813)973-3330	.00	U
			94	1/727-	5500		Subtotal	0	00

# Detail of Frontier Com of America Charges

Toll charged to 941/727-5500

Ref	#	Date	Time	Min	*Type	Place and Number Called	Charge	
E	3	FEB 26	3:40P	2.0	DD	MARSHFIELD WI (715)660-0997	.00	U
			941	L/727-5	5500	Subtotal	.0	0

# Legend Call Types:

DD - Day

# Caller Summary Report

	Calls	Minutes	Amount
941/727-5500	3	69	.00
***Customer Summary	3	69	.00

# Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	2	67	.00
Interstate	1	2	.00
***Customer Summary	3	69	.00

### CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$255.39 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or https://frontierwhitepages.dirxion.com/. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.







# **Envera**

8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

# Invoice Invoice Number Date 752243 03/15/2025 Customer Number Due Date 300015 04/01/2025

Page: 1

**Invoice Balance Due:** 

Customer Name		<b>Customer Number</b>	PO Number	Invoice Date		Due Date
Harborage o	n Braden River	300015		03/15/2025		04/01/2025
Quantity	Description			Months	Rate	Amount
300015 - Gate A	ccess - Harborage o	n Braden River - 5705 Key W	est Place, Bradenton, F	L		
1.00	Envera Kiosk Sy 04/01/2025 - 04	•		1.00	\$437.01	\$437.01
1.00	Service & Maint 04/01/2025 - 04			1.00	\$250.96	\$250.96
1.00	Virtual Gate Gu: 04/01/2025 - 04	•		1.00	\$3,338.89	\$3,338.89
					Subtotal:	\$4026.86

Date	Invoice #	Description	RECEIVED	Amount	Balance Due
3/15/2025	752243	Monitoring Services	K 5471 1/25 L	\$4026.86	\$2138.91

# Envera

8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066 Tax

**Payments/Credits Applied** 

Invoice			
Invoice Number	Date		
752243	03/15/2025		
Customer Number	Due Date		
300015 04/01/2025			

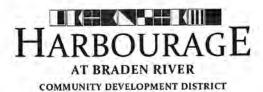
\$0.00

\$1887.95

\$2138.91

Net Due: \$2,138.91 Amount Enclosed:\_\_\_\_\_

Harborage on Braden River C/O Rizzetta Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 Envera
PO Box 2086
Hicksville, NY 11802



# DISTRICT OFFICE - 9428 CAMDEN FIELD PKWY - RIVERVIEW, FLORIDA 33578

# **Check Request**

SOL
urage CDD
1/25

Manager Approval:



# Harbourage at Braden River CDD

Manatee County Utilities Dept 02/12/25 - 03/12/25

Account No.:	Amount	Due	Address:	Acct Coding
100184981	\$540.49	4/11/2025	5705 Key West PI (Rec Center)	53600-4301
100185040	\$39.87	4/11/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	\$27.64	4/11/2025	5651 Key West PI (Docks)	53600-4644
Grand Total	\$608.00			



Summary: 53600-4301 \$540.49 52900-4308 \$39.87

53600-4644

Invoice #: March 25

3/21/2025

Billng Date

\$608.00

\$27.64

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



HARBOURAGE AT BRADEN RIVER

**Charge Details** 

5705 KEY WEST PL

Amount Due

\$540.49

Please Pay By 11-Apr-2025

Service Period 02/12 - 03/12 (29 Days)

**Account Number** 

100184981

Account Summary	
Previous Amount Due	\$333.76
Payments Received	-\$333.76
Balance Forward	\$0.00
Contract Charges	\$540.49
Total Amount Due	\$540.49

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52637992				
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption
02/12	24699	03/12	25158	45.9 kgal

		- 00, (-0 - 0, 10,
Commercial Water Service	(Meter # 52637992) (02/12	2 - 03/12)
Water Base Rate	1 month(s) x \$15.92	\$15.92
Commercial Water Usage	45.9 kgal x \$2.83	\$129.90
Sewer Commercial Service	(02/12 - 03/12)	
Sewer Base Rate	1 month(s) x \$40.26	\$40.26
Sewer Service	45.9 kgal x \$6.27	\$287.79
Commercial Can Service (0	2/12 - 03/11)	
32 gallon commercial cans	2 x \$33.31	\$66.62
<b>Total New Charges</b>		\$540.49
Total Amount Due		\$540.49



# **Important Information**

 Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code AIAU1JO3 (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



**5414 HARBORAGE AVE** 

HARBOURAGE AT BRADEN RIVER

**Amount Due Please Pay By** 

\$39.87

11-Apr-2025

**Account Number** 

100185040

Account Summary	
Previous Amount Due	\$49.88
Payments Received	-\$49.88
Balance Forward	\$0.00
Contract Charges	\$39.87
Total Amount Due	\$39.87

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 80273272				
Begin Begin End End Period				Period	
Date:	Read:	Date:	Read:	Consumption:	
02/12	309	03/12	309	0 kgal	

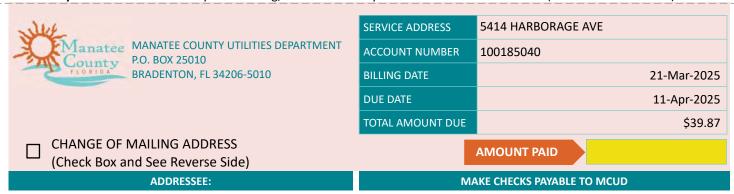
Charge Details	Service Period 02/12 - 03/12	(29 Days)
Commercial Water Service Water Base Rate Sewer Commercial Service Sewer Base Rate	(Meter # 80273272) (02/12 - 03/12) 1 month(s) x \$11.78 (02/12 - 03/12) 1 month(s) x \$28.09	\$11.78 \$28.09
Total New Charges		\$39.87
Total Amount Due		\$39.87



# **Important Information**

Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code W9ICB7G3 (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY **DEVELOPMENT DISTRICT** 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



5651 KEY WEST PL

Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER

Amount Due

\$27.64

Please Pay By 11-Apr-2025

Account Number

100123820

Account Summary	
Previous Amount Due	\$27.07
Payments Received	-\$27.07
Balance Forward	\$0.00
Contract Charges	\$27.64
Total Amount Due	\$27.64

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 49978928			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
02/12	101	03/12	113	1.2 kgal

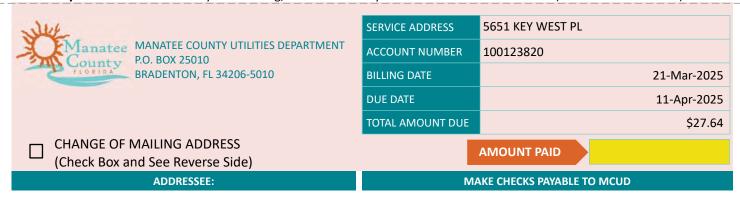
Charge Details	Service Period 02/12 - 03/12	(29 Days)			
Commercial Water Service (I	Commercial Water Service (Meter # 49978928) (02/12 - 03/12)				
Water Base Rate	1 month(s) x \$24.24	\$24.24			
Commercial Water Usage	1.2 kgal x \$2.83	\$3.40			
<b>Total New Charges</b>		\$27.64			
Total Amount Due		\$27.64			



# **Important Information**

 Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code SW2GDH2C (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

# Harbourage at Braden River CDD

Manatee County Utilities Dept 03/12/25 - 04/11/25

Account No.:	Amount	Due	Address:	Acct Coding
100184981	\$368.50	5/13/2025	5705 Key West PI (Rec Center)	53600-4301
100185040	\$39.87	5/13/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	\$25.94	5/13/2025	5651 Key West PI (Docks)	53600-4644
Grand Total	\$434.31			

Summary: 53600-4301 \$368.50 52900-4308 \$39.87 53600-4644 \$25.94 \$434.31

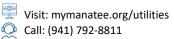
Invoice #: APR 25

4/22/2025

Billng Date



MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



5705 KEY WEST PL

HARBOURAGE AT BRADEN RIVER

**Amount Due** 

\$368.50

**Please Pay By** 

13-May-2025

**Account Number** 

100184981

Account Summary	
Previous Amount Due	\$540.49
Payments Received	-\$540.49
Balance Forward	\$0.00
Contract Charges	\$368.50
Total Amount Due	\$368.50

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52637992				
Begin Begin End End F				Period
Date:	Read:	Date:	Read:	Consumption
03/13	25158	04/10	25428	27 kgal

Charge Details	Service Period 03/12 - 04	4/11 (31 Days)
Commercial Water Service	(Meter # 52637992) (03/13 - 04,	/10)
Water Base Rate	1 month(s) x \$15.92	\$15.92
Commercial Water Usage	27 kgal x \$2.83	\$76.41
Sewer Commercial Service	(03/13 - 04/10)	
Sewer Base Rate	1 month(s) x \$40.26	\$40.26
Sewer Service	27 kgal x \$6.27	\$169.29
Commercial Can Service (0	3/12 - 04/11)	
32 gallon commercial cans	2 x \$33.31	\$66.62
<b>Total New Charges</b>		\$368.50
Total Amount Due		\$368.50

# **Important Information**

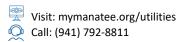
Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code AIAU1JO3 (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY **DEVELOPMENT DISTRICT** 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



HARBOURAGE AT BRADEN RIVER

**5414 HARBORAGE AVE** 



Amount Due

**Please Pay By** 

\$39.87

13-May-2025

Account Number

100185040

Account Summary	
Previous Amount Due Payments Received	\$39.87 -\$39.87
Balance Forward	\$0.00
Contract Charges	\$39.87
Total Amount Due	\$39.87

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 80273272				
Begin	Begin Begin End End Period				
Date:	Read:	Date:	Read:	Consumption	
03/13	309	04/10	309	0 kgal	

Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at

**Important Information** 

WaterMatters.org/Water101

Charge Details	Service Period 03/13 - 04/10	(29 Days)
Commercial Water Servic Water Base Rate Sewer Commercial Servic	te (Meter # 80273272) (03/13 - 04/10) 1 month(s) x \$11.78 te (03/13 - 04/10)	\$11.78
Sewer Base Rate	1 month(s) x \$28.09	\$28.09
<b>Total New Charges</b>		\$39.87
Total Amount Due		\$39.87

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code W9ICB7G3 (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



HARBOURAGE AT BRADEN RIVER

5651 KEY WEST PL



Amount Due

**Please Pay By** 

\$25.94

13-May-2025

Account Number

100123820

Account Summary	
Previous Amount Due	\$27.64
Payments Received	-\$27.64
Balance Forward	\$0.00
Contract Charges	\$25.94
Total Amount Due	\$25.94

Usage Profile (Consumption x 1000 = GAL)				
Meter Number			er 499789	28
Begin	n Begin End End Period			
Date: Read:		Date:	Read:	Consumption:
03/13	113	04/10	119	0.6 kgal

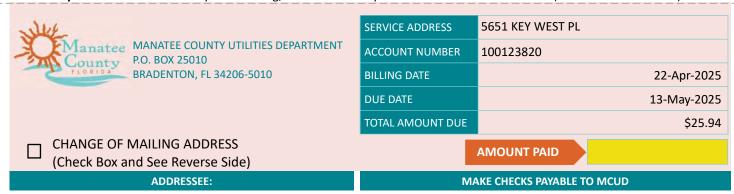
Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at

**Important Information** 

WaterMatters.org/Water101

Charge Details	Service Period 03/13 - 04/10	) (29 Days)
Commercial Water Service	(Meter # 49978928) (03/13 - 04/10)	
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	0.6 kgal x \$2.83	\$1.70
Total New Charges		\$25.94
Total Amount Due		\$25.94

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code SW2GDH2C (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun Fort Worth Star|Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News | Myrtte Beach
Rateigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

Page 1 of 1

HARBOURAGE AT BRADEN RIVER CDD Attn: Accounts Payable 3434 Colwell Avenue, Suite 200, TAMPA, FL 33614

MARCH INVOICE		
Invoice No.:	294119	
Invoice Date:	03/31/2025	
Due Date:	04/30/2025	
Bill-To Account:	21367	
Sales Rep:	Legacy Support (Group)	

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
03/05/2025 - 03/05/2025	640392	Print Legal Ad-IPL02199110 IPI 0219911	Service Fee Legal   Legals & Public Notices CLS	1 x 67 L	67 L	2	\$114.79



Marc	ch Summary
Amount Due:	\$114.79

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC PO Box 510150 Livonia MI 48151

# **ADVERTISING INVOICE**

HARBOURAGE AT BRADEN RIVER CDD Attn: Accounts Payable 3434 Colwell Avenue, Suite 200, TAMPA, FL 33614

	MARCH INVOICE
Invoice No.:	294119
Account No.:	21367
Account Name:	HARBOURAGE AT BRADEN RIVER CDD
Amount Due:	\$114.79

Pay online or contact the AR Team at mcclatchy.com/mars

McClatchy Company LLC PO Box 510150 Livonia MI 48151



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun Fort Worth Star-Telegram The Fresno Bee The Island Packet The Kansas City Star Lexington Herald-Leader The Telegraph - Macon Merced Sun-Star Miami Herald El Nuevo Herald The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
21367	640392	Print Legal Ad-IPL02199110 - IPL0219911		1	67 L

**Attention:** Diana Kronick

HARBOURAGE AT BRADEN RIVER CDD 3434 Colwell Avenue, Suite 200, TAMPA, FL 33614

DKronick@rizzetta.com

NOTICE OF AUDIT COMMITTEE
MEETING AND NOTICE OF
REGULAR MEETING OF THE
BOARD OF SUPERVISORS OF
HARBOURAGE AT BRADEN
RIVER Community
Development District

The Board of Supervisors of the Harbourage at Braden River Community Development District will hold an Audit Committee Meeting and their regular meeting on Wednesday, March 12, 2025 at 12:40 p.m. at the offices of Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The Audit Committee will review, discuss, and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stephanie DeLuna District Manager IPL0219911 Mar 5 2025

# THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Mary Castro, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

1 insertion(s) published on: 03/05/25

# THE STATE OF FLORIDA COUNTY OF MANATEE

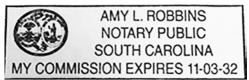
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.'

Mary Castro

Sworn to and subscribed before me this 6th day of March in the year of 2025

amy Rabbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!



# BILL TO Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 176799576 INVOICE DATE Mar 21, 2025

\$255.52

JOB ADDRESS
Harbourage at Braden River CDD

5705 Key West Place Bradenton, FL 34203 USA Completed Date: 2/12/2025

Payment Term: Due Upon Receipt

BALANCE DUE

**Due Date:** 3/21/2025

# **DESCRIPTION OF WORK**

Repaired Pool PH Feeder

TASK	DESCRIPTION		QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	DECEIVED	1.00	\$255.52	\$255.52
Stenner S/N: 7	815	03/24/25			
			SUB-TOTAL		\$255.52
			TOTAL DUE		\$255.52

Invoice #176799576 Page 1 of 1



BILL TO Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

> INVOICE 177110986

INVOICE DATE Apr 01, 2025

\$590.00

JOB ADDRESS

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA **Billing Date:** 4/1/2025

Payment Term: Due Upon Receipt

BALANCE DUE

**Due Date: 4/1/2025** 

TASK	DESCRIPTION		QTY	PRICE	TOTAL
1	Commercial Pool Service		1.00	\$590.00	\$590.00
		DECEIVED	SUB-TOTAL		\$590.00
		RECEIVE D  O4/01/25	TOTAL DUE		\$590.00

Invoice #177110986 Page 1 of 1



**BILL TO**Harbourage at Braden River CDD 5705 Key West Place
Bradenton, FL 34203 USA

INVOICE 177217092 INVOICE DATE Apr 08, 2025

JOB ADDRESS
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Completed Date: 4/8/2025

Payment Term: Due Upon Receipt

**Due Date:** 4/8/2025

# **DESCRIPTION OF WORK**

Issue: Hose Bibb Vac Breaker Missing

4/8/25: Installed vac breaker to hose bibb in pump room.

# **Materials**

MATERIAL	DESCRIPTION		QUANTITY	YOUR PRICE	YOUR TOTAL
1	Hose Bib Vac Breaker		1.00	\$30.41	\$30.41
			SUB-TOTAL		\$30.41
		RECEIVED	TOTAL DUE		\$30.41
			BALANCE DUE		\$30.41

Invoice #177217092 Page 1 of 1



# **BILL TO**Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 177306567 INVOICE DATE Apr 08, 2025

JOB ADDRESS
Harbourage at Braden River CDD

5705 Key West Place Bradenton, FL 34203 USA Completed Date: 4/8/2025
Payment Term: Due Upon Receipt

**Due Date: 4/8/2025** 

# **DESCRIPTION OF WORK**

**Automatic Repair** 

Issue: Spa CHL barrel leaking

### 4/8/25:

- Replaced the yellow chlorine barrel.

# **Materials**

MATERIAL	DESCRIPTION		QUANTITY	YOUR PRICE	YOUR TOTAL
1	32 Gallon Chemical Container, Yellow		1.00	\$94.50	\$94.50
			SUB-TOTAL		\$94.50
		RECEIVED	TOTAL DUE		\$94.50
			BALANCE DUE		\$94.50

Invoice #177306567 Page 1 of 1



# **BILL TO**Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 177307978 INVOICE DATE Apr 08, 2025

JOB ADDRESS
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Completed Date: 4/8/2025

Payment Term: Due Upon Receipt

**Due Date: 4/8/2025** 

# **DESCRIPTION OF WORK**

**Automatic Repair** 

Issue: Pump Debris Baskets Cracked and rusted flowmeter clamps

### 4/8/25:

- Replaced pump debris baskets.
- Replaced clamps for pool flow meter.

# **Materials**

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	WhisperFlo/IntelliFlo Pump Basket	2.00	\$35.08	\$70.16
2	SS Clamp, #72 (4")	2.00	\$4.07	\$8.14
	RECEIVED	SUB-TOTAL		\$78.30
		TOTAL DUE		\$78.30
		BALANCE DUE		\$78.30

Invoice #177307978 Page 1 of 1

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #
3/28/2025	INV0000098217

# Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** March Upon Receipt 00046 Description Qty Rate Amount Personnel Reimbursement 1.00 \$1,754.43 \$1,754.43 \$1,754.43 Subtotal Total \$1,754.43

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #
4/2/2025	INV0000098258

# Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of <u>Term</u>s **Client Number** April Upon Receipt 00286 Description Rate Amount Qty 1.00 **Accounting Services** \$1,379.00 \$1,379.00 Administrative Services 1.00 \$335.92 \$335.92 Financial & Revenue Collections 1.00 \$334.17 \$334.17 Management Services 1.00 \$1,421.50 \$1,421.50 Website Compliance & Management 1.00 \$100.00 \$100.00 \$3,570.59 Subtotal Total \$3,570.59

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #
4/1/2025	INV0000098371

# Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Terms **Client Number** March Upon Receipt 00046 Description Rate Amount Qty Cell Phone 50.00 \$1.00 \$50.00 \$50.00 **Subtotal Total** \$50.00

Services for the month of

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #
4/11/2025	INV0000098394

# Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200

Tampa FL 33614



Services for the month of Terms **Client Number** April Upon Receipt 00046 Description Qty Rate Amount Amenity Management & Oversight 1.00 \$1,040.00 \$1,040.00 Personnel Reimbursement 1.00 \$1,514.40 \$1,514.40 \$2,554.40 Subtotal Total \$2,554.40

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #
4/25/2025	INV0000098839

# Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** April Upon Receipt 00046 Description Qty Rate Amount Personnel Reimbursement 1.00 \$1,305.49 \$1,305.49 \$1,305.49 Subtotal Total \$1,305.49



Solitude Lake Management, LLC 1320 Brookwood Drive Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number:

PSI156541

Invoice Date:

4/1/2025

Ship

Harbourage at Braden River CDD To:

Rizzetta and Company 9428 Camden Field Parkway Riverview, FL 33578

Bill

Harbourage at Braden River CDD (Fountain/Aerator) To:

> Rizzetta and Company 9428 Camden Field Parkway

Riverview, 33578

4/1/2025

5/1/2025

Net 30

Customer ID 0376380

P.O. Number

P.O. Date 4/1/2025

Our Order No.

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 200.10 200.10

April Billing 4/1/2025 - 9/30/2025

Amount Subject to Sales Tax

Amount Exempt from Sales Tax

0.00

200.10

Ship Via

Ship Date

Due Date

Terms

Harborage/Br VTX Aerator 1 Site #1Air





Solitude Lake Management, LLC 1320 Brookwood Drive Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number:

PSI156642

Invoice Date:

4/1/2025

4/1/2025

5/1/2025

Net 30

Bill To:

Ship Via

Ship Date

Due Date

Terms

Harbourage at Braden River CDD (Lake & Wetland)

Rizzetta & Company 9428 Camden Field Pkwy Riverview, 33578

Ship

Harbourage at Braden River CDD (Lake To:

Rizzetta & Company 9428 Camden Field Pkwy Riverview, FL 33578

Customer ID 9014

P.O. Number

P.O. Date 4/1/2025

Our Order No.

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 508.35 508.35

April Billing 4/1/2025 - 4/30/2025

Harbourage/Braden Cdd-Lake-ALL



Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 508.35

508.35 Subtotal: Invoice Discount: 0.00 Total Sales Tax: 0.00 0.00 Payment Amount: 508.35 Total:



Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202

Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number: Invoice Date: PSI156712

201.18

4/1/2025

Ship

Harbourage at Braden River CDD To:

Rizzetta and Company 9428 Camden Field Parkway Riverview, FL 33578

Bill

Ship Via

Ship Date

Due Date

Harbourage at Braden River CDD (Fountain/Aerator) To:

Rizzetta and Company 9428 Camden Field Parkway

Riverview, 33578

4/1/2025

5/1/2025

Customer ID 0376380

P.O. Number

1

P.O. Date 4/1/2025

201.18

Our Order No.

Terms Net 30 Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** 

Annual Maintenance April Billing 4/1/2025 - 6/30/2025

Harborage/Br VTX Fountain 1 Site #1



1



Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202

Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number:

PSI156888

Invoice Date:

4/1/2025

Ship

To:

Harbourage at Braden River CDD (Lake

Rizzetta & Company 9428 Camden Field Pkwy Riverview, FL 33578

Bill

Harbourage at Braden River CDD (Lake & Wetland) To:

> Rizzetta & Company 9428 Camden Field Pkwy

Riverview, 33578

Customer ID 9014

P.O. Number

Ship Date 4/1/2025 P.O. Date 4/1/2025

Due Date 5/1/2025 Our Order No.

Terms Net 30

Ship Via

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 2,058.28 2,058.28

April Billing 4/1/2025 - 6/30/2025

Harbourage/Braden Cdd-Wetland/MT-ALL



# **Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Ave., Suite 200 Tampa, FL 33614

April 08, 2025

Client: 001435 Matter: 000001 Invoice #: 26277

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

# SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2025	CAW	REVIEW LETTER FROM MANATEE COUNTY SUPERVISOR OF ELECTIONS; EMAIL CORRESPONDENCE TO S. DELUNA TO CONFIRM THAT NO AMOUNTS WERE PAID FOR 2024 ELECTIONS; MAIL BACK TO MANATEE COUNTY.	0.3	\$91.50
3/10/2025	CAW	REVIEW AGENDA AND PREPARE FOR MARCH 12TH BOARD MEETING; CORRESPONDENCE WITH S. DELUNA REGARDING MEETING.	0.5	\$152.50
3/10/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/12/2025	CAW	PREPARE FOR AND ATTEND MARCH 12TH BOARD MEETING VIA PHONE.	0.6	\$183.00
3/13/2025	CAW	REVIEW PROPOSED RESOLUTION APPROVING PROPOSED BUDGET AND SETTING A PUBLIC HEARING.	0.1	\$30.50
3/17/2025	MS	REVISE AND FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TRANSMITTING RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.2	\$35.00
3/26/2025	CAW	REVIEW EXISTING ENVERA CONTRACT TO EVALUATE TERMINATION PROVISION; REVIEW PROPOSED SOLITUDE CONTRACTS AND PROVIDE FEEDBACK ON SPECIFIC PROVISIONS.	1.0	\$305.00
3/31/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
		Total Professional Services	4.3	\$1,077.50

April 08, 2025

Client: 001435 Matter: 000001 Invoice #: 26277

Page: 2

Total Services \$1,077.50
Total Disbursements \$0.00

 Total Current Charges
 \$1,077.50

 Previous Balance
 \$1,301.00

 Less Payments
 (\$1,301.00)

 PAY THIS AMOUNT
 \$1,077.50



Please Include Invoice Number on all Correspondence

		INVOICENO	QUANTITY	DESCRIPTION	AMOUNT
		1564-428102	188.9 gallons	PROPANE @\$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$1009.67 12.92 9.24 \$1031.83 \$1031.83
		SUBURBAN PROPA	.NE-1564		
833 843	0.0 GALLONS 188.9 GALLONS 188.9 GALLONS G.1 ED TO. 60 DEG. F 25287 115284101	PO#_ Name: THE HARBO ACCT.#: 1564-09397 Tank Serial #: 2SX01	2 001	The Age of	
04/14/25 06:45:33 04/14/25 06:52:43	188 188 101 1101	For Inquiries, please or your local office 94		RECEIVED BY:	
04,40	TCOUNT LIVERY CORRE JAMBER	Liquefied Petroleum Product: Propane, No			
START	START COUNT END NET COUNT NET DELIVERY 1 VOLUME CORREC SALE NUMBER METER NUMBER	WHERE REQUIRED has been corrected to volume at 60 degrees	standard	Customer. Please see reverse side for safety information JOSE FFL LQ9426 Call 811 Before You Dig. Item# 1515384 OPR 5209 1212 DUPLICATE	

Suburban Propane

SUBURBAN PROPANE-1564 Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER 5705 KEY WEST PL BRADENTON FL342038095

CHECK HERE IF name, address, telephone or fuel usage has changed

SUBURBAN PROPANE-1564

PO BOX 260 WHIPPANY, NJ 07981-0260

Thank You For

Your Business!

TO PAY BY CHECK PLEASE RETURN THIS PORTION WITH YOUR PAYMENT AND SEND TO:

INVOICE

ACCOUNT NO: 1564-093972 **AMOUNT DELIVERY DATE:** 4/14/25 8:04 DUE INVOICE NO. 1564-428102

DUPLICATE Item# 1515384 OPR 5209 1212

\$1031.83

**AMOUNT ENCLOSED** 

**DUE DATE** 

4/21/25 \$

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com

Please visit our website regarding changes to the Transportation Fuel Surcharge

TO PAY BY PHONE Call us toll-free at 1-888-288-5608

1564400414250000103183000103183000000093971

# **Business Observer**

# **INVOICE**

**Legal Advertising** 

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

Invoice # 25-00469M Date 03/28/2025

Attn:

Harbourage at Braden River CDD - Rizzetta 3434 COĽWELL AVENUE SUITE 200 TAMPA FL 33614

Please make checks payable to: (Please note Invoice # on check) **Business Observer** 1970 Main Street 3rd Floor Sarasota, FL 34236

**Description** Amount Serial # 25-00469M \$72.19

**Notice of Audit Committee Meeting** 

RE: Meeting on April 9, 2025 at 12:40pm; Harbourage at Braden River CDD

Published: 3/28/2025

Please include our Serial #

on your check



**Important Message** 

Pay by credit card online:

https://legals. businessobserverfl. com/send-payment/

() Paid

\$72.19 **Total** Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# **Business Observer**

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

# **INVOICE**

# **Legal Advertising**

# NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harbourage at Braden River Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Wednesday, April 9, 2025 at 12:40 p.m. at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The Audit Committee will review, discuss, and recommend an auditor to provide audit services to the District for Fiscal Years 2025, 2026, 2027, 2028 and 2029. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stephanie DeLuna District Manager March 28, 2025

25-00469M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### **NOTICE**

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Water Boy, Inc. 4454 19th Street Court E. Bradenton, FL 34203 941-744-9249

Billing@WaterBoyInc.com www.WaterboyInc.com

Invoice # 00531455
Mon, Mar 31 2025, 09:19am Driver: Administrator Rte-Day-Stop: RB06--0160



# Account # 025660

HARBORAGE CDD\* 5705 KEY WEST PLACE CODE 4591 LOCKBX BY DOOR BRADENTON, FL 33614

Item	Qty	Price	Amount
Quarterly Apr-Jun WE19F04817	1 @	9.00	9.00
Sales Subtotal Sales Tax INVOICE TOTAL			9.00 9.00 0.00 <b>9.00</b>

Next Delivery: 01/15/2025

ATTENTION: BUSINESS CUSTOMERS WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFF PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU



Water Boy, Inc. 4454 19th Street Court E. Bradenton, FL 34203 941-744-9249

Billing@WaterBoyInc.com www.WaterboyInc.com

Invoice # 24185541
Thu, Apr 10 2025, 09:08am
Driver: Haywood, Dorian Rte-Day-Stop: RB06-10-0100

# Account # 025660

HARBORAGE CDD\* 5705 KEY WEST PLACE CODE 4591 LOCKBX BY DOOR BRADENTON FL 33614

Subtotal Sales Tax INVOICE TOTAL	<b>R</b> EC1	EIVE	D		29.15 0.00 <b>29.15</b>
5 Gallon Bottle	Deliv: 4	Ret:	4	Net: 0	
Sales	Donogit	Detail			29.15
5 Gal. Drinking Delivery charge			6.30 3.95		25.20 3.95
Item		Qty	Price		Amount

Next Delivery: 05/08/2025

ATTENTION: BUSINESS CUSTOMERS WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFF PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU

# HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950</u>

MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

www.harbouragecdd.org

# Operation and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented.	φου, 1 <i>1</i> υ. <i>11</i>
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

The total items being presented: \$62.475.77

# Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Abbotts' Construction Services,	300112	4615	Lift & Dock Access 03/25	\$28,100.00
Bloomings Landscape & Turf Management, Inc.	300121	2025-00648	Irrigation Repair 04/25	\$469.00
Bloomings Landscape & Turf Management, Inc.	300121	2025-00707	Landscape Maintenance 05/25	\$5,995.00
Brenda L. Brandsma-Landers	20250521-2	BL051425	Board of Supervisors Meeting 05/14/25	\$200.00
COMCAST	20250512-1	8535 10 045 0011288 05/25 ACH	5514 HARBORAGE AVE, UNIT GRD 05/25	\$132.55
COMCAST	20250527-2	8535 10 045 0006759 05/25 ACH	5705 KEY WEST PL RM REC 05/25	\$432.29
Dwellwise, LLC	300113	666	Cleaning Services 05/25	\$99.00
Florida Department of Health in Manatee County	300126	41-BID-7909722	Pool Permit 41-60-00818 05/25	\$250.00
Florida Department of Health in Manatee County	300127	41-BID-7910022	Pool Permit 41-60-00817 05/25	\$125.00
Florida Department of Revenue	300102	51-8016045527-4	Sales Tax 04/25	\$8.18
Florida Power & Light Company	300114	FPL Electric Summary 04/25 286	FPL Electric Summary 04/25	\$2,629.37
Frontier Florida, LLC	300104	941-753-1478- 093004-5 04/25	941-753-1478-093004-5 04/25	\$263.34
Hidden Eyes, LLC DBA Envera	300122	753951	Gate Access Monitoring 05/25	\$4,026.86
Manatee County Utilities Department	300123	MCUD Summary 5/25	MCUD Water Summary 05/25	\$452.95

# Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures
May 1, 2025 Through May 31, 2025

Vendor Name	Check Numbe	r Invoice Number	Invoice Description	Invoice Amount
Merril "Tod" Glentzer	300115	TG051425	Board of Supervisors Meeting 05/14/25	\$200.00
Michael J Monti	20250521-3	MM-051425	Board of Supervisors Meeting 05/14/25	\$200.00
Michael V. Malik	20250521-1	MM051425	Board of Supervisors Meeting 05/14/25	\$200.00
PC Consultants	300105	108654	Disk Clean UP and Rename PC 03/25	\$309.95
Pools by Lowell, Inc.	300103	177921505	Repair Stenner chemical feeder pump 04/25	\$165.20
Pools by Lowell, Inc.	300124	177525569	Pool Repair 05/25	\$289.21
Pools by Lowell, Inc.	300124	178045651	Replace Pool and Spa Filters 05/25	\$1,133.93
Pools by Lowell, Inc.	300124	178102044	Pool Service 05/25	\$590.00
Reynolds Electric, Inc.	300116	041825 Reynolds	Marina Electrical Repairs 04/25	\$1,005.00
Reynolds Electric, Inc.	300116	041825-2 Reynolds	Marina Electrical Repairs 04/25	\$1,107.00
Rizzetta & Company, Inc.	300101	INV0000098883	District Management Services 05/25	\$3,570.89
Rizzetta & Company, Inc.	300106	INV0000098993	Cell Phone 05/25	\$50.00
Rizzetta & Company, Inc.	300107	INV0000099021	Amenity Management & Overnight	\$2,449.95
Rizzetta & Company, Inc.	300108	INV0000094618	Personnel Reimbursement 05/25 Amenity Management & Oversight and Personnel Reimbursement 11/24	\$2,527.83

# Harbourage at Braden River Community Development District

# Paid Operation & Maintenance Expenditures May 1, 2025 Through May 31, 2025

Vendor Name	Check Numbe	r Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300109	INV0000096141	Personnel Reimbursement 12/24	\$1,354.97
Rizzetta & Company, Inc.	300110	INV0000093645	Amenity Management & Personnel Reimbursement 09/24	\$1,325.35
Schappacher Engineering, LLC	300117	2860	Engineering Services 04/25	\$320.00
Solitude Lake Management, LLC	300125	PSI164327	Aquatic Maintenance 05/25	\$508.35
Straley Robin Vericker	300111	26445	Legal Services 04/25	\$1,600.50
Suburban Propane, L.P.	300118	1564-562987	Propane Delivery 05/25	\$593.54
The Observer Group, Inc.	300128	25-00815M	Legal Advertising 05/25	\$48.13
Valley National Bank	20250527-1	Harbourage Valley CC 04/25	Harbourage Valley CC 04/25	\$113.28
Virtual Access Communications and Control	300119	5050	Mini Transmitters 05/25	\$306.30
Water Boy Inc.	300120	24187524	Water Delivery 05/25	<u>\$22.85</u>
Report Total				\$63,175.77



Construction Services, Inc. 3508 E Laurel Rd Nokomis, FL 34275 Ph: 941-486-8137

# **Invoice**

\$0.00

Date	Invoice #
3/20/2025	4615

Bill To	
Harbourage 5705 Key W Pl Bradenton, Fl 34203	

We accept Discover, Visa and Mastercard. A 3.99% interest charge will be added to the

Job Address	
5705 Key W Pl	
Bradenton, Fl 34203	

Sales Rep	P.O. No.	Terms	Due Date
JH		Due on receipt	3/20/2025

Description	Qty	Rate	Amount
Lift Access: Provide labor and equipment to demo and dispose of the existing headers on each of the captain's walks. Install a new structural composite 2" x 10" header board with (2) stainless steel 5/8" through bolts per connection		9,090.00	9,090.00
Main Walk: Provide labor and material to demo and dispose of the selected headers on the access walk and install new structural composite 2" x 10" header boards with (2) stainless-steel 5/8" through bolt per connection - EACH	36	372.50	13,410.00
Dock Access: Provide labor and material to demo and dispose of the 5' x 8' access ramp an install new with composite headers and composite stringers. Pilings and decking to be reused on new substructure. All hardware will be stainless steel		3,800.00	3,800.00
Install one like piling on boardwalk		1,800.00	1,800.00
Out-of-state sale, exempt from sales tax		0.00%	0.00
Final Invoice	•	Total	\$28,100.00



5824 Bee Ridge Road #165, Sarasota, FL 34233

# **Invoice**

Date Invoice #

4/30/2025 2025-00648

# **Bill To:**

Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

**Terms** Due on receipt

Description	Qty	Rate	Amount
5407 Conch Island Dr - Mainline leak 3/31 - Replaced section of mainline pipe. tested successfully.			
1" PVC Fitting 1" PVC Pipe Hunter Solenoid King Connector Labor - Technician (2 Techs @ 3 Hrs Each)	4 2 1 2 6	4.00 1.50 50.00 5.00 65.00	16.00 3.00 50.00 10.00 390.00
RECEIVED			

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK Make check payable to: Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check.

Thank You For Your Business.

Total	\$469.00
Payments/Credits	\$0.00
Balance Due	\$469.00

Phone # Fax # E-mail Web Site



5824 Bee Ridge Road #165, Sarasota, FL 34233

# **Invoice**

Date Invoice #

5/1/2025 2025-00707

**Bill To:** 

Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Terms Due Date

Net 30 5/31/2025

Description	Qty	Amount
Month of May Monthly Grounds Maintenance Fee		5,995.00
RECEIVED 05/07/25		

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$5,995.00
Payments/Credits	\$0.00
Balance Due	\$5,995.00

Phone # Fax # E-mail Web Site

# Harbourage at Braden River CDD Meeting Date: May 14, 2025

# SUPERVISOR PAY REQUEST

At-		- 2	D.		
Na	me	OT	DO	за	ra
1 464	HERM	- N	Section 4	dia dise	1 04

Supervisor	Check if paid	
Vacant		
Tod Glentzer	X	TG051425
Brenda Landers	X	BL051425
Mike Malik	*	MM051425
Michael Monti	X	MM-051425

(\*) Does not get paid

NOTE: Supervisors are only paid if checked.



\$0.00

# EXTENDED MEETING TIMECARD

Meeting Start Time:	1000
Meeting End Time:	9°,4000)
Total Meeting Time:	1 ° 2 6 0 ~
Time Over (3) Hours:	
Total at \$175.00 per Hour:	

ADDITIONAL OR CONTINUED MEE	TING TIMECARD
Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time: X	
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	
IRS Rate per Mile	\$0.700

DM Signature:

Mileage to Charge



# Hello Harborag Guard House,

Thanks for choosing Comcast Business.

Your bill at a glance For 5514 HARBORAGE AVE, UNIT GRD, BRADENTON, FL, 34203-0000				
Previous balance		\$132.55		
EFT Payment - thank you	Mar 10	-\$132.55		
Balance forward		\$0.00		
Regular monthly charges	Page 3	\$126.85		
One-time charges	Page 3	\$3.95		
Taxes, fees and other charges	Page 3	\$1.75		
New charges		\$132.55		
Amount due		\$132.55		

# Thanks for paying by Automatic Payment

Your automatic payment on Apr 09, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

# Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

# Your bill explained

- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

HARBOURAGE GUARD HOUSE JAMIE CASTRO 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614

Account number 8535 10 045 0011288

Apr 09, 2025 Automatic payment

\$132.55 Please pay

Electronic payment will be applied Apr 09, 2025

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211** 

# Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



# Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

# Need help? We're here for you



### Visit us online

Get help and support at

business.comcast.com/help



# Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

# Useful information

# Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call 1-855-270-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

# Ways to pay



# No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



# Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit business.comcast.com/myaccount to get started.

# Additional billing information

# More ways to pay:



### Online

Visit My Account at business.comcast.com/myaccount



# Comcast Business App

Download the Comcast Business App



# In-Store

Visit business.comcast.com/servicecenter to find a store near you

Paper Statement Fee

\$3.95

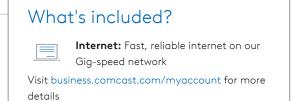
Regular monthly charges	\$126.85
Comcast Business	\$126.85
Internet services	\$126.85
Starter Business Internet.	\$71.95
Static IP - 1	\$29.95
Equipment Fee Internet.	\$24.95

\$126	.85
\$12	6.85
\$71.95	
\$29.95	
\$24.95	

# \$3.95 One-time charges \$3.95 Other charges

Mar 18

Taxes, fees and other charges		\$1.75
Taxes & government fees		\$1.75
Sales Tax	\$1.75	·





# Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a glance For 5705 KEY WEST PL RM REC, BRADENTON, FL, 34203-8095				
Previous balance		\$432.29		
EFT Payment - thank you	Apr 23	-\$432.29		
Balance forward		\$0.00		
Regular monthly charges	Page 3	\$411.35		
Taxes, fees and other charges	Page 3	\$20.94		
New charges		\$432.29		
Amount due		\$432.29		

Thanks for paying by Automatic Payment

Your automatic payment on May 22, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date

# Need help?

Visit busines's.comcast.com/help or see page 2 for other ways to contact us.



 This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

HARBORAGE CDD 3434 COLWELL AVE #200 TAMPA, FL 33614 Account number 8535 10 045 0006759

Automatic payment May 22, 2025

Please pay \$432.29

Electronic payment will be applied May 22, 2025

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

# Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



# Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

# Need help? We're here for you



### Visit us online

Get help and support at

business.comcast.com/help



# Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

# Useful information

# Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

### Accessibility:

If you are hearing Impaired, call 711. For issues affecting customers with disabilities, call 1-855-270-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

# Ways to pay



# No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



# Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit business.comcast.com/myaccount to get started.

# Additional billing information

# More ways to pay:



### Online

Visit My Account at business.comcast.com/myaccount



# Comcast Business App

Download the Comcast Business App



# In-Store

Visit business.comcast.com/servicecenter to find a store near you

**Internet:** Fast, reliable internet on our

TV: Keep your employees informed and

What's included?

details

Gig-speed network

customers entertained

Visit business.com/ast.com/myaccount for more

Regular monthly charges	:	\$411.35
Comcast Business		\$411.35
TV services		\$198.50
TV Standard Business Video.	\$114.95	
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote.	\$11.95	
Service To Additional TV With TV Adapter.	\$11.95	
Broadcast TV Fee	\$43.25	
Regional Sports Fee	\$4.45	
Internet services		\$212.85
Business Internet 75	\$157.95	
Static IP - 1	\$29.95	
Equipment Fee Internet.	\$24.95	

Taxes, fees and other charges		\$20.94
Other charges		\$0.12
Regulatory Cost Recovery	\$0.12	
Taxes & government fees		\$20.82
Sales Tax	\$3.10	
State Communications Services Tax	\$13.34	
Local Communications Services Tax	\$4.38	

# Additional information

**NOTICE:** Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

**TV Update:** Effective June 17, 2025, FanDuel TV will no longer be available in SD. FanDuel TV HD will be added to Preferred and Sports & Entertainment package on channel 1246 with an X1 TV Box required to watch. HD Technology Fee may be required.

**TV Update**: Effective June 25, 2025, WTVT-Heros & Icons, and WTVT-Fox Weather will no longer be available with Comcast Business. Fox Weather HD is available on channel 1108 with an X1 Box and Standard. HD Technology Fee may be required.

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

Service Receipt #666

Date May 14, 2025

Service receipt to The Harbourage

At Braden River

CDD

5705 Key West Place, Bradenton, FL, USA 34203



# **Booking Details**

# **Booking Summary**

Booking Id 666

Date 05/14/2025 11:30 AM - 12:00 PM

Frequency Every 4 Weeks

Square Feet 0-500

Bathrooms 2

# **Payment Summary**

Payment Method Cash/Check

Service Total \$110.00

Frequency Discount \$11.00

Discounted Total \$99.00

Total \$99.00

# Would you like to add any Notes?

Tony (CDD manager) to provide fob and sign to hang on gym door.

Sub Total: \$99

Extra Charges: \$0

**RECEIVE** D 105/15/2025

**Total: \$99** 

Thank you for your business!

Thanks for using Clean Home Time

# Have a question? Contact us at

hello@cleanhometime.com or call/text (941) 842-0503

- Leave us a review Google, Yelp, Facebook, Nextdoor
- Refer friends/family and earn credit towards your next clean!
- Send a gift card nothing better than Clean Home Time for all



# Florida Department of Health in Manatee County **Notification of Fees Due**

Pool Volume: 46,705

Bathing Load: 37

Flow Rate: 185

gallons



Fee Amount:

\$250.00

Previous Balance:

\$0.00

**Total Amount Due:** 

\$250.00

Payment Due Date: 06/30/2025 or Upon Receipt

Permit Number 41-60-00818

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Harborage At Braden River CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Harborage on Braden River Pool

Location: 5705 key west Place

Bradenton, FL 34203

**Owner Information:** 

Harborage At Braden River CDD Name: Address: 3434 Colwell Avenue, Suite 200

(Mailing) Tampa, FL 33614

Home Phone: (813) 933-5571

Work Phone: ()

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more intermation

Please go online to pay fee at: www.MyFloridaEHPermit.com

Permit Number: 41-60-00818 Bill ID: 41-BID-7909722

Billing Questions call DOH-Manatee at: (941) 748-0747.

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Manatee County

410 6th Avenue E Bradenton, FL 34208

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91397

# PERMIT HOLDERS CAN NOW The Florida Department of Health now offers a secure system for permit holders to pay involces and print permits online! ☑ No sign-up cost. 🖾 Save time. Paying a bill online is faster than mailing a check or hand delivering payment. 🖾 Our safe and secure system will keep your information protected. 🖾 Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about Pay this invoice online at www.myfloridaehpermit.com



MAY 2 2 2025

# Florida Department of Health in Manatee County Notification of Fees Due

Pool Volume: 1,153

Bathing Load: 7 Flow Rate: 52

gallons

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Fee Amount:

\$125.00

Previous Balance:

\$0.00

**Total Amount Due:** 

\$125.00

Payment Due Date: 06/30/2025 or Upon Receipt

Permit Number 41-60-00817

For: Swimming Pools - Spa-Type Pools

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Harborage At Braden River CDD 3434 Colwell Avenue, Suite 200

Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Harborage on Braden River Spa

Location: 5705 54th Place E

Bradenton, FL 34203

**Owner Information:** 

Name: Harborage At Braden River CDD
Address: 3434 Colwell Avenue, Suite 200

Address: 3434 Colwell Avenue (Mailing) Tampa, FL 33614

Home Phone: (813) 933-5571

Work Phone: ()

Please go online to pay fee at: www.MyFloridaEHPermit.com

Permit Number: 41-60-00817 Bill ID: 41-BID-7910022

Billing Questions call DOH-Manatee at: (941) 748-0747

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Manatee County

410 6th Avenue E Bradenton, FL 34208

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91397

# PERMIT HOLDERS CAN NOW DOUGLED WOLCES OF THE PROPERTY OF THE Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online! No sign-up cost. Save time. Paying a bill online is faster than mailing a check or hand delivering payment. Our safe and secure system will keep your information protected. Pay at your convenience. With our anline system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps. Pay this invoice online at www.myfloridaehpermit.com

# FLORIDA

Certificate Number: 51-8016045527-4

made electronically.

Florida

# Sales and Use Tax Return

DR-15 R. 01/15 TC Rule 12A-1.097

DR-15 R. 01/15 4. Tax Due

Rule 12A-1.097 Florida Administrative Code Effective 01/15

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue 5050 W Tennessee Street Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales* and *Use Tax Returns* (Form DR-15N) before you complete this return. Instructions are posted on our website at **www.myflorida.com/dor**.

3. Taxable Amount



SALES AND USE TAX RETURN HD/PM Date:

2. Exempt Sales

<ul> <li>A. Sales/Services</li> </ul>				·_   -
B. Taxable Purchases	Include use tax on Internet / out-	of-state untaxed purchases	N A	
C. Commercial Rentals				
D. Transient Rentals				
E. Food & Beverage Vending				
			5. Total Amount of Tax Du	
Transient Rental Rate:	Surtax Rate 128	Reporting Period	Less Lawful Deductions	
			7. Net Tax Due	•
Halle! Ask	t Braden River Community	Development District	Less Est Tax Pd / DOR 0	N Maria
Address 12750 Citrus	Park Lane, Suite 115			
City/St Tampa, FL 33	3625		Plus Est Tax Due Currer	nt Month
			10. Amount Due	
FLORIDA D	EPARTMENT OF REVENU	E	-11. Loss Collection Allowen	E-file/E-pay Only
	INESSEE ST		12. Plus Penalty	•
TALLAHASS	SEE FL 32399-0120		<ol><li>Plus Interest</li></ol>	•
Due:			<ol><li>Amount Due with Return</li></ol>	n
Late After:		0.000		
Check here if p	payment was	11.00 O 2016999	0001.002021. 2	4999999999 0000 5
made electroni		1700 0 50761111		411111111111111111111111111111111111111
Certificate Number: 51-4		AND USE TAX RETURN 2. Exempt Sales		/ DR-15 R. 01/15
Certificate Number: 51-4 Florida A. Sales/Services	8016045527-4 SALES A	AND USE TAX RETURN 2. Exempt Sales	3. Taxable Amour	nt 4. Tax Due
Florida	1. Gross Sales	2. Exempt Sales		nt 4. Tax Due
Florida  A. Sales/Services  B. Taxable Purchases	1. Gross Sales // 6 . 8 2	2. Exempt Sales	3. Taxable Amour	nt 4. Tax Due
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals	1. Gross Sales // 4 . 8 \( \) Include use tax on Internet / out-	2. Exempt Sales . of-state untaxed purchases	3. Taxable Amour	1. 82 8 · 18 
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals	1. Gross Sales // 6 . 8 2	2. Exempt Sales	3. Taxable Amour	nt 4. Tax Due
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals	1. Gross Sales	2. Exempt Sales  of-state untaxed purchases  .	3. Taxable Amous	1. 82 8 · 18 - 82 8 · 18 
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals	1. Gross Sales // 4 . 8 \( \) Include use tax on Internet / out-	2. Exempt Sales . of-state untaxed purchases	3. Taxable Amount  // 6	1.82 8 · 18
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate	1. Gross Sales // 6 . 8 \include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A pril 2	3. Taxable Amoust / / 6  5. Total Amount of Tax Due 6. Less Lawful Deductions	1.82 8 · 18
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Harbourage	1. Gross Sales // b. 8 \( \) Include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A pril 2	3. Taxable Amount     7 / 6      5. Total Amount of Tax Due     6. Less Lawful Deductions     7. Net Tax Due	4. Tax Due  4. Tax Due  8 · 18
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Harbourage Address 3434 Colwe	1. Gross Sales // 6 . 8 \include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A pril 2	Taxable Amount      Total Amount of Tax Due     Less Lawful Deductions     Net Tax Due     Less Est Tax Pd / DOR Co	### 4. Tax Due  ### 4. Tax Due  ### 5. # 5.   ## 1. ##  ### 5. ### 5.   ## 1. ##  ### 5. ### 5. ### 5. ##  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ### 5. ### 5. ###  ##
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Harbourage	1. Gross Sales // 6.82 Include use tex on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A pril 2	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR C 9. Plus Est Tax Due Currer	### 4. Tax Due  ### 4. Tax Due  ### 7. 18  ### 7. 18  ### 8
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Name Address City/St ZIP  Harbourage 3434 Colwo	1. Gross Sales // 6.82 Include use tex on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A Pril 2  ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR 0 9. Plus Est Tax Due Currer 10. Amount Due	## 4. Tax Due  ## 4. Tax Due  ## 9 18  ## 18
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Name Address City/St ZIP  FLORIDA D	1. Gross Sales  // 6 . 8 \( \) Include use tex on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A Pril 2  ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR 0 9. Plus Est Tax Due Currer 10. Amount Due 11. Less Cellection Allowan	### 4. Tax Due  ### 4. Tax Due  ### 5. 18  ### 5. 18  ### 6. 18  ### 6. 18  ### 6. 18  ### 6. 18  ### 6. 18  ### 6. 18
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Name Address City/St ZIP  FLORIDA D 5050 W TEN	1. Gross Sales  // # . # & L  Include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A Pril 2  ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR 0 9. Plus Est Tax Due Currer 10. Amount Due 11. Less Cellection Allowan 12. Plus Penalty	## 4. Tax Due  ## 4. Tax Due  ## 9 18  ## 18
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Name Address City/St ZIP  FLORIDA D 5050 W TEN	1. Gross Sales  // 6 . 8 \( \) Include use tex on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A Pril 2  ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR 0 9. Plus Est Tax Due Currer 10. Amount Due 11. Less Cellection Allowan 12. Plus Penalty 13. Plus Interest	### 4. Tax Due  ### 4. Tax Due  ### 8 - 18  ###
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Harbourage 3434 Colwe Tampa, FL  FLORIDA D 5050 W TEN TALLAHASS	1. Gross Sales  // # . # \frac{1}{2} \] Include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A Pril 2  ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR 0 9. Plus Est Tax Due Currer 10. Amount Due 11. Less Cellection Allowan 12. Plus Penalty	## 4. Tax Due  ## 4. Tax Due  ## 4. Tax Due  ## 5. 18  ## 5. 18  ## 6. 18  #
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate  Harbourage 3434 Colwe Tampa, FL  FLORIDA D 5050 W TEN TALLAHAS	1. Gross Sales  // # . # \frac{1}{2} \] Include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases  Reporting Period A Pril 2  ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR 0 9. Plus Est Tax Due Currer 10. Amount Due 11. Less Cellection Allowan 12. Plus Penalty 13. Plus Interest	### 4. Tax Due  ### 4. Tax Due  ### 8 - 18  ###

**Proper Collection of Tax:** Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at **www.myflorida.com/dor.** 

**Discretionary Sales Surtax:** Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

ĮL	Inder penalties of perjury, I dec	are that I have read this	return and the facts stated in	it are true.
Signature of Taxpay  ( )  Telephone Number		Date (	Signature of Preparer  Telephone Number	Date
<ul> <li>15(a). Exempt Amount of Item</li> <li>15(b). Other Taxable Amounts</li> <li>15(c). Amounts Subject to Su</li> <li>15(d). Total Amount of Discrete.</li> <li>16. Total Enterprise Zone</li> <li>17. Taxable Sales/Untaxed</li> <li>18. Taxable Sales/Untaxed</li> <li>19. Taxable Sales from Am</li> <li>20. Rural and/or Urban Hig</li> </ul>	Sales Surtax ( Lines is Over \$5,000 (included in Colum NOT Subject to Surtax (included intax at a Rate Different Than Your etionary Sales Surtax Due (included in Line 6). Purchases or Uses of Electricity Purchases of Dyed Diesel Fuel (inusement Machines (included in 1 in Crime Area Job Tax Credits	in 3)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5(b)
	Inder penalties of perjury, I decl	are that I have read this	return and the facts stated in	it are true.  5///25  Date
<ul> <li>15(a). Exempt Amount of Item</li> <li>15(b). Other Taxable Amounts</li> <li>15(c). Amounts Subject to Sur</li> <li>15(d). Total Amount of Discretion</li> <li>16. Total Enterprise Zone</li> <li>17. Taxable Sales/Untaxed</li> <li>18. Taxable Sales/Untaxed</li> <li>19. Taxable Sales from Amount</li> </ul>	Sales Surtax ( Lines sover \$5,000 (included in Column NOT Subject to Surtax (included tax at a Rate Different Than Your detionary Sales Surtax Due (included lobs Credits (included in Line 6) Purchases or Uses of Electricity (Purchases of Dyed Diesel Fuel (insement Machines (included in Line 7) or Crime Area Job Tax Credits	in 3)	1 ded in Column 3) 1	5(b). 5(c)

# Harbourage at Braden River CDD Florida Power & Light Company Summary

Period Covered: 04/3/25-05/5/25	5/5/2025
Period Covered: 04/3/25-05/5/25	5/5/2025

Account	Location	Service Address	Code	Am	ount
14034-95383	Marina	5651 Key West PI #Marina	53100 4644	\$	32.55
19971-10141		5705 Key West PI # Fountain	53100 4674		664.83
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$	25.66
26506-57121	•	5630 Whitehead St #IRR	53100 4318	\$	25.66
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$	826.79
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$	26.23
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$	75.09
72537-70148	Irrigation	5705 Key West PI # IRR	53100 4318	\$	889.35
78984-82513	•	5605 Southernmost Ln #IRR	53100 4318	\$	25.66
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$	37.55
	Due Date:	5/27/2025	TOTAL	\$ 2	2,629.37
			Summary		
		ELECTRICITY-ENTRANCE	52900 4632	\$	75.09
		ELECTRICITY-IRRIGATION	53100 4318	\$	966.33
		ELECTRICITY-STREET LIGHTING	53100 4307	\$	63.78
		ELECTRICITY-REC CENTER	53100 4304	\$	826.79
		ELECTRICITY-BOAT DOC	53100 4644	\$	32.55
		ELECTRICITY-FOUNTAINS	53100 4674	\$	664.83
			Total	\$	2,629.37



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 **Account Number:** 14034-95383

Service Address:

5651 KEY WEST PL # MARINA BRADENTON, FL 34203

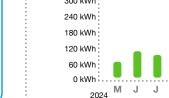
# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

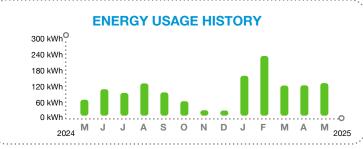
# **CURRENT BILL**

TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY







# **KEEP IN MIND**

Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

# **BILL SUMMARY**

Amount of your last bill 32.09 Payments received -32.09 0.00 Balance before new charges 32.55 Total new charges Total amount you owe \$32.55

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520314034953830552300000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

14034-95383 ACCOUNT NUMBER

\$32.55

May 27, 2025

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY





**Customer Name:** HARBORAGE AT BRADEN 14034-95383 RIVER COMMUNITY **DEVELOPMENT DIST** 

Account Number:

#### **BILL DETAILS** Amount of your last bill 32.09 Payment received - Thank you -32.09Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$2.44 \$12.79 Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh) \$3.61 Electric service amount 31.71 Gross receipts tax (State tax) 0.81 Taxes and charges 0.81 Regulatory fee (State fee) 0.03 \$32.55 Total new charges \$32.55 Total amount you owe

# **METER SUMMARY**

Meter reading - Meter KLL6652. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	26008		25875		133

E001

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	133	124	65
Service days	32	29	30
kWh/day	4	4	2
Amount	\$32.55	\$32.09	\$28.30

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

Statement Date: May 5, 2025 Account Number: 19971-10141

Service Address:

5705 KEY WEST PL # FOUNTAIN BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

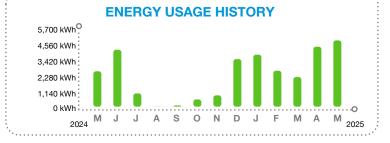
# **CURRENT BILL**

**\$664.83** 

TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY

Pay \$316.62 instead of \$664.83 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



# **BILL SUMMARY**

Amount of your last bill 602.94 Payments received -602.94 0.00 Balance before new charges 664.83 Total new charges Total amount you owe \$664.83

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

# **KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$316.62 by your due date instead of \$664.83. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

31662 5203199711014113846600000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

19971-10141 ACCOUNT NUMBER

\$664.83

May 27, 2025

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY





Customer Name: Account Number: HARBORAGE AT BRADEN 19971-10141 RIVER COMMUNITY

#### **BILL DETAILS** Amount of your last bill 602.94 Payment received - Thank you -602.94Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$494.83 Fuel: (\$0.027180 per kWh) \$139.95 Electric service amount 647.65 Gross receipts tax (State tax) 16.62 Taxes and charges 16.62 Regulatory fee (State fee) 0.56 Total new charges \$664.83 Total amount you owe \$664.83

# **METER SUMMARY**

Meter reading - Meter KN87589. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	30420		25271		5149

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	5149	4660	2749
Service days	32	29	30
kWh/day	160	160	91
Amount	\$664.83	\$602.94	\$328.93

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 Account Number: 20077-10151

Service Address: 5624 DUVAL ST # IRR BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$25.66 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY

Total amount you owe



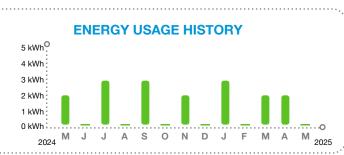
\$25.66



Amount of your last bill 25.75 Payments received -25.75 0.00 Balance before new charges 25.66 Total new charges

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



# **KEEP IN MIND**

Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520320077101515665200000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

20077-10151

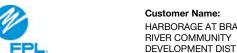
\$25.66

May 27, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY





**Account Number:** HARBORAGE AT BRADEN 20077-10151 RIVER COMMUNITY

E001

#### **BILL DETAILS** Amount of your last bill 25.75 Payment received - Thank you -25.75Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$12.13 Non-fuel energy charge: \$0.096100 per kWh Fuel charge: \$0.027180 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

# **METER SUMMARY**

Meter reading - Meter AC96428. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00201		00201		0

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	0	2	2
Service days	32	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$25.74

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

Statement Date: May 5, 2025 Account Number: 26506-57121

Service Address:

5630 WHITEHEAD ST #IRR BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$25.66 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



# **ENERGY USAGE HISTORY** 5 kWh<sup>O</sup>. 4 kWh 3 kWh 2 kWh 1 kWh 0 kWh 2024

#### **BILL SUMMARY**

Amount of your last bill 25.75 Payments received -25.75 Balance before new charges 25.66 Total new charges Total amount you owe \$25.66 (See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

# **KEEP IN MIND**

Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520326506571211665200000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

26506-57121

\$25.66

May 27, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY





Customer Name: Account Number: HARBORAGE AT BRADEN 26506-57121

E001

#### **BILL DETAILS** Amount of your last bill 25.75 Payment received - Thank you -25.75Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$12.13 Non-fuel energy charge: \$0.096100 per kWh Fuel charge: \$0.027180 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

# **METER SUMMARY**

Meter reading - Meter AC96442. Next meter reading Jun 4, 2025.

Usage Type	Current	<ul> <li>Previous</li> </ul>	= Usage
kWh used	00106	00106	0

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	0	2	2
Service days	32	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$25.74

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

Statement Date: May 5, 2025 Account Number: 29316-45333

Service Address:

5705 KEY WEST PL # REC BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

**\$826.79** 

TOTAL AMOUNT YOU OWE

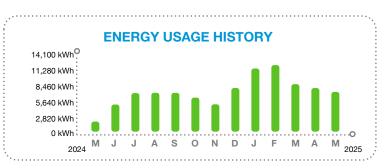
May 27, 2025 NEW CHARGES DUE BY

Pay \$822.75 instead of \$826.79 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



Amount of your last bill	900.77
Payments received	-900.77
Balance before new charges	0.00
Total new charges	826.79
Total amount you owe	\$826.79
	(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



# **KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$822.75 by your due date instead of \$826.79. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

82275 5203293164533329762800000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

29316-45333

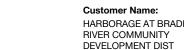
\$826.79

May 27, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY





Account Number: HARBORAGE AT BRADEN 29316-45333

E001

#### **BILL DETAILS** Amount of your last bill 900.77 Payment received - Thank you -900.77 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 Non-fuel: \$258.92 (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh) \$207.66 Demand: (\$13.41 per KW) \$308.43 Electric service amount 805.42 Gross receipts tax (State tax) 20.67 Taxes and charges 20.67 Regulatory fee (State fee) 0.70 Total new charges \$826.79 \$826.79 Total amount you owe

# **METER SUMMARY**

Meter reading - Meter KE83217. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	28554		20914		7640
Demand KW	22.85				23

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	7640	8381	1944
Service days	32	29	30
kWh/day	238	289	64
Amount	\$826.79	\$900.77	\$266.84

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 **Account Number:** 43460-49218

Service Address:

5412 53RD AVE E # ENT LTS BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

**\$26.23** TOTAL AMOUNT YOU OWE

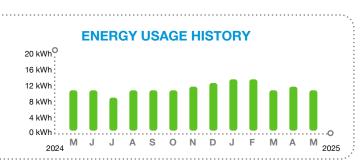
May 27, 2025 NEW CHARGES DUE BY



# **BILL SUMMARY**

Amount of your last bill	26.29
Payments received	-26.29
Balance before new charges	0.00
Total new charges	26.23
Total amount you owe	\$26.23
	(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



# **KEEP IN MIND**

Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520343460492181326200000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

43460-49218

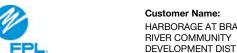
\$26.23

May 27, 2025 NEW CHARGES DUE BY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE





**Account Number:** HARBORAGE AT BRADEN 43460-49218 RIVER COMMUNITY

E001

BILL DETAILS		
Amount of your last bill Payment received - Thank you Balance before new charges		26.29 26.29 \$0.00
	\$12.87 \$11.33 \$1.05	
Gross receipts tax (State tax)  Taxes and charges	0.66 0.66	
Regulatory fee (State fee) Total new charges		26.23
Total amount you owe	\$	26.23

# **METER SUMMARY**

Meter reading - Meter AC64512. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04525		04514		11

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	11	12	11
Service days	32	29	30
kWh/day	0	0	0
Amount	\$26.23	\$26.29	\$26.10

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 **Account Number:** 50311-56333

Service Address:

5414 HARBORAGE AVE #GATE HSE

BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$75.09 TOTAL AMOUNT YOU OWE

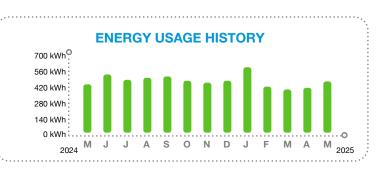
May 27, 2025 NEW CHARGES DUE BY





Amount of your last bill	67.37
Payments received	-67.37
Balance before new charges	0.00
Total new charges	75.09
Total amount you owe	\$75.09
	(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



# **KEEP IN MIND**

Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520350311563330905700000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Visit FPL.com/PayBill

50311-56333

\$75.09

May 27, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE





**Account Number:** 



E001

#### **BILL DETAILS** Amount of your last bill 67.37 Payment received - Thank you -67.37Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$46.99 Fuel: (\$0.027180 per kWh) \$13.29 Electric service amount 73.15 Gross receipts tax (State tax) 1.88 Taxes and charges 1.88 Regulatory fee (State fee) 0.06 Total new charges \$75.09 Total amount you owe \$75.09

# **METER SUMMARY**

Meter reading - Meter AC96444. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	31086		30597		489

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	489	428	461
Service days	32	29	30
kWh/day	15	15	15
Amount	\$75.09	\$67.37	\$66.08

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 Account Number: 72537-70148

Service Address:

5705 KEY WEST PL # IRR BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$889.35

TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY Pay \$758.68 instead of \$889.35 by your due date to enroll in FPL Budget Billing<sup>®</sup>. **FPL.com/BB** 



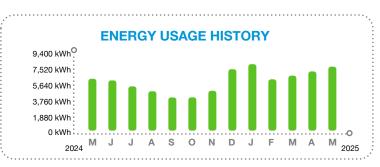
Amount of your last bill 851.12
Payments received -851.12
Balance before new charges 0.00

Total new charges 889.35

Total amount you owe \$889.35

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



# **KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$758.68 by your due date instead of \$889.35. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST

3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

C/O MAIL ROOM

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

75868 5203725377014875398800000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit **FPL.com/PayBill** 

for ways to pay.

72537-70148

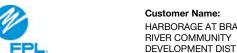
\$889.35

May 27, 2025

\$

TOTAL AMOUNT YOU OWE





Total amount you owe

**Customer Name:** Account Number: HARBORAGE AT BRADEN 72537-70148 RIVER COMMUNITY

BILL DETAIL	S	
Amount of your last bill Payment received - Thank you Balance before new charges		851.12 -851.12 \$0.00
New Charges Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: Non-fuel: (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW)	\$30.41 \$277.86 \$222.85 \$335.25	
Electric service amount  Gross receipts tax (State tax)  Taxes and charges  Regulatory fee (State fee)	22.23	
Total new charges		\$889.35

# **METER SUMMARY**

Meter reading - Meter KN94969. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	53487		45288		8199
Demand KW	25.16				25

E001

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	8199	7589	6645
Service days	32	29	30
kWh/day	256	261	221
Amount	\$889.35	\$851.12	\$760.10

# **KEEP IN MIND**

\$889.35

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 **Account Number:** 78984-82513

**ENERGY USAGE HISTORY** 

Service Address:

5 kWh.

4 kWh

3 kWh

2 kWh

5605 SOUTHERNMOST LN # IRR BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

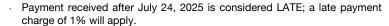
# **CURRENT BILL**

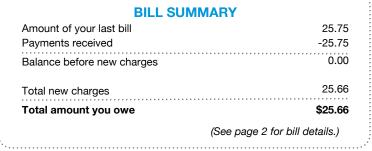
\$25.66 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



# **KEEP IN MIND**





FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520378984825136665200000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Visit FPL.com/PayBill

78984-82513

\$25.66

May 27, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY





**Account Number:** HARBORAGE AT BRADEN 78984-82513 RIVER COMMUNITY

E001

#### **BILL DETAILS** Amount of your last bill 25.75 Payment received - Thank you -25.75Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$12.13 Non-fuel energy charge: \$0.096100 per kWh Fuel charge: \$0.027180 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

# **METER SUMMARY**

Meter reading - Meter AC96443. Next meter reading Jun 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00525		00525		0

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	0	2	2
Service days	32	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$25.74

# **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Apr 3, 2025 to May 5, 2025 (32 days)

E001

Statement Date: May 5, 2025 **Account Number:** 79846-64172

Service Address:

5705 KEY WEST PL #SL BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

# **CURRENT BILL**

\$37.55 TOTAL AMOUNT YOU OWE

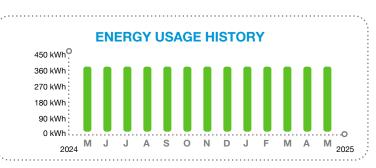
May 27, 2025 NEW CHARGES DUE BY



# **BILL SUMMARY**

Amount of your last bill Payments received	37.55 -37.55
Balance before new charges	0.00
Total new charges	37.55
Total amount you owe	\$37.55
	(See page 2 for hill details )

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



# **KEEP IN MIND**

- Payment received after July 24, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520379846641721557300000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

79846-64172

\$37.55

May 27, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY AMOUNT ENGLOSED





Account Number: HARBORAGE AT BRADEN 79846-64172

MET	FR S	IIMI	<b>MARY</b>

Next bill date Jun 4, 2025.

**Usage Type** Usage Total kWh used 399

E001

# **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 5, 2025	Apr 3, 2025	May 3, 2024
kWh Used	399	399	399
Service days	32	29	30
kWh/day	12	14	13
Amount	\$37.55	\$37.55	\$28.14

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

7 tillourit or your last bill	01.00
Payment received - Thank you	-37.55
Balance before new charges	\$0.00
New Charges Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount ** 34.49	

37.55

0.89 Gross receipts tax (State tax) Franchise fee (Reqd local fee) 2.14 Taxes and charges 3.03

Regulatory fee (State fee) 0.03

\$37.55 Total new charges

**BILL DETAILS** 

Total amount you owe \$37.55

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:

Fuel charge:

Amount of your last bill

Electric service amount \*\*

\$0.059770 per kWh \$0.026470 per kWh

# Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





Customer Name: Account Number:
HARBORAGE AT BRADEN 79846-64172
RIVER COMMUNITY
DEVELOPMENT DIST

For: 04-03-2025 to 05-05-2025 (32 days)

kWh/Day: 12 Service Address: 5705 KEY WEST PL #SL BRADENTON, FL 34203

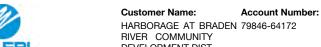
# **Detail of Rate Schedule Charges for Street Lights**

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			Е	19	0.730000	399	13.87

 $^{\star}$  F - FPL OWNS & MAINTAINS  $\,$  E - CUSTOMER OWNS & MAINTAINS  $\,$  R - CUSTOMER OWNS, FPL RELAMPS  $\,$  H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER







HARBORAGE AT BRADEN 79846-64172 RIVER COMMUNITY
DEVELOPMENT DIST

> For: 04-03-2025 to 05-05-2025 (32 days) kWh/Day: 12 Service Address: 5705 KEY WEST PL #SL BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		13.87
					Sub total	399	13.87
Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee) Franchise fee (Reqd local fee)					0.16 0.03 0.20 8.27 -0.83 2.23 10.56 <b>34.49</b> 0.89 0.03 2.14		
					Total	399	37.55

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

941-753-1478-093004-5

PIN:

Billing Date: Apr 22, 2025

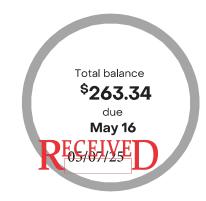
Billing Period:

Apr 22 - May 21, 2025

# Hi,

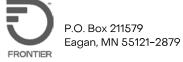
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history	
Previous balance	\$263.12
Payment received by Apr 22, thank you	-\$263.12
Service summary	Current month
Bundle	\$214.78
□ Taxes and Fees	\$48.56
Total services	\$263.3 <b>4</b>
Total balance	\$263.3 <b>4</b>



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: https://www.businessreferralrewards.com



6790 0107 NO RP 22 04232025 NNNNNNNY 01 992420

HARBORAGE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

Total balance \$263.34

Due by May 16

**Account number** 941-753-1478-093004-5

**Amount enclosed** 

# Mail payment to:

FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407

PIN:

941-753-1478-093004-5

Billing Date: Apr 22, 2025

Billing Period:

Apr 22 - May 21, 2025



# **WAYS TO PAY YOUR BILL**



Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the







For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

# **PAYING YOUR BILL**

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

# **IMPORTANT MESSAGES**

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

# **SERVICE TERMS**

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



941-753-1478-093004-5

PIN:

Billing Date: Apr 22, 2025

Billing Period:

Apr 22 - May 21, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Total current mor	nth charges	\$263.34	
Taxes and Fees Total		\$ <b>48</b> .56	
	State Taxes	\$23.02	
(2)	FL Telecommunications Relay Service	<sup>\$</sup> 0.16	
(2)	FL State Gross Receipts Tax	\$O.34	
(2)	County Communications Services Tax FL State Gross Receipts Tax Manatee Co 911 Surcharge	\$5.83 \$4.18 \$0.80	
	FL State Communications Services Tax	\$11.71	
	Federal Taxes	\$25.5 <b>4</b>	frontier.com/regulatory-changes.
	Surcharge Federal USF Recovery Charge Federal Excise Tax	\$9.10 \$2.53	discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit
Taxes and Fees	FCA Long Distance - Federal USF	<sup>\$</sup> 13.91	support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing
Bundle Total		\$214.78	taxable interstate and international portions of your phone bill. Both charges
(2)	Access Recovery Charge Multi-Line Business	<sup>\$</sup> 6.44	Distance Federal USF Surcharge are increasing from 36.3% to 36.6% of the
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40	Beginning April 1, 2025, the Federal USF Recovery Charge and the Frontier Long
	Federal Primary Carrier Multi Line Charge Non-Published Listing Frontier Roadwork Recovery Surcharge	\$7.00 \$4.00	other charges should be paid by your dudate to keep your account current.
04.22-05.21	Frontier Freedom for Business Business Line - 2 Yr Term	<sup>\$</sup> 116.00 <sup>\$</sup> 47.95 <sup>\$</sup> 14.99	\$255.61 by your due date to avoid disconnection of your local service. All
Monthly Charges			immediately in order to avoid collection activities. You must pay a minimum of
Bundle			If your bill reflects that you owe a Balance Forward, you must make a payment





941-753-1478-093004-5

PIN:

Billing Date: Apr 22, 2025

Billing Period:

Apr 22 - May 21, 2025

# **Frontier**

941-727-5500

Call #	Date	Time	Min	*Туре	Place and number called	Charge	Plan code
1	Apr 02	3:01P	3.0	DD	VENICE FL 941-477-2159	\$0.00	U
Subtotal						\$0.00	

# **Frontier Com of America**

941-727-5500

Call #	Date	Time	Min	*Туре	Place and number called	Charge	Plan code
1	Mar 29	8:49P	2.0	DD	LA GRANGE IL 630-918-4290	\$0.00	U
Subtotal						\$0.00	

# **Legend Call Types:**

DD - Day

# **Caller Summary Report**

Phone #	Calls	Minutes	Amount
941-727-5500	2	5	\$0.00
Total	2	5	\$0.00

# **Caller Summary Report**

Phone #	Calls	Minutes	Amount
Intra-Lata	1	3	\$0.00
Interstate	1	2	\$0.00
Total	2	5	\$0.00



# **Envera**

8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

# Invoice Invoice Number Date 753951 04/24/2025 Customer Number Due Date 300015 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
300015 - Gate A	ccess - Harborage on Braden River - 5705 Key West Place, Bradenton, F	-L		
1.00	Envera Kiosk System 05/01/2025 - 05/31/2025	1.00	\$437.01	\$437.01
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$250.96	\$250.96
1.00	Virtual Gate Guard Monitoring 05/01/2025 - 05/31/2025	1.00	\$3,338.89	\$3,338.89
			Subtotal:	\$4026.86
	Тах			\$0.00
	Payments/Credits Applied			\$0.00
	DECEME	Invoice E	Balance Due:	\$4026.86



# Date Invoice # Description Amount Balance Due 4/24/2025 753951 Monitoring Services \$4026.86 \$4026.86

# **Envera**

8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

Invoice						
Invoice Number	Date					
753951	04/24/2025					
Customer Number	Due Date					
300015	06/01/2025					

Net Due: \$4,026.86
Amount Enclosed:

Harborage on Braden River C/O Rizzetta Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 Envera PO Box 2086 Hicksville, NY 11802

# Harbourage at Braden River CDD

Manatee County Utilities Dept 04/11/25 - 05/13/25

Account No.:	Amount	Due	Address:	Acct Coding
100184981	\$384.88	5/13/2025	5705 Key West PI (Rec Center)	53600-4301
100185040	\$39.87	5/13/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	\$28.20	5/13/2025	5651 Key West PI (Docks)	53600-4644
Grand Total	\$452.95			

RECEIVED

Summary: 53600-4301 \$384.88 52900-4308 \$39.87 53600-4644 \$28.20 \$452.95

Invoice #: May 25

5/21/2025

Billng Date

#### MCUD

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



**Charge Details** 

5705 KEY WEST PL

HARBOURAGE AT BRADEN RIVER

**Amount Due** 

\$384.88

**Please Pay By** 11-Jun-2025

Service Period 04/11 - 05/13 (33 Days)

**Account Number** 

100184981

Account Summary	
Previous Amount Due	\$368.50
Payments Received	-\$368.50
Balance Forward	\$0.00
Contract Charges	\$384.88
Total Amount Due	\$384.88

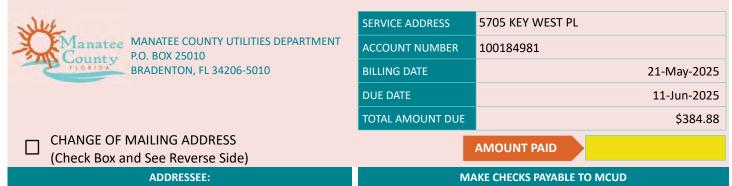
Usage Profile (Consumption x 1000 = GAL)					
Meter Number 52637992					
Begin	Begin Begin End End Period				
Date:	Read:	Date:	Read:	Consumption	
04/11	25428	05/13	25716	28.8 kgal	

Total Amount Due		\$384.88
Total New Charges		\$384.88
32 gallon commercial cans	2 x \$33.31	\$66.62
Commercial Can Service (0	4/12 - 05/11)	
Sewer Service	28.8 kgal x \$6.27	\$180.58
Sewer Base Rate	1 month(s) x \$40.26	\$40.26
Sewer Commercial Service	(04/11 - 05/13)	
Commercial Water Usage	28.8 kgal x \$2.83	\$81.50
Water Base Rate	1 month(s) x \$15.92	\$15.92
Commercial Water Service	(Meter # 52637992) (04/11 - 05/	13)

#### **Important Information**

Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code AIAU1JO3 (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 **BRADENTON FL 34206-5350** 

#### **MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



HARBOURAGE AT BRADEN RIVER

**5414 HARBORAGE AVE** 



Amount Due

**Please Pay By** 

\$39.87

11-Jun-2025

**Account Number** 

100185040

Account Summary	
Previous Amount Due Payments Received	\$39.87 -\$39.87
Balance Forward	\$0.00
Contract Charges	\$39.87
Total Amount Due	\$39.87

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 80273272					
Begin	in Begin End End Period				
Date:	Read:	Date:	Read:	Consumption:	
04/11	309	05/13	309	0 kgal	

Charge Details	Service Period 04/11 - 05/13	(33 Days)
Commercial Water Servi Water Base Rate Sewer Commercial Servi	ce (Meter # 80273272) (04/11 - 05/13) 1 month(s) x \$11.78 ce (04/11 - 05/13)	\$11.78
Sewer Base Rate	1 month(s) x \$28.09	\$28.09
<b>Total New Charges</b>		\$39.87
Total Amount Due		\$39.87



#### **Important Information**

 Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

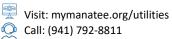
View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code W9ICB7G3 (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390 MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 BRADENTON FL 34206-5350

#### **MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



HARBOURAGE AT BRADEN RIVER 5651 KEY WEST PL



**Amount Due** \$28.20 **Please Pay By** 11-Jun-2025 **Account Number** 100123820

Account Summary	
Previous Amount Due	\$25.94
Payments Received	-\$25.94
Balance Forward	\$0.00
Contract Charges	\$28.20
Total Amount Due	\$28.20

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 49978928				
Begin	Begin	End End Period			
Date:	Read:	Date:	Read:	Consumption:	
04/11	119	05/12	133	1.4 kgal	

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 49978928					
Begin	Begin	End End Period			
Date:	Read:	Date:	Read:	Consumption:	
04/11 119 05/12 133 1.4 kgal					

Charge Details	Service Period 04/11 - 05/12	(32 Days)
Commercial Water Service (	Meter # 49978928) (04/11 - 05/12)	
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	1.4 kgal x \$2.83	\$3.96
<b>Total New Charges</b>		\$28.20
Total Amount Due		\$28.20



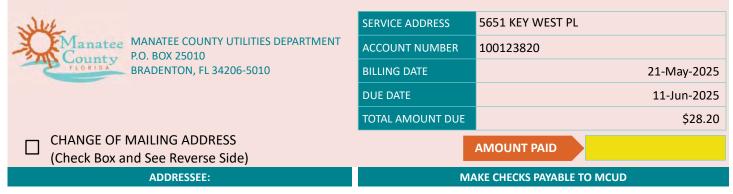
rates will increase as approved by the Board of County Commissioners on March 28,

Effective June 1, 2025, water and wastewater

2023. For additional information, visit www.mymanatee.org/utilities.

**Important Information** 

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code SW2GDH2C (do not share this code)



HARBOURAGE AT BRADEN RIVER COMMUNITY **DEVELOPMENT DISTRICT** 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 **BRADENTON FL 34206-5350** 

4853 Pennecott Way Wesley Chapel, FL 33544-1801 (813)973-3330 Cell (813)390-6344

#### INVOICE -

#### Customer

Harbourage at Braden River CDD Name Address 5705 Key West Place State FL ZIP 34203 City Bradenton Phone Office: (941)727-5500 Tony Gipe

3/26/2025 Date Email - Tony Gipe Quote No. Rep Ken Johnson FOB Remote/License

FIIOIIE	Office. (941)727-3300 Tony Gipe	ГОВ	Nelliole/Licelise
Qty	Description	Unit Price	TOTAL
1.5	Labor: 03/21/25 - Walk Tony thru installing Anydesk app on old Dell PC & new AIO PC; Dell tower AD: 1755401913; Lenovo AIO ID: 1059623775; Run Disk Cleanup on Dell to free up space (C: drive is maxed); Rename Lenovo user account to HarborageCDD; Show Tony how to move folders from old Dell to Lenovo using copy/paste with Anydesk; Move Documents, Downloads, Pictures folders; Move 5-10 folders from Dell desktop to new Lenovo desktop; Tony will take it from here; He will move, keep or delete folders as he sees fit; Download CCleaner on both PC's; Dell: Delete 481MB, fix 1,369 registry issues; Lenovo: Delete 3.45GB, fix 70 registry issues; DL, run Malwarebytes on Dell; Negative; Start Windows 11 24H2 upgrade on Lenovo; Will resume Tuesday to install new MS Office 2019; Tony to get 5-Port switch so both PC's can be on the same Gateway: 10.1.10.1; Lenovo GW: 10.1.10.1; Dell GW: 192.168.10.1 (wifi). Actual PCC Remote Time: 1:00PM - 2:48PM - 1.7 Hrs Billed Time: 1.5 Hrs @ \$70 Per Hr	\$70.00	\$105.00
1	Labor: 03/25/25 - Remote into Lenovo w/ Anydesk app; AD: 1059623775; Complete Windows 11 upgrade to Ver 24H2; Reboot; Prep PC for install of Office 2019 Pro Plus; Install Office 2019 Pro Plus; Activate license key; Reboot; Create taskbar icons for Word, Excel, Outlook, Publisher, Powerpoint, OneNote, Access; Test open Excel document; OK; Verify AVG Free Edition current. Actual PCC Remote Time: 3:12PM - 4:12PM = 1.0 Hr Billed Time: 1.0 Hr @ \$70 Per Hr	\$70.00	\$70.00
1	Microsoft Office 2019 Professional Plus; 1 PC, 1 User Product Key: WD6J4-NJMT2-63HM6-6W2FC-DDC63  Florida Consumer Certificate of Exemption Harbourage at Braden River CDD Certificate Number: 85-8012917764C-6 Expires On: 09/30/2028 Certificate on file w/ PC Consultants.	\$134.95	\$134.95
		SubTotal	\$309.95
	Cash	FL Sales Tax	\$0.00
	Check Net 15 #VALUE!	TOTAL	\$309.95
		REC 04/3	EIVE 0/25

Thank You For Your Order!



Pools by Lowell, Inc. P.O. Box 1906 Bradenton, FL 34206 P: 941-727-1227 service@pblfl.com Lic NO: CP C046976 Lic NO: CP C1459594

BILL TO
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

INVOICE 177921505 INVOICE DATE Apr 25, 2025

\$165.20

JOB ADDRESS
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Completed Date: 4/15/2025

Payment Term: Due Upon Receipt

BALANCE DUE

**Due Date:** 4/25/2025

#### **DESCRIPTION OF WORK**

Repaired Spa PH Feeder

TASK	DESCRIPTION		QТY	PRICE	TOTAL
1	Repair Stenner chemical feeder pum	p	1.00	\$165.20	\$165.20
Stenner S/N	l: 1847				
	D	ECEIVE			
	N	05/01/25	SUB-TOTAL		\$165.20
			TOTAL DUE		\$165.20

Invoice #177921505 Page 1 of 1



Pools by Lowell, Inc. P.O. Box 1906 Bradenton, FL 34206 P: 941-727-1227 service@pblfl.com Lic NO: CP C046976 Lic NO: CP C1459594

# **BILL TO**Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 177525569 INVOICE DATE May 01, 2025

JOB ADDRESS
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Completed Date: 5/1/2025
Payment Term: Due Upon Receipt

Due Date: 5/1/2025

#### **DESCRIPTION OF WORK**

#### Issues:

- Wall fitting not sealed to PVC pipe

#### 4/29/25 (Geoff):

- Installed expandable plug to north vac port. Utilized a locking vacuum cap as the plug with O-ring was interfering with the wing nut.

#### 5/1/25 (Geoff):

- Filed down the ridge at the back of the wall fitting, allowing the plug to seat properly. Ran the vacuum line, confirming no air in the pump and good suction at the other vacuum port.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	<b>Service Call &amp; Labor</b> - Includes up to one hour of on-site work, with additional time billed in 15-minute increments.	2.00	\$125.00	\$250.00

#### **Materials**

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	1.5" Anderson Nylon Test Plug	1.00	\$30.21	\$30.21
2	1" PVC Pipe	4.00	\$2.25	\$9.00

Invoice #177525569 Page 1 of 2

**SUB-TOTAL** \$289.21

**TOTAL DUE** \$289.21

BALANCE DUE \$289.21

Invoice #177525569 Page 2 of 2



Pools by Lowell, Inc. P.O. Box 1906 Bradenton, FL 34206 P: 941-727-1227 service@pblfl.com Lic NO: CP C046976 Lic NO: CP C1459594

# **BILL TO**Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 178045651 INVOICE DATE May 06, 2025

JOB ADDRESS
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Completed Date: 5/6/2025

Payment Term: Due Upon Receipt

**Due Date:** 5/6/2025

#### **DESCRIPTION OF WORK**

#### Issues:

- Pool & Spa filter elements replacement

5/625: Replaced pool and spa filter cartridges.

#### **Materials**

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR
1	POOL - CC100 Unicel Filter Element	5.00	\$138.95	\$694.75
2	SPA - CC100 Unicel Filter Element	2.00	\$138.95	\$277.90
3	CC Filter Body Oring	7.00	\$23.04	\$161.28

**SUB-TOTAL** \$1,133.93

**TOTAL DUE** \$1,133.93

**BALANCE DUE** \$1,133.93

**RECEIVE** 05/12/2025

Invoice #178045651 Page 1 of 1



Pools by Lowell, Inc. P.O. Box 1906 Bradenton, FL 34206 P: 941-727-1227 service@pblfl.com Lic NO: CP C046976 Lic NO: CP C1459594

# BILL TO Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 178102044 INVOICE DATE May 01, 2025

**JOB ADDRESS** 

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA **Billing Date:** 5/1/2025

Payment Term: Due Upon Receipt

**BALANCE DUE** 

**Due Date: 5/1/2025** 

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$590.00	\$590.00



 SUB-TOTAL
 \$590.00

 TOTAL DUE
 \$590.00

\$590.00

Invoice #178102044 Page 1 of 1

DAVID S. **REYNOLDS ELECTRIC INC.** 

041825

Lic.# EC13005979 P.O. BOX 14842 BRADENTON, FL 34280 Ph/Fax (941) 795-1011 www.reynoldselectricinc.com

HARBOURAGE AT BRADEN RIVER COD

5705 KEY WEST PL. BRADENTON

4.18.25

LIFT 9 - Install new TECH remote at new higher level. Pull new wire from pedestal, Pull new sweep wire & re-connect

MATERIALS LABOR

310. 695.

TOTAL 1005,-

PAYMENT DUE UPON RECEIPT YOUR PROMPT PAYMENT IS APPRECIATED

## DAVID S. REYNOLDS ELECTRIC INC.

Lic.# EC13005979
P.O. BOX 14842
BRADENTON, FL 34280
Ph/Fax (941) 795-1011
www.reynoldselectricinc.com

041825-2

HARBOURAGE AT BRADEN RIVER COD 5705 KEY WEST PL.

BRADENTON

4.18.25

DATE

CIFT 8B - Install new TECH remote at new higher level Pull new wire from pedestal Pull new Sweep wire & re. Connect. Replace box \$\ \text{outlet cover. Replace} \text{ZO AMP breaker in pedestal}

Thanks, Day

MATERIALS (

695,

TOTAL

1107. -

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

#### Invoice

Date	Invoice #
5/2/2025	INV0000098883

#### Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** May Upon Receipt 00286 Description Rate Amount Qty 1.00 **Accounting Services** \$1,379.00 \$1,379.00 Administrative Services 1.00 \$335.92 \$335.92 Financial & Revenue Collections 1.00 \$334.17 \$334.17 Management Services 1.00 \$1,421.50 \$1,421.50 Website Compliance & Management 1.00 \$100.00 \$100.00 \$3,570.59 Subtotal Total \$3,570.59

#### Invoice

Date	Invoice #
5/1/2025	INV0000098993

#### Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** April Upon Receipt 00046 Description Qty Rate Amount Cell Phone 50.00 \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

#### Invoice

Date	Invoice #
5/9/2025	INV0000099021

#### Bill To:



	Services for the month of	Term	าร	CI	ient Number	
	May	Upon R			00046	
Description		Qty	Rate		Amount	
Amenity Management & Oversight Personnel Reimbursement			Rate \$1,04			
		Subtotal			\$2,449.95	
		Total			\$2,449.95	

	_		
ın	VO	NCA	
	VU	ハレモ	

Date	Invoice #
11/8/2024	INV0000094618

#### Bill To:

	Services for the month of	Terms	<b></b>	Clien	t Number	
	November Upon Receipt 00046		Upon Receipt 0004		00046	
Description		Qty	Rate		Amount	
Amenity Management & Oversight Personnel Reimbursement		1.00 1.00	\$1,0	40.00 87.83	\$1,040.00 \$1,487.83	
		Subtotal	I		\$2,527.83	
		Total			\$2,527.83	

ın	VO	ነነቦይ	١
	v	1166	;

Date	Invoice #
12/20/2024	INV0000096141

#### Bill To:

	Services for the month of	Terms		Client Number 00046	
	December	Upon Recei			
Description		Qty	Rate	Amount	
Personnel Reimbursement		1.00	\$1,354.97	\$1,354.9	
		Subtotal		\$1,354.97	
		Total		\$1,354.97	

	_		
ın	VO	NCA	
	VU	ハレモ	

Date	Invoice #
9/27/2024	INV0000093645

#### Bill To:

	Services for the month of	Terms		Client Number 00046	
	September	Upon Receip			
Description		Qty	Rate	Amount	
Personnel Reimbursement		1.00	\$1,325.35	\$1,325.3	
		Subtotal		\$1,325.35	
		Total		\$1,325.35	

### Schappacher Engineering LLC

PO Box 21256 Bradenton, FL 34204 941-251-7613

## Invoice

Date	Invoice #
5/9/2025	2860

Bill To
Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Pr	roject
		Due on receipt	CDD Engin	eering Services
Serviced	Description	Quantity	Rate	Amount
4/9/2025	Prep work for CDD meeting, review agenda and attend CDD meeting.	2	160.00 PECEI 05/12/2	320.00 VE
lease make checks	payable to Schappacher Engineering			U20 -
ank you for your	business!	To	otal	\$320.0



**Please Remit Payment to:** 

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number: Invoice Date: PSI164327

5/1/2025

Ship

To:

Harbourage at Braden River CDD (Lake

Rizzetta & Company 9428 Camden Field Pkwy Riverview, FL 33578

Bill

Ship Via

Ship Date

Due Date

Harbourage at Braden River CDD (Lake & Wetland) To:

> Rizzetta & Company 9428 Camden Field Pkwy

Riverview, 33578

5/1/2025

5/31/2025

Customer ID 9014

P.O. Number

P.O. Date 5/1/2025

Our Order No.

Terms Net 30 Item/Description Unit **Order Qty** Quantity **Unit Price** 

Annual Maintenance May Billing 5/1/2025 - 5/31/2025 Harbourage/Braden Cdd-Lake-ALL

508.35 508.35

**Total Price** 

### **Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Ave., Suite 200 Tampa, FL 33614

May 06, 2025

Client: 001435 Matter: 000001 Invoice #: 26445

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

#### SERVICES

Date	Person	Description of Services	Hours	Amount
4/7/2025	CAW	PREPARE RESOLUTION DECLARING SEAT 4 VACANT; REVIEW AND RESPOND TO CORRSPONDENCE FROM S. DELUNA AND T. GIPE REGARDING SEXUAL OFFENDER CONCERN; PHONE CALL AND EMAIL CORRESPONDENCE WITH S. DELUNA REGARDING SOLITUDE AGREEMENT; REVIEW AGENDA FOR APRIL 9TH BOARD MEETING.	1.2	\$366.00
4/8/2025	CAW	EMAIL AND PHONE CORRESPONDENCE WITH S. DELUNA REGARDING SOLITUDE CONTRACT.	0.2	\$61.00
4/9/2025	CAW	PREPARE AQUATIC SERVICES AGREEMENT WITH SOLITUDE; PREPARE FOR AND ATTEND APRIL 9TH BOARD MEETING VIA PHONE.	2.5	\$762.50
4/11/2025	CAW	REVIEW REVISED AGREEMENT FROM SOLITUDE; EMAIL CORRESPONDENCE WITH SOLITUDE REGARDING AGREEMENT.	0.2	\$61.00
4/30/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
		Total Professional Services	6.1	\$1,600.50

May 06, 2025

Client: 001435 Matter: 000001 Invoice #: 26445

Page: 2

Total Services \$1,600.50
Total Disbursements \$0.00

Total Current Charges \$1,600.50
Previous Balance \$1,077.50
Less Payments (\$1,077.50)

PAY THIS AMOUNT \$1,600.50

RECEIVE D

Please Include Invoice Number on all Correspondence

INVOICENO	QUANTITY	DESCRIPTION	AMOUNT
1564-562987	106.9 gallons	PROPANE @\$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$571.38 12.92 9.24 \$593.54
SUBURBAN PROPA			
Name: THE HARBO ACCT.#: 1564-09397 Tank Serial #: 2SX01	72-001	N Safety P&T is noted above see "Fees" on reverse for a description of this Safety & Training Practices Fee	
For Inquiries, please or your local office 94		RECEIVED BY:	
Liquefied Petroleum Product: Propane, No			
שעובתב תבסווותבת		Customer: Please see reverse side for safety information	1

SUBURBAN PROPANE-1564 Local Office 941-755-1531

BRADENTON FL342038095

5705 KEY WEST PL

THE HARBORAGE ON BRADEN RIVER

CHECK HERE IF name, address, □ telephone or fuel usage has changed

SUBURBAN PROPANE-1564

PO BOX 260 WHIPPANY, NJ 07981-0260

Thank You For

TO PAY BY CHECK PLEASE RETURN THIS PORTION WITH YOUR PAYMENT AND SEND TO:

**DELIVERY DATE:** 5/10/25 7:18

INVOICE

ACCOUNT NO: 1564-093972

INVOICE NO. 1564-562987

DUPLICATE Item# 1515384 OPR 5209 1212

**AMOUNT** DUE

\$593.54

**DUE DATE** 

5/17/25

**AMOUNT ENCLOSED** 

PLEASE PAY FROM THIS INVOICE

\$

Visit us at www.suburbanpropane.com

Please visit our website regarding changes to the Transportation Fuel Surcharge

TO PAY BY PHONE Call us toll-free at 1-888-288-5608

Your Business!

15644005102550000593540000593540000093971

SUBURBAN PROPANE

WHERE REQUIRED: LP Gas Volume has been corrected to standard volume at 60 degrees Fahrenheit

Call 811 Before You Dig. Item# 1515384 OPR 5209 1212 DUPLICATE



#### **Business Observer**

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

#### **INVOICE**

**Legal Advertising** 

Invoice # 25-00815M Date 05/23/2025

Attn:

Harbourage at Braden River CDD - Rizzetta 3434 COLWELL AVENUE SUITE 200 TAMPA FL 33614 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

**Description** Amount

Serial # 25-00815M

\$48.13

**Notice of Community Workshop** 

RE: Meeting on June 11, 2025 at 1:00pm; Harbourage at Braden River CDD

Published: 5/23/2025



()

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl.

com/send-payment/

Total \$48.13

Paid

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

#### **Business Observer**

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

#### **INVOICE**

#### **Legal Advertising**

#### Notice of Community Workshop Harbourage at Braden River Community Development District

The Harbourage at Braden River Community Development District will hold a workshop on June 11, 2025 at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL at 1:00 p.m.

The purpose of the workshop is to present general information as it relates to gate vendors. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578 or by calling 813-533-2950. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

Stephanie DeLuna District Manager May 23, 2025

25-00815M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

0 HARBOURAGE AT BRADEN C 0

Account Number: XXXX XXXX XXXX 8875

DAVMENT IN	JEODMA.	$TI \cap M$

New Balance \$113.28 Minimum Payment Due \$113.28 **Payment Due Date** May 26, 2025

#### **ACCOUNT SUMMARY** Statement Closing Date April 30, 2025 Days in Billing Cycle 30 Previous Balance \$0,00 Payments & Credits \$0.00 Purchases & Other Charges \$113.28 Balance Transfer \$0.00 **FEES CHARGED** \$0.00 INTEREST CHARGED \$0.00 New Balance \$113.28

Questions? Call Customer Service Toll Free - 1-844-626-6581 International Collect - 1-301-665-4442 TTY 1-301-665-4443

#### Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRAN	SACTI	ONS		
Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE ANTHONY GIPE	TOTAL XXXXXXXXXX 8800 \$0.00	
04/25	04/25	05416013K43AD2SJW	TOTAL XXXXXXXXXXX 6054 \$113.28 WAL-MART #7307 BRANDENTON FL	52.34
		00 1 100 101 (40) (5200)	MCC: 5411 MERCHANT ZIP:	52.34
04/26	04/26	55432863L5SPBBW6S	AMAZON MKTPL*NB7HD5422 AMZN.COM/BILL WA	14.97
			MCC: 5942 MERCHANT ZIP:	
04/28	04/28	55432863N5V1VPY5K	AMAZON MKTPL*NB44B4TB2 AMZN.COM/BILL WA	39.98
	•		MCC: 5942 MERCHANT ZIP:	
04/26	04/28	55432863N5V292SYM	AMAZON MKTPL*E42IN4LT3 AMZN.COM/BILLWA MCC: 5942 MERCHANT ZIP:	5,99

1080 0001 TVH

001 7 31 250430 0 PAGE 1 of 2

949

949

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank Deposit Operations 350 Madison Ave 4th floor New York NY 10017

> Make Check Payable to:

**PAYMENT INFORMATION** XXXX XXXX XXXX 8875 Account Number: **Payment Due Date** May 26, 2025 **New Balance** \$113.28 Minimum Payment Due \$113.28

Past Due Amount

Amount Enclosed:

\$0,00

O HARBOURAGE AT BRADEN C O HARBOURAGE AT BRADEN CDD 3434 COLWELL AVE SUITE 200 TAMPA FL 33614 միլիաիկիկիկիկիրինիայինինինինինիկիկինի

Valley Bank Deposit Operations 350 Madison Ave 4th floor New York NY 10017 

00011328000113284

As used below, you and your refer to the accountholder (i.e., the corporate customer) and we, our and us refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

#### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

#### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each eategory, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

#### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

#### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

#### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

## WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we
  may continue to charge you interest on that amount. But, if we
  determine that we made a mistake, you will not have to pay the
  amount in question or any interest or other fees related to that
  amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

## YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- 1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
- You must have used your Valley OneCard for the purchase.
   Purchases made with cash advances do not qualify.
- 3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

#### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

#### IMPORTANT ACCOUNT INFORMATION

\$0 - \$113.28 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/26/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

#### **REWARDS SUMMARY**

 Previous Cashback Balance
 \$0.00
 THEMORE YOU SPEND, THE MORE YOU EARN

 Cashback Earned this Statement
 \$0.28
 \$0.4500,000 = 0.25%

 New Cashback Balance
 \$0.28
 \$500,001.\$1,500,000 = 0.60%

 Your cashback will be award on
 Feb 2026
 \$1,500,00.\$4,000,000 = 0.75%

 \$4,000,001.\$12,500,000 = 0.90%
 \$12,500,001 + = 1.00%

#### INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

2

#### Harbourage CDD Credit Card Account #10103 04/30/25 Statement

Date	Vendor	Description	GL Code	Α	Amount	Cleared	Receipt
4/25/2025	Wal-Mart	Maintenance Supplies	57200-4647	\$	52.34	Y	Y
4/26/2025	Amazon	Air fresheners	57200-4647	\$	14.97	Y	Y
4/28/2025	Amazon	Air fresheners	57200-4647	\$	39.98	Y	Y
4/28/2025	Amazon	Key color codes	57200-5101	\$	5.99	Y	Y

04/30/25 Statement	0	01-10103		
		Total activity		113.28
	I	Replenish card		-
		Credit/Refund		-
		Total charges		113.28
			\$	113.28
	0	Expense Summar	ry	
		57200-4647		(107.29)
		53900-4609		-
		57200-5101		(5.99)
		57200-4761		-
		57200-4914		-
		54100-4635		-
				(113.28)
				•

TRUE



Scan for 30-day free trial.

Low Prices You Can Trust. Every Day. 04/25/25 15:11:29

with Walmart+

#### Final Details for Order #111-4741005-5765012

Print this page for your records.

Order Placed: April 25, 2025

Amazon.com order number: 111-4741005-5765012

Order Total: \$54.95

#### Shipped on April 26, 2025

**Items Ordered** 1 of: Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Coastal Sunshine Citrus, 6.2 Oz, 3 Count

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

#### Shipping Address:

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States

#### **Shipping Speed:**

Amazon Day Delivery

#### Shipped on April 27, 2025

Price **Items Ordered** 

2 of: Automatic Air Freshener Spray Dispenser, FENGJIE Auto Air Fresheners Spray -Wall Mount/Free Standing Frag ance Dispenser for Home Room Office Hotel, Commercial Air Freshener Refill

Sold by: Fengile Home (seller profile)

Supplied by: Fenglie Home (seller profile)

Condition: New

#### **Shipping Address:**

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States

#### Shipping Speed:

Amazon Day Delivery

#### **Payment information**

Payment Method:

Item(s) Sublotal: Shipping & Handling:

\$54.95 \$0.00

\$19.99

Price

\$14.97

Mastercard ending in 6054

Total before

\$54.95

**Billing address** 

Estimated tax to be collected:

\$0.00

Anthony Gipe 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States

Grand Total:

\$54.95

**Credit Card transactions** 

MasterCard ending in 6054: April 27, 2025:

\$39.98

#### Final Details for Order #111-6721574-5482626 Print this page for your records.

Order Placed: April 25, 2025

Amazon.com order number: 111-6721574-5482626

Order Total: \$5.99

#### Shipped on April 27, 2025

Price **Items Ordered** \$5.99

1 of: Uniclife 28 Pack Round Key Caps Covers Set in 9 Assorted Colors - 1 Inch and 1.2 Inch Plastic Identifier Label lags for

Standard Round Flat House and Larger Square Rhombus Office Keys

Sold by: Uniclife (seller profile) Supplied by: Uniclife (seller profile)

Condition: New

#### **Shipping Address:**

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States

#### Shipping Speed:

Amazon Day Delivery

#### **Payment information**

Payment Method:

Item(s) Su total: Shipping & Hardling:

\$5.99 \$0.00

Mastercard ending in 6054

Total before tax:

\$5.99

**Billing address** Anthony Gipe

Estimated tax to be collected:

\$0.00 \$5.99

3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

Credit Card transactions

Grand Total:

United States

MasterCard ending in 6054: April 27, 2025:

\$5.99

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice @ 1996-2025, Amazon.com, Inc. or its affiliates

Back to top

English

United States

Help

Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices Conditions of Use @ 1996-2025, Amazon.com, Inc. or its affiliates

#### Virtual Access Communications & Control

Invoice

PO Box 1924 Wauchula, FL 33873

Date	Invoice #
5/5/2025	5050

Bill To
Harbourage at Braden River CDD

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
10	Linear ACT-31B Mini Transmitters Freight	Rate 28.43 22.00	Amount 284.30 22.00
	RECEIVE 05-09-25	Total	\$306.30



Water Boy, Inc. 4454 19th Street Court E. Bradenton, FL 34203 941-744-9249

Billing@WaterBoyInc.com www.WaterboyInc.com

Invoice # 24187524
Thu, May 08 2025, 09:05am
Driver: Haywood, Dorian Rte-Day-Stop: RB06-10-0070

#### Account # 025660

Ttom

HARBORAGE CDD\* 5705 KEY WEST PLACE CODE 4591 LOCKBX BY DOOR BRADENTON FL 33614

Itelli		QLY	Price		Alliount
5 Gal. Drinking Delivery charge			6.30 3.95		18.90 3.95
Sales	Domonit	Datail			22.85
5 Gallon Bottle	Deliv: 3	Ret:	: 3	Net: 0	
Subtotal Sales Tax INVOICE TOTAL					22.85 0.00 <b>22.85</b>

0+x7

Drigo

Amount

Next Delivery: 06/06/2025

ATTENTION: BUSINESS CUSTOMERS WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFF PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU

## HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950</u>

MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

www.harbouragecdd.org

# Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$36,725.04
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

### Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	300144	INV-2025472	Irrigation Inspection 03/25	\$703.00
Bloomings Landscape & Turf Management, Inc.	300149	2025-00856	Landscape Maintenance 06/25	\$5,995.00
COMCAST	20250612-1	8535 10 045 0011288 06/25 ACH	5514 HARBORAGE AVE, UNIT GRD 06/25	\$132.55
COMCAST	20250625-1	8535 10 045 0006759 06/25 ACH	5705 Key West PL RM Rec 06/25	\$432.32
Commercial Fitness Products, Inc.	300146	AC06021	Preventative Maintenance 06/25	\$165.00
Dwellwise, LLC	300135	705	Cleaning Services 06/25	\$99.00
Elite Heating & Air, Inc.	300143	3121591	Heating and & Air Repairs 06/25	\$631.00
Florida Department of Revenue	20250620-1	51-8016045527-4 05/25	Sales Tax 05/25	\$87.28
Florida Power & Light Company	300136	FPL Electric Summary 05/25 286	FPL Electric Summary 05/25	\$2,378.79
Frontier Florida, LLC	20250616-1	941-753-1478- 093004-5 05/25	941-753-1478-093004-5 05/25	\$263.34
Hidden Eyes, LLC	300130	754758	Gate Access Monitoring 06/25	\$4,026.86
Hoover Pumping Systems Corp.	300137	188590	One Year Service Agreement 06/24	\$2,290.00
Hoover Pumping Systems Corp.	300137	189240	S/O - Pump Impeller Inspection 06/25	\$1,284.88
Hoover Pumping Systems Corp.	300137	189241	Filter Disc Cleaning 06/25	\$1,408.00

### Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	300138	179054197	Pool Repair - Repair Stenner chemical feeder pump 05/25	\$74.90
Pools by Lowell, Inc.	300147	179109510	Pool Service 06/25	\$590.00
Reynolds Electric, Inc.	300139	060125 Reynolds	Troubleshoot /Repair Dock lights 06/25	\$395.00
Reynolds Electric, Inc.	300139	060125 Reynolds B	Marina Electrical Repairs 06/25	\$2,376.00
Rizzetta & Company, Inc.	300129	INV0000099660	District Management Services 06/25	\$3,570.59
Rizzetta & Company, Inc.	300132	INV0000099777	Amenity Management & Overnight Personnel Reimbursement 06/25	\$2,439.05
Rizzetta & Company, Inc.	300133	INV0000099619	Personnel Reimbursement 05/25	\$877.63
Rizzetta & Company, Inc.	300134	INV0000099801	Cell Phone 06/25	\$50.00
Rizzetta & Company, Inc.	300145	INV0000100257	Personnel Reimbursement 06/25	\$1,164.42
Solitude Lake Management, LLC	300148	PSI172410	Aquatic Maintenance 06/25	\$508.35
Solitude Lake Management, LLC	300148	PSI178132	Lake Mollusk Treatment 06/25	\$1,845.60
Straley Robin Vericker	300140	26606	Legal Services 05/25	\$1,143.00
Suburban Propane, L.P.	300141	1564-563406	Propane Delivery 06/25	\$630.23
U.S. Bank	300131	7763362	Trustee Fees 05/01/25 -04/30/26	\$1,000.00

# Harbourage at Braden River Community Development District

# Paid Operation & Maintenance Expenditures June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	er Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20250626-1	Valley CC 05/25	Harbourage Valley CC 05/25	\$140.40
Water Boy Inc.	300142	24189611	Water Delivery 06/25	<u>\$22.85</u>
Report Total				<u>\$36,725.04</u>



# Bloomings Landscape Turf Management Inc.

5824 Bee Ridge Rd #165 Sarasota, Florida 34233 amy@bloomingslandscape.com (941) 927-9765

ı	n	1/	0	П	$\sim$	$\frown$
ı	11	v	U	ı		7

Inv. Date	Inv. Number
Mar 31, 2025	INV-2025472

Billing Info	Jobsite Info	PO#	Contract #
Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614	Harbourage at Braden River CDD	03-24-25	Harbourage CDD - Irrig Inspect

Description	Qty	Rate	Amount	Tax
03/24 - Irrigation Inspection	1.00	\$703.00	\$703.00	N
		Subtotal	\$703.00	

06/16/25	Total	\$703.00
DECEIVED	EXMT (0%)	\$0.00
	Subtotal	\$703.00

Thank you for your business - we appreciate it very much.



5824 Bee Ridge Road #165, Sarasota, FL 34233

# **Invoice**

Date

Invoice #

6/1/2025

2025-00856

**Bill To:** 

Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Terms

**Due Date** 

**Net 30** 

7/1/2025

Description	Qty	Amount
Month of June Monthly Grounds Maintenance Fee  RECEIVE  0625/25	Qty	Amount 5,995.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$5,995.00
Payments/Credits	\$0.00
Balance Due	\$5,995.00

Phone # Fax # E-mail Web Site

# Hello Harborag Guard House,

Thanks for choosing Comcast Business.

Your bill at a gland For 5514 HARBORAGE AVE, UNIT 34203-0000		ON, FL,
Previous balance		\$132.55
EFT Payment - thank you	May 10	-\$132.55
Balance forward		\$0.00
Regular monthly charges	Page 3	\$126.85
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$1.75
New charges		\$132.55
Amount due		\$132.55

Thanks for paying by Automatic Payment

Your automatic payment on Jun 09, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit busines's.comcast.com/help or see page 2 for other ways to contact us.



- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

**BUSINESS** 

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

HARBOURAGE GUARD HOUSE JAMIE CASTRO 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614 Account number **8535 10 045 0011288**Automatic payment Jun 09, 2025

Please pay \$132.55

Electronic payment will be applied Jun 09, 2025

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

# Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



#### Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

# Need help? We're here for you



#### Visit us online

Get help and support at

business.comcast.com/help



#### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

#### Useful information

#### Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

#### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call 1-855-270-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn; M. Gifford.

#### Ways to pay



#### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



#### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit business.comcast.com/myaccount to get started.

#### Additional billing information

#### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit business.comcast.com/servicecenter to find a store near you

Regular monthly charges	\$126.85
Comcast Business	\$126.85
Internet services	\$126.85
Starter Business Internet.	\$71.95
Static IP - 1	\$29.95
Equipment Fee Internet.	\$24.95

One-time charge	es		\$3.95
Other charges			\$3.95
Paper Statement Fee	May 18	\$3.95	

Taxes, fees and other charges		\$1.75
Taxes & government fees		\$1.75
Sales Tax	\$1.75	



# Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a gland For 5705 KEY WEST PL RM REC, E		34203-8095
Previous balance		\$432.29
EFT Payment - thank you	May 23	-\$432.29
Balance forward		\$0.00
Regular monthly charges	Page 3	\$411.35
Taxes, fees and other charges	Page 3	\$20.97
New charges		\$432.32
Amount due		\$432.32

Thanks for paying by Automatic Payment

Your automatic payment on Jun 22, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

#### Need help?

Visit busines's.comcast.com/help or see page 2 for other ways to contact us.



 This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

HARBORAGE CDD 3434 COLWELL AVE #200 TAMPA, FL 33614 Account number 8535 10 045 0006759

Automatic payment Jun 22, 2025

Please pay \$432.32

Electronic payment will be applied Jun 22, 2025

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

# Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



#### Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

## Need help? We're here for you



#### Visit us online

Get help and support at

business.comcast.com/help



#### Call us anytime

800-391-3000 Open 24 hours, 7 days a week for billing and technical support

#### Useful information

#### Moving?

We can help ensure it's a smooth transition, Visit business.comcast.com/learn/moving to learn more.

#### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call 1-855-270-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

#### Ways to pay



#### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



#### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit business.comcast.com/myaccount to get started.

## Additional billing information

#### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges		411.35
Comcast Business		\$411.35
TV services		\$198.50
TV Standard Business Video.	\$114.95	
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote.	\$11.95	
Service To Additional TV With TV Adapter.	\$11.95	
Broadcast TV Fee	\$43.25	
Regional Sports Fee	\$4.45	
Internet services		\$212.85
Business Internet 75	\$157.95	
Static IP - 1	\$29.95	
Equipment Fee Internet.	\$24.95	

Taxes, fees and other charges		\$20.97
Other charges		\$0.15
Regulatory Cost Recovery	\$0.15	
Taxes & government fees		\$20.82
Sales Tax	\$3.10	
State Communications Services Tax	\$13.34	
Local Communications Services Tax	\$4.38	

## Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.





# **Invoice**

5034 N Hiatus Road Sunrise, FL 33351

954-747-5128 Phone 954-747-5131 Fax

Date	Invoice #
6/3/2025	AC06021

Sold To

Ship To

Harbourage on Braden River CDD 9428 Camden Field Parkway Riverview, FL 33578 cddinvoice@rizzetta.com

Harborage on Braden River 5705 Key West Place Sarasota, FL 34203

Rep	Account #	Sales O	rder No.	Ship Date	Purchase Order #	Terms	Due Date
BD	HAR011	WO#	<sup>‡</sup> 1696	6/3/2025	PM Plan	Net 30	7/3/2025
Qty	Item Cod	e	Description		Price Each	Amount	
1	Preventative Main	tenance	Inspect for exterior,	tive Maintenance Visit- or safety, thoroughly clear lubricate and adjust in accurers' specifications.	an on interior as well as ecordance to	165.00	165.00
						R	ECEIVE 06/13/2025

Any questions or concerns please contact Christina@commfitnessproducts.com		Total	\$165.00
		Payments/Credits	\$0.00
		Balance Due	\$165.00
www.commfitnessproducts.com			Ψ100.00

Service Receipt #705

Date June 11, 2025

Service receipt to The Harbourage

At Braden River

CDD

5705 Key West Place, Bradenton, FL, USA 34203



# **Booking Details**

# **Booking Summary**

Booking Id 705

Date 06/11/2025 11:30 AM - 12:00 PM

Frequency Every 4 Weeks

Square Feet 0-500

Bathrooms 2

# **Payment Summary**

Payment Method Cash/Check

Service Total \$110.00 Frequency Discount \$11.00

Discounted Total \$99.00

Total \$99.00 RECEIVE

# Would you like to add any Notes?

Tony (CDD manager) to provide fob and sign to hang on gym door.

Sub Total: \$99

Extra Charges: \$0

**Total: \$99** 

Thank you for your business!

# Have a question? Contact us at

hello@cleanhometime.com or call/text (941) 842-0503

- Leave us a review Google, Yelp, Facebook, Nextdoor
- Refer friends/family and earn credit towards your next clean!
- Send a gift card nothing better than Clean Home Time for all



ELITE HEATING & AIR, INC. 2114 58TH AVE E BRADENTON, FL 34203 (941) 377-6962

#### **BILL TO**

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Avenue ##200 Tampa, FL 33614 USA



INVOICE 3121591 INVOICE DATE
Jun 18, 2025

**JOB ADDRESS** 

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA Completed Date: 6/18/2025

Payment Term: Due Upon Receipt

**Due Date: 6/18/2025** 

#### **DESCRIPTION OF WORK**

Upon arrival discovered thermostat has failed. I talked new T6 thermostat. Ran system. System not operating to manufacture recommendations. Thank you for choosing Elite

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HVS-THM-TRP- 00004	Digital Thermostat (Single Stage): We offer a professional solution to install a digital thermostat in your HVAC system, providing precise temperature control and energy efficiency. Our service includes:	1.00	\$631.00	\$631.00
	<ol> <li>Assessment: Our technicians will assess the compatibility of your HVAC system with the digital thermostat. We'll verify that your system is compatible with a single-stage heating or cooling system, which is suitable for the installation of a digital thermostat.</li> <li>System Shutdown: We'll safely shut down the HVAC system and isolate it from power sources to ensure a safe installation process.</li> <li>Thermostat Compatibility Check: Our technicians will review the digital thermostat's installation instructions and compare them to your HVAC system's wiring configuration. We'll ensure that the necessary wires and connections are in place to support the thermostat's functionality.</li> <li>Thermostat Wiring: We'll carefully remove the existing thermostat and disconnect the wires, following industrystandard procedures. Our technicians will then wire the digital thermostat according to the manufacturer's instructions,</li> </ol>			

Invoice #3121591 Page 1 of 2

making the necessary connections to the corresponding

5. Mounting and Setup: Our skilled technicians will mount the

terminals.

- digital thermostat on the wall in a suitable location, ensuring proper alignment and secure attachment. We'll assist with the initial setup and configuration of the thermostat, including setting the time and date, selecting the desired temperature display units, and adjusting any other necessary settings.
- 6. System Startup and Testing: After the installation and setup are complete, we'll restart the HVAC system and test the functionality of the digital thermostat. We'll verify that it accurately controls the heating or cooling operation of your single-stage system.
- 7. Professional Recommendations: Our experienced technicians will provide you with recommendations for operating and maintaining your digital thermostat. We'll offer guidance on adjusting temperature settings, utilizing programmable features (if available), and any ongoing maintenance needs.

Trust our reliable service to install your digital thermostat, providing you with precise temperature control and energy efficiency. Our experienced technicians will ensure a seamless installation process, providing you with a well-operating thermostat and peace of mind. Enjoy enhanced comfort and energy savings with our expert digital thermostat installation service (single stage).

POTENTIAL SAVINGS \$94.65

**SUB-TOTAL** \$631.00 **TAX** \$0.00

**TOTAL DUE** \$631.00

BALANCE DUE \$631.00

Thank you for choosing Elite Heating & Air

#### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date 6/18/2025

#### **CUSTOMER ACKNOWLEDGEMENT**

I have inspected all of the work done by Elite Heating and Air pursuant to the contract terms agreed by me at Harbourage at Braden River CDD 5705 Key West Place, Bradenton, FL 34203 USA. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Elite Heating and Air to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here

Date 6/18/2025

Invoice #3121591 Page 2 of 2



Certificate Number: 51-8016045527-4

made electronically.

Florida

# Sales and Use Tax Return

SALES AND USE TAX RETURN HD/PM Date:

2. Exempt Sales

DR-15 R. 01/15 TC Rule 12A-1.097 Florida Administrative Code Effective 01/15

DR-15 R. 01/15

4. Tax Due

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue 5050 W Tennessee Street Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales* and *Use Tax Returns* (Form DR-15N) before you complete this return. Instructions are posted on our website at **www.myflorida.com/dor**.

3. Taxable Amount

<ul> <li>A. Sales/Services</li> </ul>			•_	
B. Taxable Purchases	Include use tax on Internet / out-	of-state untaxed purchases		-
C. Commercial Rentals		· A		
D. Transient Rentals		- 46		
E. Food & Beverage Vending				u
		Reporting Period	5. Total Amount of Tax Due	-
Transient Rental Rate:	Surtax Rate 17 8		6. Less Lawful Deductions	-
Harbaura	t Braden River Community	Davidanment District	7. Net Tax Due	•
LASTELLE ! #500		Development District	8. Less Est Tax Pd / DOR Cr Memo	-
City/St	Park Lane, Suite 115		9. Plus Est Tax Due Current Month	-
ZIP Tampa, FL 3	3625		10. Amount Due	•
L_ FLORIBA D	EDADTMENT OF DEVENUE	DECEIVED	-11. Less Cellection Allowance-	E-file/E-pay Only
	EPARTMENT OF REVENU	06/05/25	12. Plus Penalty	, and the same of
	SEE FL 32399-0120		13. Plus Interest	
			14. Amount Due with Return	
<b>—</b>	•			
Certificate Number: 51-		AND USE TAX RETURN		DR-15 R. 01/15
Florida	8016045527-4 SALES 1. Gross Sales	AND USE TAX RETURN 2. Exempt Sales	3. Taxable Amount	4. Tax Due
Florida A. Sales/Services	1. Gross Sales ソ (、フ2	2. Exempt Sales		
Florida  A. Sales/Services  B. Taxable Purchases		2. Exempt Sales	3. Taxable Amount	4. Tax Due
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals	1. Gross Sales  4.72  Include use tax on Internet / out-	2. Exempt Sales	3. Taxable Amount	4. Tax Due 3 28
Florida  A. Sales/Services  B. Taxable Purchases  C. Commercial Rentals  D. Transient Rentals	1. Gross Sales ソ (、フ2	2. Exempt Sales	3. Taxable Amount	4. Tax Due 3 28
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals	1. Gross Sales	2. Exempt Sales  of-state untaxed purchases  .	3. Taxable Amount  (/ ( · ) \)  .  .  .  .  .  .  .  .  .  .  .  .  .	4. Tax Due 3 28
Florida  A. Sales/Services  B. Taxable Purchases  C. Commercial Rentals  D. Transient Rentals	1. Gross Sales  4.72  Include use tax on Internet / out-	2. Exempt Sales	3. Taxable Amount  5. Total Amount of Tax Due	4. Tax Due 3 ⋅ 2 g
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Transient Rental Rate Name Harbourage	1. Gross Sales  Y C . 72  Include use tax on Internet / out-  / 200 . 00  Surtax Hate: 1%  e at Braden River Communuell Ave, Suite 200	2. Exempt Sales of-state untaxed purchases  Reporting Period M 17 7	3. Taxable Amount  (/ ( · ) \)  .  .  .  .  .  .  .  .  .  .  .  .  .	4. Tax Due 3 28
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Iransient Rental Rate  Name Address City/St ZIP  FLORIDA D 5050 W TEI	1. Gross Sales  Y C . 72  Include use tax on Internet / out-  / 200 . 00  Surtax Hate: 1%  e at Braden River Communuell Ave, Suite 200	2. Exempt Sales  of-state untaxed purchases	3. Taxable Amount  1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	4. Tax Due  3 · 28
Florida A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending Iransient Rental Rate  Name Address City/St ZIP  FLORIDA D 5050 W TEI	1. Gross Sales  Y C . 72  Include use tax on Internet / out	2. Exempt Sales  of-state untaxed purchases	3. Taxable Amount  1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	4. Tax Due  3 · 28  87 · 28  87 · 28

**Proper Collection of Tax:** Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at **www.myflorida.com/dor.** 

**Discretionary Sales Surtax:** Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	Under penalties	of perjury, I declare that I have read t	his return and the facts stated in it are true.	-
	Signature of Taxpayer	 Date	Signature of Preparer	Date
(	Telephone Number	(	Telephone Number	Т
15(a).	• • •	ncluded in Column 3)	15(a).	_
	Amounts Subject to Surtax at a Rate Dif	ferent Than Your County Surtax Rate (in		
16. 17.	Total Enterprise Zone Jobs Credits (Inc Taxable Sales/Untaxed Purchases or Us	cluded in Line 6)es of Electricity (included in Line A)	16.	
18. 19. 20.	Taxable Sales from <b>Amusement Machin</b> Rural and/or Urban High Crime Area Job	nes (included in Line A) Tax Credits		
<u> 7</u> .8	Under penalties of Signature of Takpayer  Signature of Takpayer  Telephone Number	$\frac{6}{N}$	Signature of Préparer  7/3; 973-551 × 948/  Telephone Number	6/Y/75 Date
	Discretionary Sales Surf			
	Exempt Amount of Items Over \$5,000 (in Other Tayable Amounts NOT Subject to		15(a)	
	· · · · · · · · · · · · · · · · · · ·	•	cluded in Column 3)15(c).	
15(d).			15(d).	/ h U k
16.			16.	
17.	Taxable Sales/Untaxed Purchases or Use			
18.	Taxable Sales/Untaxed Purchases of Dye	ed Diesel Fuel (included in Line A)	18.	
19.	Taxable Sales from Amusement Machin	es (included in Line A)	19	_
20.	· ·		20	
21.	Other Authorized Credits		21	<del></del>

# **Harbourage at Braden River CDD** Florida Power & Light Company Summary

Period Covered: 05/05/25 - 06/04/25 6/4/20
--

Account	Location	Service Address	Code	Am	ount
14034-95383	Marina	5651 Key West PI #Marina	53100 4644	\$	32.92
19971-10141	Fountain	5705 Key West PI # Fountain	53100 4674	\$	603.83
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$	25.75
26506-57121	Irrigation	5630 Whitehead St #IRR	53100 4318	\$	25.75
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$	727.68
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$	26.16
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$	75.72
72537-70148	Irrigation	5705 Key West PI # IRR	53100 4318	\$	798.29
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	\$	25.75
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$	36.94
	Due Date:	6/25/2025	TOTAL	\$ 2	2,378.79
	RECE 06/1	IVED 405			
		4/23			
		4/23	Summary		
		ELECTRICITY-ENTRANCE	Summary 52900 4632	\$	75.72
		20	•	<b>\$</b>	75.72 875.54
		ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING	52900 4632 53100 4318 53100 4307	-	
		ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING ELECTRICITY-REC CENTER	52900 4632 53100 4318 53100 4307 53100 4304	\$ \$ \$	875.54 63.10 727.68
		ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING ELECTRICITY-REC CENTER ELECTRICITY-BOAT DOC	52900 4632 53100 4318 53100 4307 53100 4304 53100 4644	\$ \$ \$ \$	875.54 63.10 727.68 32.92
		ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING ELECTRICITY-REC CENTER	52900 4632 53100 4318 53100 4307 53100 4304	\$ \$ \$	875.54 63.10 727.68



For: May 5, 2025 to Jun 4, 2025 (30 days)

E001

Statement Date: Jun 4, 2025 **Account Number:** 14034-95383

Service Address:

5651 KEY WEST PL # MARINA BRADENTON, FL 34203

#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY

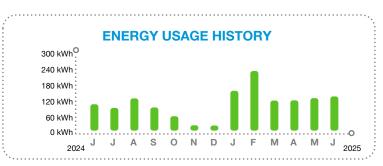
Total amount you owe



## **BILL SUMMARY**

Amount of your last bill	32.55
Payments received	-32.55
Balance before new charges	0.00
Total new charges	32.92

(See page 2 for bill details.)



#### **KEEP IN MIND**

Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

\$32.92

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

52031403495383 292300000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

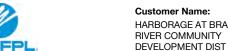
14034-95383

\$32.92

Jun 25, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE





**Customer Name:** Account Number: HARBORAGE AT BRADEN 14034-95383 RIVER COMMUNITY

BILL DETAILS		
Amount of your last bill Payment received - Thank you Balance before new charges		32.55 -32.55 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / Bl Base charge: Minimum base bill charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh)	\$12.87 \$1.94 \$13.45	
Electric service amount	32.07	
Gross receipts tax (State tax)	0.82	
Taxes and charges	0.82	
Regulatory fee (State fee)	0.03	
Total new charges		\$32.92

#### **METER SUMMARY**

Meter reading - Meter KLL6652. Next meter reading Jul 3, 2025.

Usage Type	Current -	Previous	=	Usage
kWh used	26148	26008		140

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	140	133	108
Service days	30	32	33
kWh/day	4	4	3
Amount	\$32.92	\$32.55	\$30.06

#### **KEEP IN MIND**

\$32.92

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

Get tips →

Total amount you owe

# **Download the app**

Get instant, secure access to outage and billing info from your mobile device.

**Download now** >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

E001

Statement Date: Jun 4, 2025 Account Number: 19971-10141

Service Address:

5705 KEY WEST PL # FOUNTAIN BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

**\$603.83** 

TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY

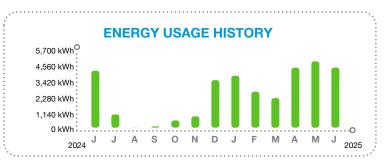
Pay \$323.47 instead of \$603.83 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



Amount of your last bill	664.83
Payments received	-664.83
Balance before new charges	0.00
Total new charges	603.83
Total amount you owe	\$603.83
	(See page 2 for bill details.)

.....

Go paperless and get your bill securely online, on time, every month. FPI\_com/eBill



#### **KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$323.47 by your due date instead of \$603.83. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

32347 5203199711014133830600000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001





Amount of your last bill

**New Charges** 

Base charge:

**Account Number:** HARBORAGE AT BRADEN 19971-10141

# **METER SUMMARY**

Meter reading - Meter KN87589. Next meter reading Jul 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	35087		30420		4667

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	4667	5149	4426
Service days	30	32	33
kWh/day	155	160	134
Amount	\$603.83	\$664.83	\$521.59

#### **KEEP IN MIND**

\$603.83

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

#### 664.83 Payment received - Thank you -664.83 Balance before new charges \$0.00 Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS \$12.87 Non-fuel: (\$0.096100 per kWh) \$448.50

Fuel: (\$0.027180 per kWh) \$126.85 Electric service amount 588.22 Gross receipts tax (State tax) 15.10 Taxes and charges 15.10

Regulatory fee (State fee) 0.51 Total new charges \$603.83

**BILL DETAILS** 

Total amount you owe

**Enhance your savings** 

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

E001

Statement Date: Jun 4, 2025 Account Number: 20077-10151

Service Address: 5624 DUVAL ST # IRR BRADENTON, FL 34203

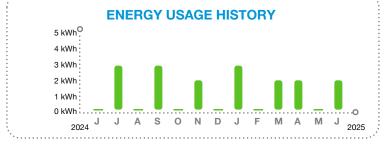
#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

**\$25.75** TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY





#### **BILL SUMMARY**

Amount of your last bill 25.66 Payments received -25.66 0.00 Balance before new charges 25.75 Total new charges Total amount you owe \$25.75

(See page 2 for bill details.)

#### **KEEP IN MIND**

Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520320077101514575200000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

20077-10151

\$25.75

Jun 25, 2025 NEW CHARGES DUE BY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

AMOUNT ENCLOSED





**Customer Name:** Account Number: HARBORAGE AT BRADEN 20077-10151 RIVER COMMUNITY

# METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Jul 3, 2025.

Usage Type	Current	- Pro	evious =	•	Usage
kWh used	00203	0	0201		2

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	2	0	0
Service days	30	32	33
kWh/day	0	0	0
Amount	\$25.75	\$25.66	\$25.66

#### **KEEP IN MIND**

\$25.75

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

BILL DETAI	ILS	
Amount of your last bill Payment received - Thank you Balance before new charges		25.66 -25.66 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND Base charge: Minimum base bill charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh)	\$12.87 \$11.98 \$0.19	
Electric service amount	25.09	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		\$25.75

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

Total amount you owe

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

E001

Statement Date: Jun 4, 2025 Account Number: 26506-57121

Service Address:

5630 WHITEHEAD ST #IRR BRADENTON, FL 34203

**ENERGY USAGE HISTORY** 

#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

**\$25.75** TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY



# 5 kWh<sup>O</sup>. 4 kWh 3 kWh 2 kWh 0 kWh D

#### **BILL SUMMARY**

Amount of your last bill 25.66 Payments received -25.66 0.00 Balance before new charges 25.75 Total new charges Total amount you owe \$25.75

(See page 2 for bill details.)

#### **KEEP IN MIND**

Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520326506571210575200000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

26506-57121 ACCOUNT NUMBER

\$25.75

Jun 25, 2025

TOTAL AMOUNT YOU OWE





**Account Number:** 

#### **BILL DETAILS** Amount of your last bill 25.66 Payment received - Thank you -25.66 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$11.98 \$0.19 Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh) \$0.05 Electric service amount 25.09 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 \$25.75 Total new charges \$25.75 Total amount you owe

#### **METER SUMMARY**

Meter reading - Meter AC96442. Next meter reading Jul 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00108		00106		2

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	2	0	0
Service days	30	32	33
kWh/day	0	0	0
Amount	\$25.75	\$25.66	\$25.66

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

E001

Statement Date: Jun 4, 2025 **Account Number: 29316-45333** 

Service Address:

5705 KEY WEST PL # REC BRADENTON, FL 34203

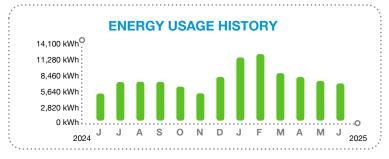
#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

**\$727.68** TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY





#### **BILL SUMMARY**

Amount of your last bill 826.79 Payments received -826.79 0.00 Balance before new charges

727.68 Total new charges Total amount you owe \$727.68

(See page 2 for bill details.)

#### **KEEP IN MIND**

Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

52032931645333 8672700000

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

29316-45333 ACCOUNT NUMBER

\$727.68 TOTAL AMOUNT YOU OWE Jun 25, 2025





Customer Name: Account Number: HARBORAGE AT BRADEN 29316-45333 RIVER COMMUNITY

# METER SUMMARY

Meter reading - Meter KE83217. Next meter reading Jul 3, 2025.

Usage Type	Current	-	<b>Previous</b>	=	Usage
kWh used	35711		28554		7157
Demand KW	18.29				18

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	7157	7640	5213
Service days	30	32	33
kWh/day	238	238	157
Amount	\$727.68	\$826.79	\$568.06

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

	В	ILL DETAILS	
Payment re	your last bill ceived - Thank you fore new charges		826.79 -826.79 \$0.00
Base charg Non-fuel: Fuel:	1 GENERAL SERVIO	\$30.41 \$242.55 \$194.53	
	vice amount	708.87	
Gross recei		18.19 18.19	
Regulatory Total new o		0.62	\$727.68
Total amou	unt you owe		\$727.68

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

Statement Date: Jun 4, 2025 Account Number: 43460-49218

Service Address:

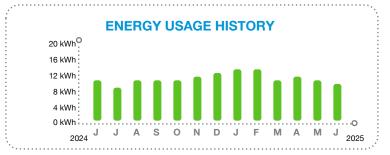
5412 53RD AVE E # ENT LTS BRADENTON, FL 34203

# HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

\$26.16
TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY Scan to
Pay
or visit
FPL.com/
WaystoPay



#### **BILL SUMMARY**

Amount of your last bill 26.23
Payments received -26.23
Balance before new charges 0.00

Total new charges 26.16

Total amount you owe \$26.16

(See page 2 for bill details.)

#### **KEEP IN MIND**

 Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

520343460492188616200000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

43460-49218

\$26.16

Jun 25, 2025

\$

TOTAL AMOUNT YOU OWE





**Customer Name:** Account Number: HARBORAGE AT BRADEN 43460-49218 RIVER COMMUNITY

# METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Jul 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04535		04525		10

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	10	11	11
Service days	30	32	33
kWh/day	0	0	0
Amount	\$26.16	\$26.23	\$26.10

#### **KEEP IN MIND**

\$26.16

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

BILL DETAIL	S	
Amount of your last bill Payment received - Thank you Balance before new charges		26.23 -26.23 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / E Base charge: Minimum base bill charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh)	\$12.87 \$11.40 \$0.95	
Electric service amount	25.49	
Gross receipts tax (State tax)  Taxes and charges	0.65 0.65	
Regulatory fee (State fee)	0.02	<b>\$</b> 00.40
Total new charges		\$26.16

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

Total amount you owe

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

Statement Date: Jun 4, 2025 Account Number: 50311-56333

Service Address:

5414 HARBORAGE AVE #GATE HSE

BRADENTON, FL 34203

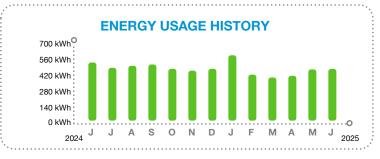
#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

\$75.72 TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY

Pay \$72.52 instead of \$75.72 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



#### **BILL SUMMARY**

Amount of your last bill 75.09 Payments received -75.09 0.00 Balance before new charges 75.72 Total new charges

Total amount you owe

\$75.72

(See page 2 for bill details.)

#### **KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$72.52 by your due date instead of \$75.72. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPI\_com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

7252 5203503115633342757000000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

50311-56333 ACCOUNT NUMBER

\$75.72

Jun 25, 2025

TOTAL AMOUNT YOU OWE





**Account Number:** HARBORAGE AT BRADEN 50311-56333 RIVER COMMUNITY

E001

BILL DETAILS		
Amount of your last bill Payment received - Thank you		75.09 –75.09
Balance before new charges		\$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUS	INESS	
Base charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh)	\$12.87 \$47.47 \$13.43	
Electric service amount	73.77	
Gross receipts tax (State tax)	1.89	
Taxes and charges	1.89	
Regulatory fee (State fee)	0.06	
Total new charges		\$75.72
Total amount you owe		\$75.72

#### **METER SUMMARY**

Meter reading - Meter AC96444. Next meter reading Jul 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	31580		31086		494

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	494	489	555
Service days	30	32	33
kWh/day	16	15	17
Amount	\$75.72	\$75.09	\$76.89

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

Statement Date: Jun 4, 2025 Account Number: 72537-70148

Service Address:

5705 KEY WEST PL # IRR BRADENTON, FL 34203

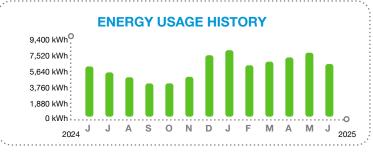
#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.



\$798.29

TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY Pay \$762.89 instead of \$798.29 by your due date to enroll in FPL Budget Billing<sup>®</sup>. FPL.com/BB



#### **BILL SUMMARY**

Amount of your last bill 889.35
Payments received -889.35
Balance before new charges 0.00

Total new charges 798.29

Total amount you owe \$798.29

(See page 2 for bill details.)

#### **KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$762.89 by your due date instead of \$798.29. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

76289 5203725377014889289700000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001





**Customer Name:**HARBORAGE AT BRADEN
72537-70148
RIVER COMMUNITY

METER SUMMARY

Meter reading - Meter KN94969. Next meter reading Jul 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	60233		53487		6746
Demand KW	24.89				25

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	6746	8199	6437
Service days	30	32	33
kWh/day	224	256	195
Amount	\$798.29	\$889.35	\$747.72

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

BILL DE	TAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	-88	39.35 39.35 \$0.00
New Charges Rate: GSD-1 GENERAL SERVICE DEMA Base charge: Non-fuel: (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh)	\$30.41 \$228.63 \$183.36	
Demand: (\$13.41 per KW)  Electric service amount	\$335.25 777.65	
Gross receipts tax (State tax) Taxes and charges	19.96 19.96	
Regulatory fee (State fee) Total new charges		98.29
Total amount you owe	\$79	98.29

# Enhance your savings

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

Statement Date: Jun 4, 2025 **Account Number:** 78984-82513

Service Address:

5605 SOUTHERNMOST LN # IRR BRADENTON, FL 34203

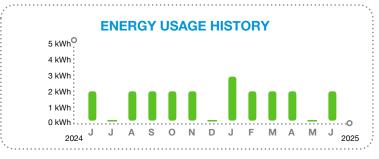
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

**\$25.75** TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY





#### **BILL SUMMARY**

Amount of your last bill 25.66 Payments received -25.66 0.00 Balance before new charges 25.75 Total new charges Total amount you owe \$25.75

(See page 2 for bill details.)

#### **KEEP IN MIND**

Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.



Go paperless and get your bill securely online, on time, every month. FPL.com/eBill

> Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

520378984825135575200000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM

3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

78984-82513

\$25.75

Jun 25, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE





**Customer Name:** HARBORAGE AT BRADEN 78984-82513 RIVER COMMUNITY **DEVELOPMENT DIST** 

Account Number:

#### **BILL DETAILS** Amount of your last bill 25.66 Payment received - Thank you -25.66 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$11.98 Non-fuel: (\$0.096100 per kWh) \$0.19 Fuel: (\$0.027180 per kWh) \$0.05 Electric service amount 25.09 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 \$25.75 Total new charges \$25.75 Total amount you owe

#### **METER SUMMARY**

Meter reading - Meter AC96443. Next meter reading Jul 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00527		00525		2

E001

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	2	0	2
Service days	30	32	33
kWh/day	0	0	0
Amount	\$25.75	\$25.66	\$25.74

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: May 5, 2025 to Jun 4, 2025 (30 days)

Statement Date: Jun 4, 2025 Account Number: 79846-64172

Service Address:

5705 KEY WEST PL #SL BRADENTON, FL 34203

#### HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

#### **CURRENT BILL**

\$36.94 TOTAL AMOUNT YOU OWE

Jun 25, 2025 NEW CHARGES DUE BY



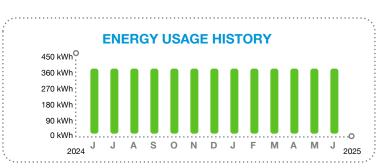


#### **BILL SUMMARY**

Amount of your last bill	37.55
Payments received	-37.55
Additional Activity	-0.61
Balance before new charges	-0.61
Total new charges	37.55
Total amount you owe	\$36.94

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month. FPL.com/eBill



#### **KEEP IN MIND**

- Payment received after August 26, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.



Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

61 520379846641727496300000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

79846-64172

\$36.94

Jun 25, 2025

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER





BILL DETA	ILS	
Amount of your last bill Payment received - Thank you Additional activity		37.55 –37.55
Deposit Interest		-0.61
Balance before new charges		-\$0.61
New Charges Rate: SL-1 STREET LIGHTING SERVICE  Electric service amount  **	34.49	
	55	
Gross receipts tax (State tax) Franchise fee (Reqd local fee)	0.89 2.14	
Taxes and charges	3.03	
Regulatory fee (State fee)	0.03	
Total new charges		\$37.55
Total amount you owe		\$36.94

**Customer Name:** 

RIVER COMMUNITY **DEVELOPMENT DIST** 

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.059770 per kWh

Fuel charge: \$0.026470 per kWh

### **METER SUMMARY**

Next bill date Jul 3, 2025.

Usage Type	Usage
Total kWh used	399

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 4, 2025	May 5, 2025	Jun 5, 2024
kWh Used	399	399	399
Service days	30	32	33
kWh/day	13	12	12
Amount	\$37.55	\$37.55	\$28.14

### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

# **Enhance your savings**

Discover how you can reduce your business's energy use while increasing your savings.

FPL.com/BEM

# Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Account Number:** HARBORAGE AT BRADEN 79846-64172

> For: 05-05-2025 to 06-04-2025 (30 days) **kWh/Day:** 13 Service Address: 5705 KEY WEST PL #SL

BRADENTON, FL 34203

# **Detail of Rate Schedule Charges for Street Lights**

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			E	19	0.730000	399	13.87

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER







HARBORAGE AT BRADEN 79846-64172 RIVER COMMUNITY
DEVELOPMENT DIST

> For: 05-05-2025 to 06-04-2025 (30 days) kWh/Day: 13 Service Address:

5705 KEY WEST PL #SL BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		13.87
					Sub total	399	13.87
			( E	Capacity paymen invironmental cos Storm restoration Train Storm protection Electric Gross receip Regulat	tion cost recovery t recovery charge t recovery charge n recovery charge n sition rider credit n recovery charge Fuel charge c service amount pts tax (State tax) ory fee (State fee) tee (Reqd local fee)		0.16 0.03 0.20 8.27 -0.83 2.23 10.56 <b>34.49</b> 0.89 0.03 2.14
					Total	399	37.55

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



### **HARBORAGE CDD** Account Number:

941-753-1478-093004-5

PIN:

Billing Date: May 22, 2025

Billing Period:

May 22 - Jun 21, 2025

# HI HARBORAGE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

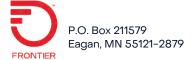
Tot	al balance		\$263.3 <b>4</b>				
Total services		<sup>\$</sup> 263.34	\$263.3 <b>4</b>				
<del></del>	Taxes and Fees	\$48.56	\$48.56				
	Bundle	<sup>\$</sup> 214.78	\$214.78				
Ser	vice summary	Previous month	Current month				
Pay	ment received by May 22	2, thank you	-\$263.34				
Pre	vious balance	\$263.34					
Bill	Bill history						



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp



Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: https://www.businessreferralrewards.com



6790 0107 NO RP 22 05232025 NNNNNNNY 01 992337

HARBORAGE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

**Total balance** \$263.34

Due by Jun 16

**Account number** 941-753-1478-093004-5

**Amount enclosed** 

Mail payment to:

**FRONTIER** PO BOX 740407 CINCINNATI, OH 45274-0407



**HARBORAGE CDD** Account Number:

941-753-1478-093004-5

PIN:

Billing Date: May 22, 2025

Billing Period:

May 22 - Jun 21, 2025





Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app







For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

### **PAYING YOUR BILL**

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

### **IMPORTANT MESSAGES**

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

### **SERVICE TERMS**

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



# HARBO

HARBORAGE CDD Account Number:

941-753-1478-093004-5

May 22, 2025

Billing Date:

PIN:

Billing Period: **May 22 - Jun 21, 2025** 

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

	Monthly Charges				
	05 22-06 21	Frontier Freedom for Business	\$116.00		
	05.22-06.21	Business Line - 2 Yr Term	\$47.95		
		Federal Primary Carrier Multi Line Charge	\$14.90		
		Frontier Roadwork Recovery Surcharge	\$4.00		
	(2)	Multi-Line Federal Subscriber Line	\$18.40		
	(-)	Charge			
	(2)	Access Recovery Charge Multi-Line	\$6.44		
		Business			
		Non-Published Listing	\$7.00		
	<b>Bundle Total</b>		\$214.78		
ì	Taxes and Fees				
		FCA Long Distance - Federal USF	\$13.9°		
		Surcharge			
		Federal USF Recovery Charge	\$9.10		
		Federal Excise Tax	\$2.53		
		Federal Taxes	\$25.5 <sup>4</sup>		
		FL State Communications Services Tax	\$11.7 <sup>.</sup>		
		County Communications Services Tax	\$5.83		
		FL State Gross Receipts Tax	\$4.18		
	(2)	Manatee Co 911 Surcharge	\$0.80		
		FL State Gross Receipts Tax	\$0.34		
	(2)	FL Telecommunications Relay Service	\$0.1d		
		State Taxes	\$23.02		
	Taxes and Fees Total		\$48.5¢		
	Taxes and Fees Total  Total current month charges				

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$255.61 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.





**HARBORAGE CDD** Account Number:

941-753-1478-093004-5

PIN:

Billing Date: May 22, 2025

Billing Period:

May 22 - Jun 21, 2025



# **Envera**

8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

# Invoice Invoice Number Date 754758 05/01/2025 Customer Number Due Date 300015 06/01/2025

Page: 1

Custor	mer Name	<b>Customer Number</b>	PO Number	Invoice	Date	Due Date
Harborage o	on Braden River	300015		05/01/2	2025	06/01/2025
Quantity	Description			Months	Rate	Amount
300015 - Gate A	Access - Harborage o	on Braden River - 5705 Key W	est Place, Bradenton, F	-L		
1.00	Envera Kiosk S 06/01/2025 - 06	•		1.00	\$437.01	\$437.01
1.00	Service & Maint 06/01/2025 - 06			1.00	\$250.96	\$250.96
1.00	Virtual Gate Gu 06/01/2025 - 06	· ·		1.00	\$3,338.89	\$3,338.89
					Subtotal:	\$4026.86
	Tax					\$0.00
	Payments/Cred	dits Applied				\$0.00
			Invoice E	Balance Due:	\$4026.86	

Date	Invoice #	Description	RECEIVED	Amount	Balance Due
5/1/2025	754758	Monitoring Services		\$4026.86	\$4026.86

# Envera

8281 Blaikie Court Sarasota, FL 34240 (941) 556-7066

Invoice				
Invoice Number	Date			
754758	05/01/2025			
Customer Number	Due Date			
300015	06/01/2025			

Net Due: \$4,026.86 Amount Enclosed:

Harborage on Braden River C/O Rizzetta Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 Envera
PO Box 2086
Hicksville, NY 11802

# Maintenance Contract Invoice



2801 N. Powerline Road Pompano Beach, FL 33069 Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #: 5864 Harborage CDD Attn:

9428 Camden Field Parkway Riverview, FL, 33578

Tel: Fax: Cust. P.O.#

Nature of Call

One Year Service Agreement MA #7204., -- Yr 1 of 1 year agreement. Sites: 5074 Harbourage

Scheduled:6/1/2025 Tech: UN Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026

Invoice#:188590 Invoice Date: 6/1/2025 Due Date: 6/1/2025 Terms:Due Upon Receipt

Sub Total: \$2,290.00

Sales Tax \$0.00 Grand Total: \$2,290.00

Job Site: Site ID# 5074

Harbourage

SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941-650-2780 Contact: Tony Gipe

Maintenance: FG2

Model: HCF-25PDV-460/3-HMR3L-Z

Invoice#:188590



Bill to Customer #: Harborage CDD

Attn:

9428 Camden Field Parkway Riverview, FL, 33578

Tel: Fax: Cust. P.O.#

# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026

Invoice#:189240 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms: Due Upon Receipt

Job Site: Site ID# 5074

Harbourage SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941--65-0-27 Contact: Tony Gipe

Maintenance: FG2

Model: HCF-25PDV-460/3-HMR3L-Z

		Pump System							
ı	Station Design: 400 GPM at 72 PSI								
	Job Completed YES	NO Hoover Additional Work Required YES NO							
	System Operating YES	NO Additional Work Required By Customer YES NO							

### Nature of Call

S/O - Pump Impeller Inspection - If no visible damage or obstructions are found with impeller - ADD \$768 to perform dive to inspect/clean suction screen assembly \*\*\*\*\*\*APPROVED \*\*\*\*\*\*

Hoover Proposes to:

• Pull motor from impeller to check for corrosion, cracks or any foreign objects that may be stuck on impeller blades.

Dive is priced for dive to be completed on same visit if needed.

Execute Service Proposal 103343.0.

# Work Performed

Hoover Technician Tomas communicated with Tony prior to arrival, met on site and performed/observed the following on site:

- Performed dive and inspected suction screen.
- Water depth 9' and screen at 7'.
- · Screen Ok no damages or congestion found.
- Tech proceeded to inspect pump and motor and found that the internal wiring of the motor is worn out and working extremely hard due to age and usage.
- · When performing dynamic testing, the pump didn't meet design and would reach max amperage and still would not performe to the minimum design.
- Amperage readings were too high and motor is over 20 years old.
- Pump is causing low pressure, derating at critical times of irrigation and not delivering the necessary amount of water or required pressure to satisfy irrigation needs. Pump/Motor replacement is required.
- Tech left system AUTO and operational until pump is replaced.

Invoice#:189240

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189240 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms:Due Upon Receipt







# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:**189240**Invoice Date: 6/2/2025
Due Date: 6/2/2025
Terms:Due Upon Receipt







# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189240 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms:Due Upon Receipt

# Work Performed





Additional Work Required

Hoover to provide Proposal to replace 25HP Centrifugal pump and motor.

Sub Total: \$1,284.88

Sales Tax \$0.00 Grand Total: \$1,284.88



Bill to Customer #: Harborage CDD

Attn:

9428 Camden Field Parkway Riverview, FL, 33578

Tel: Fax: Cust. P.O.#

# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026

Invoice#:189241 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms: Due Upon Receipt

Job Site: Site ID# 5074 Harbourage SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941--65-0-27 Contact: Tony Gipe

Maintenance: FG2

Model: HCF-25PDV-460/3-HMR3L-Z

RECEIVE	
06/02/25	

1	Pump System ————————————————————————————————————				
ı		Station Design: 400 GPM at 72 PSI			
	Job Completed YES	NO Hoover Additional Work Required YES	NO 🎻		
	System Operating YES	NO Additional Work Required By Customer YES	NO 🗹		

### Nature of Call

S/O- Filter Disc Cleaning

Hoover proposes the following:

- Thoroughly clean and inspect the filter discs and spines.
- Test and calibrate operational settings.

Note- If discs break upon cleaning they will be replaced which could lead to additional charges.

Execute Service Proposal 103341.0.

### Work Performed

Hoover Technician Tomas communicated with Tony prior to arrival, met on site and performed/observed the following:

- Cleaned filter discs, spines and pod covers.
- Replaced broken O-rings on spine end caps and reassembled filter system.
- Pressurized system.
- · Ran water and filter Backflush Ok.
- · Left system operating.

Invoice#:189241



# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189241 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms:Due Upon Receipt









# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189241 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms:Due Upon Receipt







# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189241 Invoice Date: 6/2/2025 Due Date: 6/2/2025 Terms:Due Upon Receipt









# Invoice

Scheduled:5/30/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:**189241**Invoice Date: 6/2/2025
Due Date: 6/2/2025
Terms:Due Upon Receipt

# Work Performed



Sub Total: \$1,408.00

Sales Tax \$0.00 Grand Total: \$1,408.00



Proposal

Proposal# SPN103504.0 Proposal Date: 5/30/2025 Valid Until: 6/29/2025

2801 N. Powerline Road Pompano Beach, FL 33069 Tel 954-971-7350 Fax 954-975-0791

Customer # 5864 Harborage at Braden River Community Development

9428 Camden Field Parkway Riverview, FL 33578

Tel: Fax:

Job Site: 5074 Harbourage SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941-650-2780 Contact: Tony Gipe Model# HCF-25PDV-460/3-HMR3L-Z

### Nature of Service:

### S/O -- Centrifugal Pump/Motor Replacement 25HP

During the recent service visit, our technician Tomas determined that the existing pump and motor assembly, originally installed in 2002, is no longer operating as designed. To ensure proper system performance and avoid potential damage to the landscape, the technician recommends a full replacement of the pump and motor assembly.

Hoover proposes the following:

- · Remove faulty pump assembly from system.
- Install new shaft seal in seal bracket, brass shaft sleeve, and sleeve o-rings.
- Install new TEFC motor and pump assembly.
- · Install new motor stainless steel terminals.
- Reconnect new motor and panel wiring leads with new connectors and hardware.
- · Reassemble pump in station.
- Startup, calibrate, and test operation.
- Re-pipe as needed to accommodate new pump.
- Pull prime and test operation.

 <b>Grand Total:</b> \$8,590.31

Sub Total: \$8,590.31

**TERMS**: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By: Hoover Pumping Systems, Corp.	Accepted By: Harborage at Braden River Community Developme		
Ramonatingo			
Ramona Mingo	Signature/ Printed Name/ Date		



Pools by Lowell, Inc. P.O. Box 1906 Bradenton, FL 34206 P: 941-727-1227 service@pblfl.com Lic NO: CP C046976 Lic NO: CP C1459594

BILL TO Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

> INVOICE 179054197

INVOICE DATE May 30, 2025

JOB ADDRESS
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Completed Date: 5/19/2025

Payment Term: Due Upon Receipt

**Due Date:** 5/30/2025

## **DESCRIPTION OF WORK**

### Repaired Pool CHL Feeder

Repaired For	or or it is easily			
TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	\$74.90	\$74.90
Stenner S/N	: 0854			
		SUB-TOTAL		\$74.90
	RECEIVE DO002/25	TOTAL DUE		\$74.90
		BALANCE DUE		\$74.90

Invoice #179054197 Page 1 of 1



Pools by Lowell, Inc. P.O. Box 1906 Bradenton, FL 34206 P: 941-727-1227 service@pblfl.com Lic NO: CP C046976 Lic NO: CP C1459594

# BILL TO Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA

INVOICE 179109510 INVOICE DATE Jun 02, 2025

JOB ADDRESS

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA **Billing Date:** 6/1/2025

Payment Term: Due Upon Receipt

**Due Date:** 6/2/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$590.00	\$590.00
		SUB-TOTAL		\$590.00
		TOTAL DUE		\$590.00
	RECEIVE D 06/02/25	BALANCE DUE		\$590.00

Invoice #179109510 Page 1 of 1

# REYNOLDS ELECTRIC INC.

Lic.# EC13005979
P.O. BOX 14842
BRADENTON, FL 34280
Ph/Fax (941) 795-1011
www.reynoldselectricinc.com

HARBORAGE AT	BRADEN	RIVER	CDD
--------------	--------	-------	-----

5705 KEY WEST PL BRADENTON 6.21.25 DATE

	ADENTEN	DATE
LIFT I	Install remote at higher level & re-wire. Install GFCI breakers in pedestal	
	MATERIALS	695
	LABOR	795
	TOTAL	[490
LIFT Z	Same Work  MATERIALS LABOR  TOTAL  Same Work	755 795 (550)
	MATERIALS LABOR	700 795 1495
	PAYMENT DUE UPON RECEIPT	
	YOUR PROMPT PAYMENT IS APPRECIATED	

# REYNOLDS ELECTRIC INC.

P.O. BOX 14842
BRADENTON, FL 34280
Ph/Fax (941) 795-1011
www.reynoldselectricinc.com

HARBORAGE AT BRADEN RIVER COD

5705 KEY WEST PL BRADENTON 6 · 21 · 25

LIFT 4	Install new remote at higher level * re-wire. Install GFCI breakers in Pedestal	
	MATERIALS	760
	LABOR	795
	TOTAL	£555.—
LIFT 5	Same Work	
	MATERIALS	700.
	LABOR	795.
	TOTAL	1495
LIFT 6	Same Work	
	MATERIALS	760
	LABOR	
	RECEIVE D TOTAL	1555
	PAYMENT DUE UPON RECEIPT YOUR PROMPT PAYMENT IS APPRECIATED	

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

Tampa FL 33614

# Invoice

Date	Invoice #
6/2/2025	INV0000099660

### Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200



Services for the month of Terms **Client Number** June Upon Receipt 00286 Description Amount Qty Rate **Accounting Services** 1.00 \$1,379.00 \$1,379.00 Administrative Services 1.00 \$335.92 \$335.92 Financial & Revenue Collections 1.00 \$334.17 \$334.17 Management Services 1.00 \$1,421.50 \$1,421.50 Website Compliance & Management 1.00 \$100.00 \$100.00 \$3,570.59 **Subtotal** Total \$3,570.59

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #
6/6/2025	INV0000099777

## Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** June Upon Receipt 00046 Description Qty Rate Amount Amenity Management & Oversight 1.00 \$1,040.00 \$1,040.00 Personnel Reimbursement 1.00 \$1,399.05 \$1,399.05 \$2,439.05 Subtotal Total \$2,439.05

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

			•		
ın	V	$\boldsymbol{\smallfrown}$	1	•	$\mathbf{a}$
	v	u	ш		┏.

Date	Invoice #
5/23/2025	INV0000099619

# Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Term	Terms Upon Receipt		Client Number 00046	
	May					
Description Personnel Reimbursement		<b>Qty</b> 1.00	Rate	7.63	### \$877.63	
			R	<b>EC</b> 06/0	<b>EIVE</b> 9/2025	
		Subtotal			\$877.63	
		Total			\$877.63	

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #		
6/1/2025	INV0000099801		

### Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** May Upon Receipt 00046 Description Qty Rate Amount Cell Phone 50.00 \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 Tampa FL 33614

# Invoice

Date	Invoice #		
6/20/2025	INV0000100257		

### Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** June Upon Receipt 00046 Description Qty Rate Amount Personnel Reimbursement 1.00 \$1,164.42 \$1,164.42 \$1,164.42 Subtotal Total \$1,164.42



**Please Remit Payment to:** 

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

**INVOICE** 

Page: 1

Invoice Number:

PSI172410

Invoice Date:

6/1/2025

Ship

To: Harbourage at Braden River CDD (Lake

Rizzetta & Company 9428 Camden Field Pkwy Riverview, FL 33578

Bill

Harbourage at Braden River CDD (Lake & Wetland) To:

> Rizzetta & Company 9428 Camden Field Pkwy

Riverview, 33578

Customer ID 9014

P.O. Number

Ship Date 6/1/2025 P.O. Date 6/1/2025

Our Order No. Due Date 7/1/2025

Terms Net 30

Ship Via

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	508.35	508.35

June Billing 6/1/2025 - 6/30/2025

Harbourage/Braden Cdd-Lake-ALL

Amount Subject to Sales Tax

Amount Exempt from Sales Tax

0.00 508.35





**Please Remit Payment to:** 

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202

Phone #: (888) 480-5253 Fax #: (888) 358-0088 **INVOICE** 

Page: 1

Invoice Number:
Invoice Date:

PSI178132 6/2/2025



Ship

To: Harbourage at Braden River CDD (Lake Rizzetta & Company 9428 Camden Field Pkwy

Riverview, FL 33578

Bill

To: Harbourage at Braden River CDD (Lake & Wetland)

Rizzetta & Company 9428 Camden Field Pkwy Riverview, 33578

Customer ID 9014

P.O. Number

 Ship Date
 6/2/2025

 P.O. Date
 6/2/2025

Due Date 7/2/2025 Our Order No.

Terms Net 30

Ship Via

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance111,845.601,845.60

June Billing 6/1/2025 - 5/31/2026

Pond 1 - Harbourage at Braden River CDD

# **Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Ave., Suite 200 Tampa, FL 33614

June 10, 2025

Client: 001435 Matter: 000001 Invoice #: 26606

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

# SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET.	1.8	\$315.00
5/13/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM SOLITUDE REGARDING FORM OF AGREEMENT; REVIEW AGENDA FOR MAY 14TH BOARD MEETING; PHONE CORRESPONDENCE WITH DISTRICT MANAGER REGARDING SOLITUDE CONTRACT AND MEETING.	0.4	\$122.00
5/14/2025	CAW	PREPARE FOR AND ATTEND MAY 14TH BOARD METING VIA PHONE; REVIEW O&M MAILED ASSESSMENT LETTER AND NOTICES OF PUBLIC HEARING TO ADOPT BUDGET; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING FINAL BUDGET.	1.9	\$579.50
5/19/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER AND PUBLICATION ADS TO DISTRICT ADMIN WITH INSTRUCTIONS RE SAME.	0.2	\$35.00
5/28/2025	CAW	EMAIL CORRESPONDENCE WITH C. GARGARO REGARDING BUDGET LETTERS AND RESOLUTIONS; REVIEW RESOLUTION ADOPTING FINAL BUDGET AND LEVYING O&M ASSESSMENTS FOR 2025/2026.	0.3	\$91.50
		Total Professional Services	4.6	\$1,143.00

June 10, 2025

Client: 001435 Matter: 000001 Invoice #: 26606

Page: 2

Total Services \$1,143.00
Total Disbursements \$0.00

 Total Current Charges
 \$1,143.00

 Previous Balance
 \$1,600.50

 Less Payments
 (\$1,600.50)

 PAY THIS AMOUNT
 \$1,143.00



Please Include Invoice Number on all Correspondence

INVOICENO	QUANTITY	DESCRIPTION	AMOUNT
1564-563406 113.8 gallons		PROPANE @\$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$608.26 12.92 9.05 \$630.23 \$630.23
ACCT.#: 1564-09397 Tank Serial #: 2SX01	Driver ID 237 RAGE ON BRADEN 72-001 17960	គឺស្រីស្ត្រស្មីety P&T is noted above see "Fees" on reverse for a description of this Safety & Training Practices Fee	
For Inquiries, please call 800-776-7263 or your local office 941-755-1531 Liquefied Petroleum Gas, 2.1, UN 1075, Product Propane, Non-Corrosive		RECEIVED BY:	
WHERE REQUIRED has been corrected to volume at 60 degrees	: LP Gas Volume o standard	Customer. Please see reverse side for safety information ALFREDO BFL LQ36173 Call 811 Before You Dig. Item# 1515384 OPR 5209 1212 DUPLICATE	1

SUBURBAN PROPANE

SUBURBAN PROPANE-1564 Local Office 941-755-1531

BRADENTON FL342038095

THE HARBORAGE ON BRADEN RIVER

CHECK HERE IF name, address, □ telephone or fuel usage has changed

SUBURBAN PROPANE-1564

PO BOX 260 WHIPPANY, NJ 07981-0260

Thank You For

TO PAY BY CHECK PLEASE RETURN THIS PORTION WITH YOUR PAYMENT AND SEND TO:

5705 KEY WEST PL

ACCOUNT NO: 1564-093972 **DELIVERY DATE:** 6/7/25 6:18 INVOICE NO. 1564-563406

INVOICE

DUPLICATE Item# 1515384 OPR 5209 1212

**AMOUNT** DUE

\$630.23

**DUE DATE** 

6/14/25

**AMOUNT ENCLOSED** 

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com

\$

Please visit our website regarding changes to the Transportation Fuel Surcharge

TO PAY BY PHONE Call us toll-free at 1-888-288-5608

Your Business!

 $1\ 5\ 6\ 4\ 4\ 0\ 0\ 6\ 0\ 7\ 2\ 5\ 9\ 0\ 0\ 0\ 0\ 6\ 3\ 0\ 2\ 3\ 0\ 0\ 0\ 0\ 6\ 3\ 0\ 2\ 3\ 0\ 0\ 0\ 0\ 0\ 0\ 9\ 3\ 9\ 7\ 5$ 





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7763362

# յլուրիկինիրիկություրինինինինինինինին

000002332 02 SP 106481365028608 P

Harbourage At Braden River CDD C/O Rizzetta & CO 3434 Colwell Ave Ste 200 Tampa, FL 33614 United States





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7763362 276618000 05/23/2025 Duffy, Leanne M (407)-835-3807

Harbourage At Braden River CDD C/O Rizzetta & CO 3434 Colwell Ave Ste 200 Tampa, FL 33614 United States

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT CUSTODIAL AGREEMENT DATED APRIL 15, 2019 CUSTODY ACCOUNT CUSTODY ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$1,000.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HARBOURAGE AT BRADEN RIVER COMMUNITY
DEVELOPMENT DISTRICT CUSTODIAL AGREEMENT
DATED APRIL 15, 2019 CUSTODY ACCOUNT
CUSTODY ACCOUNT

| Invoice Number: 7763362 | Account Number: 276618000 | Current Due: \$1,000.00 | Direct Inquiries To: Duffy, Leanne M Phone: (407)-835-3807

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690

Invoice # 7763362 Attn: Fee Dept St. Paul





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: 7763362
Invoice Date: 05/23/2025
Account Number: 276618000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT CUSTODIAL AGREEMENT DATED APRIL 15, 2019 CUSTODY ACCOUNT CUSTODY ACCOUNT

Accounts Included 276618000

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP					
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees	
04050 Custodian	1.00	1,000.00	100.00%	\$1,000.00	
Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026					
TOTAL AMOUNT DUE				\$1,000.00	





## 0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY	
Credit Limit	
Credit Available	
Statement Closing Date	May 31, 2025
Days in Billing Cycle	31
Previous Balance	\$113.28
Payments & Credits	\$113.28
Purchases & Other Charges	\$140.40
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$140.40

**PAYMENT INFORMATION** 

New Balance \$140.40
Minimum Payment Due \$140.40
Payment Due Date June 25, 2025

Questions? Call Customer Service Toll Free - 1-844-626-6581 International Collect - 1-301-665-4442 TTY 1-301-665-4443

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRAN	TRANSACTIONS						
Tran Date	Post Date	Reference Number	Transaction Description	n	Amount		
			TOTAL	\$113.28-			
05/26	05/26	F1515004J00CHGDDA	AUTOMATIC PAYME	NT - THANK YOU	113.28-		
		MICHELLE WHITE	TOTAL	\$0.00			
		ANTHONY GIPE	TOTAL	\$140.40			
05/01	05/01	55432863T5W9D3MHW	AMAZON.COM*N20N	F6RA1 AMZN.COM/BILL WA	16.98		
			MCC: 5942 MERCH	HANT ZIP:			
05/10	05/10	5543286425W71VQJ4	AMAZON MKTPL*NW	/9I41T82 AMZN.COM/BILL WA	32.28		
			MCC: 5942 MERCH	HANT ZIP:			
05/10	05/10	5543286425W77PHZV	AMAZON MKTPL*NI7	WE1EC0 AMZN.COM/BILL WA	11.98		
			MCC: 5942 MERCH	HANT ZIP:			
05/23	05/23	55432864F60EV7LV9	AMAZON.COM*NZ37	A4HV1 AMZN.COM/BILL WA	79.16		
			MCC: 5942 MERCH	HANT ZIP:			

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank Deposit Operations 350 Madison Ave 4th floor New York NY 10017

> Make Check Payable to:

**PAYMENT INFORMATION** 

Payment Due DateJune 25, 2025New Balance\$140.40Minimum Payment Due\$140.40Past Due Amount\$0.00Amount Enclosed:\$

O HARBOURAGE AT BRADEN C O HARBOURAGE AT BRADEN CDD 3434 COLWELL AVE SUITE 200 TAMPA FL 33614

Valley Bank Deposit Operations 350 Madison Ave 4th floor New York NY 10017

## IMPORTANT ACCOUNT INFORMATION

\$0 - \$140.40 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

# **REWARDS SUMMARY**

Previous Cashback Balance	\$0.28	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.35	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.63	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

## INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

Tiers	Cashback %
\$0 - \$500,000	0.25
\$500,001 - \$1,500,000	0.60
\$1,500,001 - \$4,000,000	0.75
\$4,000,001 - \$12,500,000	0.90
\$12,500,001 +	1.00

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

#### INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

#### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

#### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

#### **INTEREST**

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

## CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

#### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

# WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at  $(844)\ 626-6581$  international  $(301)\ 665-4442$ . or write to us at: PO Box 2988 Omaha, NE  $\ 68103-2988$ .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- Account information: Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- Description of Problem: Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we
  may continue to charge you interest on that amount. But, if we
  determine that we made a mistake, you will not have to pay the
  amount in question or any interest or other fees related to that
  amount
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

# YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- 1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
- 2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
- 3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

#### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

## Harbourage CDD Credit Card Account #10103 05/31/25 Statement

Date	Vendor	Description	GL Code	A	mount	Cleared	Receipt
5/1/2025	Amazon	Batteries	57200-4647	\$	16.98	v	v
5/10/2025	Amazon	Pool rail covers	57200-4647	\$	32.28	Y	Y
5/10/2025	Amazon	Batteries	57200-4647	\$	11.98	Y	Y
5/23/2025	Amazon	Fan/light switch covers and timers	57200-4647	\$	79.16	Y	Y

05/31/25 Statement		001-10103	
		Total activity	140.40
		Replenish card	-
		Credit/Refund	 -
		Total charges	 140.40
			\$ 140.40
	0	Expense Summary	
		57200-4647	(140.40)
		53900-4609	-
		57200-5101	-
		57200-4761	-
		57200-4914	-
		54100-4635	 -
			 (140.40)

TRUE

# Final Details for Order #113-1688407-3673840 Print this page for your records.

Order Placed: May 1, 2025

Amazon.com order number: 113-1688407-3673840

Order Total: \$16.98

## Shipped on May 1, 2025

**Items Ordered** Price \$16.98

1 of: Duracell Coppertop D Batteries, 8 Count Pack, D Battery with Long-lasting Power, All-Purpose Alkaline D Battery for Household and Office Devices

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

## Shipping Address:

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States

## Shipping Speed:

FREE Prime Delivery

Credit Card transactions

## **Payment information**

Item(s) Subtotal:

MasterCard ending in 6054; May

\$16.98

\$16.98

**Payment Method:** 

Mastercard ending in 6054 Shipping & Handing: \$0.00

---**Billing address** \$16.98

Total before tax:

Anthony Gipe Estimated tax to be collected: \$0.00 3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390 Grand Tetal: \$16.98

United States

Conditions of Use | Privacy Notice @ 1996-2025, Amazon.com, Inc. or its affiliates

To view the status of your order, return to Order Summary.

Back to top

English United States Help

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices @ 1996-2025, Amazon.com, Inc. or its affilietes

# Details for Order #112-3946859-0373049 Print this page for your records.

Order Placed: May 9, 2025

Amazon.com order number: 112-3946859-0373049

Order Total: \$32.28

# **Not Yet Shipped**

**Items Ordered** 2 of: Tanzfrosch Pool Handrail Cover 6 Feet Slip Resistant Rail Grip for Swimming Pool Hand Railing Cover (1 PCS)

Price \$16.99

Supplied by: Other

Sold by: WALANG (seller profile)

Condition: New

#### Shipping Address:

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States

#### Shipping Speed:

FREE Prime Delivery

## **Payment information**

Payment Method: Mastercard ending in 6054

Item(s) Subt tal: \$33.98 Shipping & Handing: \$0.00 Your Coupon Savings: -\$1.70

Billing address

Anthony Gipe 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States

Total before tax: \$32.28

Estimated tax to be collected:

\$0.00

Grand Total: \$32.28

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice @ 1996-2025, Amazon.com, Inc. or its affiliates

Back to top

English

United States

Freip

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices © 1996-2025, Amazon.com, Inc. or its affiliates

# Details for Order #112-7345006-5147431

Print this page for your records.

Order Placed: May 9, 2025

Amazon.com order number: 112-7345006-5147431

Order Total: \$11.98

# **Not Yet Shipped**

Items Ordered

2 of: LICB CR2016 3V Lithium Battery(10-Pack)

Sold by: LICB (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067

United States

Shipping Speed:

FREE Prime Delivery

## **Payment information**

**Payment Method:** 

Mastercard ending in 6054

Billing address

Anthony Gipe 3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

United States

Item(s) Subtotal: \$11.98

Shipping & Handing: \$0.00

Price

\$5,99

Total before tax:

Estimated tax to be collected: \$0.00

Grand Total: \$11.98

\$11.98

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice @ 1996-2025, Amazon.com, Inc. or its affiliates

Back to top

English

United States

Help

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2025, Amazon.com, Inc. or its affiliates

#### Final Details for Order #112-8230296-6856261

Print this page for your records.

Order Placed: May 21, 2025

Amazon.com order number: 112-8230296-6856261

Order Total: \$79.16

# Shipped on May 23, 2025

**Items Ordered** Price \$6.59

2 of: ENERLITES Double Decorator Switch Cover, Two Outlet Wall Plate, Oversized 2-Gang 5.50" x 5.50", Unbreakat

Polycarbonate Thermoplastic, UL Listed, 8832O-W, White

Sold by: Amazon.com Services, Inc.

Supplied by: Other

Condition: New

2 of: Leviton Countdown Timer Switch for household lights and exhaust fans, 15-30 min, 1-2 hour, No Neutral Wire Required, \$32.99

Single Pole, 15A, 1/2HP/9.8A Fan/Motor, DT102-1LW, White Sold by: Amazon.com Services, Inc.

Supplied by: Other

Condition: New

## Shipping Address:

Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States

## Shipping Speed:

Amazon Day Delivery

## Payment information

**Payment Method:** Item(s) Subtotal:

Mastercard ending in 6054 Shipping & Handling: \$0.00

Billing address Total before ax:

Anthony Gipe Estimated tax to be collected: \$0.00

3434 COLWELL AVE STE 200

Grand Total: TAMPA, FL 33614-8390 \$79.16 United States

MasterCard ending in 6054: May 23. \$79.16 Credit Card transactions

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice @ 1996-2025, Amazon.com, Inc. or its affiliates

Back to top

United States English

l-derign.

\$79.16

\$79.16



Water Boy, Inc. 4454 19th Street Court E. Bradenton, FL 34203 941-744-9249

Billing@WaterBoyInc.com www.WaterboyInc.com

Invoice # 24189611
Fri, Jun 06 2025, 08:21am
Driver: Stump, Colton
Rte-Day-Stop: RB06-10-0090

# Account # 025660

Item

HARBORAGE CDD\* 5705 KEY WEST PLACE CODE 4591 LOCKBX BY DOOR BRADENTON FL 33614

5 Gal. Drinking Delivery charge		3 @ 6.30 1 @ 3.95		18.90 3.95
Sales	Dono	ait Dotail		22.85
5 Gallon Bottle	Deliv: 3	sit Detail ———— Ret: 3	Net: 0	
Subtotal Sales Tax INVOICE TOTAL				22.85 0.00 <b>22.85</b>

Qty

Price

Amount



ATTENTION: BUSINESS CUSTOMERS WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFF PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU

# **Tab 17**



# Harbourage at Braden River Community Development District

# Financial Statements (Unaudited)

**April 30, 2025** 

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org rizzetta.com

# Harbourage at Braden River Community Development District

Balance Sheet As of 04/30/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	332,236	(4,650)	3,355	330,941	0	0
Investments	171,798	552,091	327,242	1,051,131	0	0
Accounts Receivable	6,719	0	2,606	9,325	0	0
Prepaid Expenses	395	0	0	395	0	0
Refundable Deposits	1,450	0	0	1,450	0	0
Fixed Assets	0	0	0	0	4,953,663	0
Amount Available in Debt Service	0	0	0	0	0	333,203
Amount To Be Provided Debt Service	0	0	0	0	0	1,161,797
Total Assets	512,598	547,441	333,203	1,393,242	4,953,663	1,495,000
Liabilities						
Accounts Payable	165	0	0	165	0	0
Deferred Revenue	642	0	0	642	0	0
Accrued Expenses	4,229	0	0	4,229	0	0
Other Current Liabilities	8	0	0	8	0	0
Due To Other	200	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,495,000
Deposits Payable	3,450	0	0	3,450	0	0
Total Liabilities	8,694	0	0	8,694	0	1,495,000
Fund Equity & Other Credits						
Beginning Fund Balance	334,321	504,034	172,745	1,011,101	0	0
Investment In General Fixed Assets	0	0	0	0	4,953,663	0
Net Change in Fund Balance	169,583	43,407	160,458	373,448	0	0
Total Fund Equity & Other Credits	503,904	547,441	333,203	1,384,549	4,953,663	0
Total Liabilities & Fund Equity	512,598	547,441	333,203	1,393,242	4,953,663	1,495,000

Statement of Revenues and Expenditures
As of 04/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 04/30/2025	Year To D 04/30/20	25
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	1,433	1,433
Special Assessments Tax Roll	418,915	418,915	423,413	4,498
Other Misc. Revenues Marina Rental Revenues Miscellaneous Revenue Total Revenues	18,000 0 436,915	18,000 0 436,915	13,708 607 439,161	(4,293) 608 2,246
Expenditures				
Legislative Supervisor Fees Total Legislative	12,000 12,000	7,000 7,000	6,200 6,200	800 800
Financial & Administrative Accounting Services Administrative Services Assessment Roll Auditing Services Bank Fees District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Property Taxes Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative  Legal Counsel District Counsel Total Legal Counsel	16,548 4,031 5,569 4,000 150 10,000 17,058 175 4,010 750 1,250 3,112 5,500 2,738 74,891	9,653 2,351 5,569 4,000 88 5,833 9,951 175 2,339 437 1,250 3,112 5,500 2,238  52,496  7,584 7,584	9,653 2,351 5,569 3,800 33 3,186 9,950 175 2,339 459 1,147 3,027 5,324 2,238 49,251	0 0 0 200 55 2,648 0 0 0 (21) 102 85 176 0 3,245
Security Operations Guard & Gate Facility Maintenance & Repa Security Monitoring Services Utility - Electricity-Entrance Utility - Water & Sewer Total Security Operations	5,000 55,000 1,000 500 61,500	2,916 32,084 583 292 35,875	3,485 25,120 498 285 29,388	(569) 6,964 85 6 6,486
Electric Utility Services Utility - Boat Dock Utility - Fountains Utility - Irrigation Utility - Recreation Facilities	550 3,500 12,300 14,000	320 2,042 7,175 8,167	232 2,773 6,225 6,796	90 (732) 950 1,371

See Notes to Unaudited Financial Statements

	Year Ending 09/30/2025	Through 04/30/2025	Year To D 04/30/20	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	437	426	11
Total Électric Utility Services	31,100	18,141	16,452	1,690
Gas Utility Service	12,000	7 000	6.051	40
Utility Services Total Gas Utility Service	12,000 12,000	7,000 7,000	6,951 6,951	49 49
Total Gas Office	12,000	7,000	0,951	49
Water-Sewer Combination Services				
Utility - Boat Dock	400	234	188	46
Utility Services	4,000	2,333	2,608	(275)
Total Water-Sewer Combination Services	4,400	2,567	2,796	(229)
Stormwater Control				
Aquatic Maintenance	6,159	3,593	3,558	34
Fountain Service Repair & Maintenance	1,000	583	1,004	(420)
Lake/Pond Bank Maintenance & Repair	1,000	583	0	`583 <sup>°</sup>
Stormwater System Maintenance	4,000	2,334	0	2,333
Wetland Monitoring & Maintenance	7,500	4,375	6,175	(1,799)
Total Stormwater Control	19,659	11,468	10,737	731
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	291	0	291
General Liability Insurance	3,112	3,112	3,027	85
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	2,917	2,297	620
Landscape - Mulch	1,500	875	0	875
Landscape Maintenance	71,940	41,965	53,695	(11,730)
Landscape Replacement Plants,	500	292	3,835	(3,544)
Shrubs, Tr	4=0			
Miscellaneous Expense	150	87	0	88
Property Insurance	11,100	11,100	19,524	(8,424)
Tree Trimming Services	4,000	2,333	3,775	(1,442)
Total Other Physical Environment	98,402	63,572	86,453	(22,881)
Road & Street Facilities	<b>7</b> 000	a a 4 =		0.04=
Roadway Repair & Maintenance	5,000	2,917	0	2,917
Sidewalk Maintenance & Repair	5,000	2,917	0	2,917
Street Light/Decorative Light Mainte- nanc	1,000	583	0	583
Street Sign Repair & Replacement	500	292	589	(298)
Total Road & Street Facilities	11,500	6,709	589	6,119
	,	5,		3,
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	2,916	276	2,641
Cable & Internet	6,250	3,646	3,690	(44)
Computer Support, Maintenance & Re-	250	146	0	146 <sup>′</sup>
pair				
Dock Repairs and Maintenance	2,000	1,167	2,389	(1,222)
Fitness Equipment Maintenance & Re-	950	554	350	204
pair	,			
Maintenance & Repairs	12,000	7,000	5,348	1,652
Management Contract	44,763	26,112	23,855	2,257

_	Year Ending 09/30/2025	Through 04/30/2025	Year To 04/30,	/2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	1,500	875	1,102	(228)
Pool Service Contract	10,000	5,833	6,399	(565)
Pressure Washing	7,250	4,229	8,875	(4,646)
Telephone, Internet, Cable	2,500	1,459	1,840	(381)
Trail/Bike Path Maintenance	500	291	214	` 77 <sup>′</sup>
Vehicle Maintenance	500	292	90	202
Total Parks & Recreation	93,463	54,520	54,428	93
Contingency				
Miscellaneous Contingency	5,000	2,917	721	2,196
Total Contingency	5,000	2,917	721	2,196
Total Expenditures	436,915	269,849	269,578	271
_				
Total Excess of Revenues Over(Under) Ex-	0	167,066	169,583	2,517
penditures				
Fund Balance, Beginning of Period	0	0	334,321	334,321
Total Fund Balance, End of Period	0	167,066	503,904	336,838

	Year Ending 09/30/2025	Through 04/30/2025	Year To 04/30/2	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	20,000	20,000	12,832	(7,168)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	64,596	64,596	57,428	(7,168)
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	14,021	50,575
Total Contingency	64,596	64,596	14,021	50,575
Total Expenditures	64,596	64,596	14,021	50,575
=				
Total Excess of Revenues Over(Under) Ex-	0	0	43,407	43,407
penditures			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Fund Balance, Beginning of Period	0	0	504,034	504,034
Total Fund Balance, End of Period	0	0	547,441	547,441

# 286 Debt Service Fund S20 Harbourage at Braden River Community Development District Statement of Revenues and Expenditures

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year Tourn 194/30, YTD Actual	
Revenues	7 till dal Budgot	T T D Dddgot	T I D / Notadi	TID Valianoo
Interest Earnings Interest Earnings	0	0	5,166	5,166
Special Assessments Tax Roll Total Revenues	179,773 179,773	179,773 179,773	181,516 186,682	1,743 6,909
Expenditures				
Debt Service Interest Principal Total Debt Service Total Expenditures	49,773 130,000 179,773 179,773	49,773 130,000 179,773 179,773	26,224 0 26,224 26,224	23,549 130,000 153,549 153,549
Total Excess of Revenues Over(Under) Expenditures	0	0	160,458	160,458
Fund Balance, Beginning of Period	0	0	172,745	172,745
Total Fund Balance, End of Period	0	0	333,203	333,203

# Harbourage at Braden River CDD Investment Summary April 30, 2025

Account	<u>Investment</u>	Balance as of April 30, 2025
Valley National Bank	Governmental Checking	\$ 171,798
	<b>Total General Fund Investments</b>	\$ 171,798
US Bank Custody Reserve	SHS Institutional Fund	\$ 552,091
	<b>Total Reserve Fund Investments</b>	\$ 552,091
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 252,793
US Bank Series 2014 Prepayment	SHS Institutional Fund	2,489
US Bank Series 2014 Reserve	SHS Institutional Fund	71,960
	<b>Total Debt Service Fund Investments</b>	\$ 327,242

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

# Harbourage at Braden River Community Development District Summary A/R Ledger From 04/01/2025 to 04/30/2025

	Fund_ID	Fund Name	Customer	Invoice Numbe	r AR Account	Date	Balance Due
286, 2349	286-001	286 General Fund	Manatee County Tax Collector	AR00001965	12110	10/01/2024	6,718.79
Sum for 286, 234 286, 2351	49		Tax Collector				6,718.79
	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00001965	12110	10/01/2024	2,605.87
Sum for 286, 235 Sum for 28 Sum Tota	86						2,605.87 9,324.66 <b>9,324.66</b>

# Harbourage at Braden River Community Development District Summary A/P Ledger From 04/01/2025 to 04/30/2025

	Fund Name	GL posting date	Vendor name	Document nui	mber Description	Balance Due
286, 2349	286 General Fund	04/25/2025	Pools by Lowell, Inc.	177921505	Repair Stenner che cal feeder pump 04	
Sum for 286, 2349 Sum for 286 Sum Total	6					165.20 165.20 <b>165.20</b>

# Harbourage at Braden River Community Development District Notes to Unaudited Financial Statements April 30, 2025

# **Balance Sheet**

- 1. Trust statement activity has been recorded through 04/30/25.
- 2. See EMMA (Electronic Municipal Market Access) at <a href="https://emma.msrb.org">https://emma.msrb.org</a> for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

## **Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



# Harbourage at Braden River Community Development District

# Financial Statements (Unaudited)

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org rizzetta.com

# Harbourage at Braden River Community Development District

Balance Sheet As of 06/30/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	270,968	0	0	270,968	0	0
Investments	172,754	522,976	179,892	875,621	0	0
Prepaid Expenses	978	0	0	979	0	0
Refundable Deposits	200	0	0	200	0	0
Fixed Assets	0	0	0	0	4,953,663	0
Amount Available in Debt Service	0	0	0	0	0	179,892
Amount To Be Provided Debt Service	0	0	0	0	0	1,185,108
Total Assets	444,900	522,976	179,892	1,147,768	4,953,663	1,365,000
Liabilities						
Accounts Payable	12,162	8,590	0	20,752	0	0
Deferred Revenue	1,177	0	0	1,177	0	0
Accrued Expenses	2,764	0	0	2,764	0	0
Other Current Liabilities	22	0	0	23	0	0
Due To Other	200	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,365,000
Deposits Payable	3,450	0	0	3,450	0	0
Total Liabilities	19,775	8,590	0	28,366		1,365,000
Fund Equity & Other Credits						
Beginning Fund Balance	334,321	504,034	172,745	1,011,101	0	0
Investment In General Fixed Assets	0	0	0	0	4,953,663	0
Net Change in Fund Balance	90,804	10,351	7,147	108,301	0	0
Total Fund Equity & Other Credits	425,125	514,385	179,892	1,119,402	4,953,663	0
Total Liabilities & Fund Equity	444,900	522,976	179,892	1,147,768	4,953,663	1,365,000

Statement of Revenues and Expenditures
As of 06/30/2025
(In Whole Numbers)

	Year Ending Through 09/30/2025 06/30/2025		Year To Date 06/30/2025		
	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Revenues					
Interest Earnings Interest Earnings	0	0	2,392	2,392	
Special Assessments Tax Roll	418,915	418,915	425,573	6,658	
Other Misc. Revenues Marina Rental Revenues Miscellaneous Revenue Total Revenues	18,000 0 436,915	18,000 0 436,915	14,373 974 443,312	(3,627) 974 6,397	
Expenditures					
Legislative Supervisor Fees Total Legislative	12,000 12,000	9,000	7,000 7,000	2,000 2,000	
Financial & Administrative Accounting Services Administrative Services Assessment Roll Auditing Services Bank Fees District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Property Taxes Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative  Legal Counsel District Counsel Total Legal Counsel	16,548 4,031 5,569 4,000 150 10,000 17,058 175 4,010 750 1,250 3,112 5,500 2,738 74,891	12,411 3,023 5,569 4,000 113 7,500 12,793 175 3,008 562 1,250 3,112 5,500 2,438 61,454 9,750 9,750	12,411 3,023 5,569 3,800 87 3,386 12,794 175 3,007 848 1,147 3,027 5,741 2,438 57,453	0 0 0 200 26 4,114 0 0 0 (285) 102 85 (241) 0 4,001	
Security Operations Guard & Gate Facility Maintenance & Repa Security Monitoring Services Utility - Electricity-Entrance Utility - Water & Sewer Total Security Operations	5,000 55,000 1,000 500 61,500	3,750 41,250 750 375 46,125	3,485 33,174 658 365 37,682	265 8,076 92 10 8,443	
Electric Utility Services Utility - Boat Dock Utility - Fountains Utility - Irrigation Utility - Recreation Facilities	550 3,500 12,300 14,000	413 2,625 9,225 10,500	298 4,050 8,366 8,485	115 (1,426) 859 2,016	

See Notes to Unaudited Financial Statements

	Year Ending 09/30/2025	Through 06/30/2025	Year To D 06/30/20		
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Utility - Street Lights	750	562	603	(41)	
Total Électric Utility Services	31,100	23,325	21,802	1,523	
Gas Utility Service	12,000	0.000	0 720	262	
Utility Services Total Gas Utility Service	12,000 12,000	9,000 9,000	8,738 8,738	262	
Total Gas Othicy Service	12,000	9,000	0,730	202	
Water-Sewer Combination Services					
Utility - Boat Dock	400	300	242	58	
Utility Services	4,000	3,000	3,487	(487)	
Total Water-Sewer Combination Services	4,400	3,300	3,729	(429)	
Stormwater Control					
Aquatic Maintenance	6,159	4,619	4,575	44	
Fountain Service Repair & Maintenance	1,000	750	1,004	(254)	
Lake/Pond Bank Maintenance & Repair	1,000	750	1,845	(1,095)	
Stormwater System Maintenance	4,000	3,000	0	3,000	
Wetland Monitoring & Maintenance	7,500	5,625	6,175	(550)	
Total Stormwater Control	19,659	14,744	13,599	1,145	
Other Physical Environment					
Entry & Walls Maintenance & Repair	500	375	0	375	
General Liability Insurance	3,112	3,112	3,027	85	
Holiday Decorations	600	600	300	300	
Irrigation Maintenance & Repair	5,000	3,750	3,469	281	
Landscape - Mulch	1,500	1,125	0	1,125	
Landscape Maintenance	71,940	53,955	65,685	(11,730)	
Landscape Replacement Plants,	500	375	3,835	(3,460)	
Shrubs, Tr	4=0				
Miscellaneous Expense	150	113	0	112	
Property Insurance	11,100	11,100	19,524	(8,424)	
Tree Trimming Services	4,000	3,000	4,325	(1,325)	
Total Other Physical Environment	98,402	77,505	100,165	(22,661)	
Road & Street Facilities	<b>7</b> 000	. ==-		0 = 40	
Roadway Repair & Maintenance	5,000	3,750	32	3,719	
Sidewalk Maintenance & Repair	5,000	3,750	0	3,750	
Street Light/Decorative Light Mainte- nanc	1,000	750	95	655	
Street Sign Repair & Replacement	500	375	589	(214)	
Total Road & Street Facilities	11,500	8,625	716	7,910	
Parks & Recreation					
Boat Lift Sling Repairs & Maintenance	5,000	3,750	276	3,474	
Cable & Internet	6,250	4,687	4,819	(132)	
Computer Support, Maintenance & Re-	250	188	310	(123)	
pair				, ,	
Dock Repairs and Maintenance	2,000	1,500	16,472	(14,972)	
Fitness Equipment Maintenance & Re-	950	712	515	198	
pair	40.000	0.000	0.04=	0.056	
Maintenance & Repairs	12,000	9,000	6,945	2,056	
Management Contract	44,763	33,573	36,094	(2,523)	

_	Year Ending 09/30/2025	Through 06/30/2025	Year T	/2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	1,500	1,125	1,163	(38)
Pool Service Contract	10,000	7,500	9,077	(1,576)
Pressure Washing	7,250	5,437	8,875	(3,438)
Telephone, Internet, Cable	2,500	1,875	2,366	(491)
Trail/Bike Path Maintenance	500	375	215	`160 <sup>′</sup>
Vehicle Maintenance	500	375	90	285
Total Parks & Recreation	93,463	70,097	87,217	(17,120)
Contingency				
Miscellaneous Contingency	5,000	3,750	6,385	(2,635)
Total Contingency	5,000	3,750	6,385	(2,635)
Total Expenditures	436,915	336,675	352,509	(15,834)
_				
Total Excess of Revenues Over(Under) Ex-	0	100,240	90,803	(9,437)
penditures				
Fund Balance, Beginning of Period	0	0	334,322	334,322
Total Fund Balance, End of Period	0	100,240	425,125	324,885

	Year Ending 09/30/2025	Through 06/30/2025	Year To 06/30/	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	20,000	20,000	16,466	(3,534)
Special Assessments Tax Roll	44,596	44,596	44,596	0
Total Revenues	64,596	64,596	61,062	(3,534)
Expenditures				
Contingency Capital Reserve	64,596	64,596	50,711	13,885
Total Contingency	64,596	64,596	50,711	13,885
Total Expenditures	64,596	64,596	50,711	13,885
Total Excess of Revenues Over(Under) Ex-	0	0	10,351	10,351
penditures				
Fund Balance, Beginning of Period	0	0	504,034	504,034
Total Fund Balance, End of Period	0	0	514,385	514,385

# 286 Debt Service Fund S20 Harbourage at Braden River Community Development District Statement of Revenues and Expenditures

	Year Ending 09/30/2025	Through 06/30/2025	Year To 06/30/2	
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	6,813	6,813
Special Assessments Tax Roll Total Revenues	179,773 179,773	179,773 179,773	182,355 189,168	2,582 9,395
Expenditures				
Debt Service Interest Principal Total Debt Service	49,773 130,000 179,773	49,773 130,000 179,773	52,021 130,000 182,021	(2,248) 0 (2,248)
Total Expenditures	179,773	179,773	182,021	(2,248)
Total Excess of Revenues Over(Under) Expenditures	0	0	7,147	7,147
Fund Balance, Beginning of Period	0	0	172,745	172,745
Total Fund Balance, End of Period	0	0	179,892	179,892

# Harbourage at Braden River CDD Investment Summary June 30, 2025

Account	<u>Investment</u>		Balance as of June 30, 2025
Valley National Bank	Governmental Checking	\$	172,754
	<b>Total General Fund Investments</b>	\$	172,754
US Bank Custody Reserve	SHS Institutional Fund	\$	522,976
	<b>Total Reserve Fund Investments</b>	\$	522,976
US Bank Series 2014 Revenue	SHS Institutional Fund	\$	105,443
US Bank Series 2014 Prepayment	SHS Institutional Fund	·	2,489
US Bank Series 2014 Reserve	SHS Institutional Fund		71,960
	<b>Total Debt Service Fund Investments</b>	\$	179,892

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

# Harbourage at Braden River Community Development District Summary A/P Ledger From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349						
	286 General Fund	06/30/2025	Clean Cut Tree Service, Inc.	2294	Service - Remove bro- ken split branch hang- ing down towards stop sign 06/25	
	286 General Fund	06/22/2025	Frontier Florida, LLC	941-753-1478-093004 -5 06/25		263.34
	286 General Fund	06/20/2025	Manatee County Utili- ties Department	MCUD Summary 06/25	MCUD Water Sum- mary 06/25	26.71
	286 General Fund	06/20/2025	Manatee County Utili- ties Department	MCUD Summary 06/25	MCUD Water Sum- mary 06/25	493.44
	286 General Fund	06/20/2025	Manatee County Utili- ties Department	MCUD Summary 06/25	MCUD Water Sum- mary 06/25	40.65
	286 General Fund	06/21/2025	Reynolds Electric, Inc.	. 062125 A Reynolds	Marina Electrical Repairs 06/25	4,535.00
	286 General Fund	06/21/2025	Reynolds Electric, Inc.	. 062125 Reynolds	Marina Electrical Repairs 06/25	4,605.00
	286 General Fund	06/28/2025	Suburban Propane, L.P.	1564-563719	Propane Delivery 06/25	562.88
	286 General Fund	06/27/2025	The Observer Group, Inc.	25-00996M	Legal Advertising 06/25	341.25
	286 General Fund	06/30/2025	Valley National Bank	Harbourage Valley CC 06/25	Credit Card Expense 06/25	31.45
	286 General Fund	06/30/2025	Valley National Bank	Harbourage Valley CC 06/25	Credit Card Expense 06/25	547.88
	286 General Fund	06/30/2025	Valley National Bank	Harbourage Valley CC 06/25	Credit Card Expense 06/25	59.99
	286 General Fund	06/30/2025	Valley National Bank	Harbourage Valley CC 06/25	Credit Card Expense 06/25	95.03
	286 General Fund	06/30/2025	Water Boy Inc.	00549224	Quarterly Delivery July - September 06/25	9.00
Sum for 286, 2349 286, 2350	)				Coptombol Co.20	12,161.62
200, 2000	286 Reserve Fund	06/23/2025	Hoover Pumping Systems Corp.	189921	S/OCentrifugal Pump/Motor Replace- ment 06/25	8,590.31
Sum for 286, 2350 Sum for 286 Sum Total	ì					8,590.31 20,751.93 <b>20,751.93</b>

# Harbourage at Braden River Community Development District Notes to Unaudited Financial Statements June 30, 2025

# **Balance Sheet**

- 1. Trust statement activity has been recorded through 06/30/25.
- 2. See EMMA (Electronic Municipal Market Access) at <a href="http://www.emma.msrb.org">http://www.emma.msrb.org</a> for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.