

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting September 10, 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 September 2, 2025

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 September 10, 2025, at 1:00 p.m. at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, Florida 34203.

1. 2.	_	. TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE ENCE COMMENTS
3.	STAF	F REPORTS
	Α.	District Counsel
	B.	District Engineer
	C.	Aquatic Maintenance ReportTab 1
	D.	Review of Landscape Report
	E.	Clubhouse Manager ReportTab 2
		i. Consideration of 2026 Commercial Pool ServicesTab 3
		ii. Ratification of Lowell Pool RepairsTab 4
		iii. Consideration of Bloomings Landscape Proposals for
		Clubhouse Area EnhancementsTab 5
		iv. Ratification of Solitude Vegetation Removal AgreementTab 6
		v. Consideration of Access Control Vendor for CommunityTab 7
	F.	District Manager
		i. Consideration of 2024-2025 Goals & Objectives ReportUSC
4.	BUSI	NESS ITEMS
	A.	Discussion of Setting the Public Hearing for Rental Rules
	B.	Acceptance of Second Quarter Website AuditTab 8
	C.	Consideration of Contract for District Management ServicesTab 9
5.	BUSI	NESS ADMINISTRATION
	Α.	Consideration of the Minutes of the Board of Supervisors
	_	Regular Meeting held on July 30, 2025Tab 10
	B.	Consideration of Operation and Maintenance Expenditures
	_	for July 2025
•	C.	Review of Financial Statement for July 2025Tab 12
6. -		ERVISOR REQUESTS
7.	ADJC	DURNMENT

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

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**

ADJOURNMENT

September 2, 2025

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 September 10, 2025, at 1:00 p.m. at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, Florida 34203.

 2. AUDIENCE COMMENTS 3. STAFF REPORTS A. District Counsel B. District Engineer C. Aquatic Maintenance Report D. Review of Landscape Report 	
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F. District Manager	
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4. BUSINESS ITEMS	
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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

Tab 1





Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-07-24

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)

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SITE ASSESSMENTS	
Ponds 1, 2, 3	3
Ponds 4, 5	4
Management/Comments Summary	

Site: 1

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit





Target:

Torpedograss July 2025 August 2025

Site: 2

Comments:

Requires attention

Torpedograss observed growing from the shoreline on the wild side of pond 2

Action Required:

Routine maintenance next visit





Target:

Torpedograss

July 2025 August 2025

Site: 3

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit





Target:

Torpedograss

July 2025 August 2025

Site: 4

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit





Target:

Torpedograss July 2025 August 2025

Site: 5

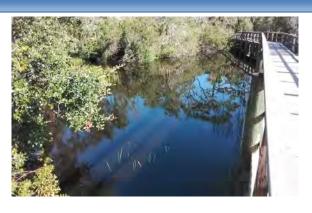
Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit





Target:

Torpedograss July 2025 August 2025

Management Summary

Pond #1: Minimal amount of torpedograss observed growing along the perimeter

Pond #2: Torpedograss observed growing from the shoreline on the wild side of pond 2

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

Pond #4: Minimal amount of torpedograss observed growing along the perimeter

Pond #5: Minimal amount of torpedograss observed growing along the perimeter

Harborage at Braden River CDD Waterway Inspection Report

2025-07-24

Site	Comments	Target	Action Required
1	Site looks good	Torpedograss	Routine maintenance next visit
2	Requires attention	Torpedograss	Routine maintenance next visit
3	Site looks good	Torpedograss	Routine maintenance next visit
4	Site looks good	Torpedograss	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit







Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-08-25

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

3
4

Site: 1

Comments:

Site looks good

Minimal amount of alligatorweed observed growing along the perimeter

Action Required:

Routine maintenance next visit

Target:

Alligatorweed





September 2025

Site: 2

Comments:

Normal growth observed

Torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit

Target:

Torpedograss





September 2025

Site: 3

Comments:

Normal growth observed

Algae growth observed within site 3

Action Required:

Routine maintenance next visit

Target:

Surface algae





August 2025 September 2025

Site: 4

Comments:

Normal growth observed Slender spikerush and algae growth observed within pond 4

Action Required:

Routine maintenance next visit





Target:

Submersed vegetation

August 2025

September 2025

Site: 5

Comments:

Site looks good

Minor amount of chara observed growing within site 5

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation





August 2025

September 2025

Management Summary

Pond #1: Minimal amount of alligatorweed observed growing along the perimeter

Pond #2: Torpedograss observed growing along the perimeter

Pond #3: Algae growth observed within site 3

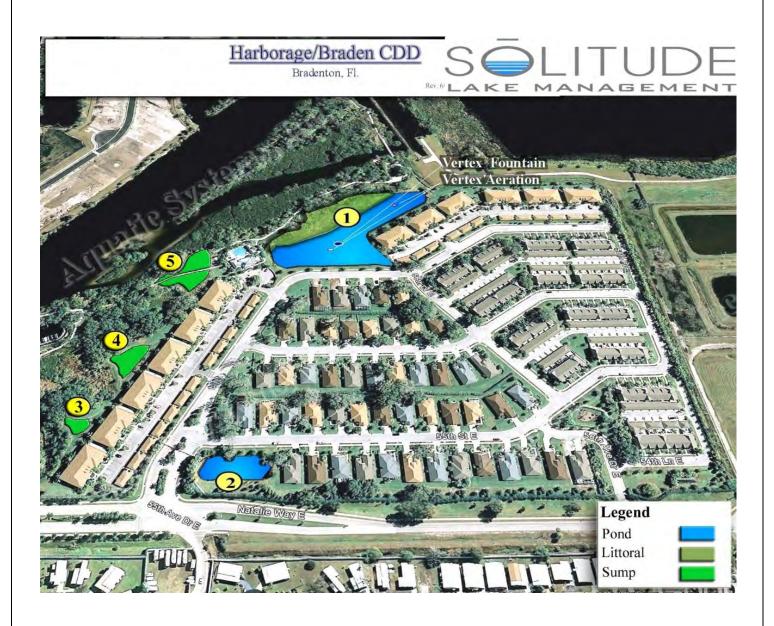
Pond #4: Slender spikerush and algae growth observed within pond 4

Pond #5: Minor amount of chara observed growing within site 5

Harborage at Braden River CDD Waterway Inspection Report

2025-08-25

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



Tab 2

Monthly Manager's Report



5705 Key West Place, Bradenton, FL 34203

Phone: (941) 727-5500

Operations/Maintenance Updates: July 2025

- Barrier arm struck by delivery truck, installed with help from driver. No damage.
- Observation pier wash out investigated. Pier closed. District Engineer has contacted Abbott's Construction to determine solution. Pending update.
- Augmentation well pump not operating. Reported to Guest Well to investigate. Pending
- Set up invoicing system for payments for remote, fobs, and marina leases. Better tracking and document management.
- Bollards
- Work with several boat owners on lift issues with new remotes, keys, power.
- Intruder alarm 7/23/25, resident in clubhouse after 10PM.
- · Replaced window shade in men's restroom.

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.



Monthly Manager's Report



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

Operations/Maintenance Updates: August 2025

- Replace briquettes and burners on clubhouse grill
- Worked with Abbott's Construction on extension to pier approach ramp due bank wash out. Work completed and pier reopened.
- Maingates performed repair on resident entry gate after issue with Comcast internet outage at gatehouse. Will monitor for any future issues in case of on-site equipment issue.
- Created photo display for clubhouse of resident nature photos.
- Road striping refreshed by Parking Lot Services.
- Reynold Electric replaced addition boat lift controls on lifts 2B-6B.
- Elite Heating and Cooling replace 6 ton air condition split units to a single 5 to unit at clubhouse.
- Pools by Lowell repaired vacuum lines for pool, added bumpers to ladders, replaced spa chemical probes and treated pool for black dot algae (minor). Pool closed August 18-20 for work to be completed.
- Performed small repairs to pool deck and tested pool paint
- Replaced GFI on marina fish cleaning station.
- Investigated section of landscape lights on south side of clubhouse not working. Possible back toggle breaker in transformer box, under more investigation.
- ANJ performed repairs to stormwater pipe at Whitehead and Mallory Square. Awaiting additional repairs and repaving of work area.
- Performed various repairs and maintenance to pool area while pool was closed.

 Cleaning fans, cleaned grill, cleaned grill hood, added mulch to planters, small repairs to



pool deck, repairs to pool spouts, remounted signs, repairs to landscape lights not working, ordered new safety rings, etc.

- Replaced light ballast in gym light and cleaned lenses.
 - Added temporary asphalt patch to pot hole on Duval Street and Mallory Square. Still working with the County on whose responsibility for repair.

Visitors through Gates: 2,130 Public Road Entries: 143 6.7% Irrigation Water Pumped: 1,543,153 Recorded Rainfall: 11.34" Marina Waitlist Residents: 4 Oldest Waitlist: September 2024

Marina Leases – New: 1 Renewals: 4 Amendments: 1 Vacant Lifts: 3 as of 9/1/25

Bank Deposits/Amount: \$ 0 Credit Cards: Will be provided later

New Resident MyEnvera Accounts Set up: 3

Community Events: 5 Private Events: 0 Association Meetings: 3

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

Pending Projects subject to review and budget:

Add hand rails to new pier approach

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.



Tab 3



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

ESTIMATE 182869028 ESTIMATE DATE Aug 14, 2025

JOB ADDRESS Job:

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

ESTIMATE DETAILS

2026 Commercial Pool Service: (Single Estimate):

THIS SERVICE CONTRACT ("the Contract") is entered into on the date signed as referenced below in the signature ("the Effective Date"), by and between Pools by Lowell, Inc., a Florida corporation ("Contractor"), and the physical location listed as the "Job Address" ("Location") and/or their management company and/or Board of Directors listed as the "Bill To" ("Customer"). In exchange for the terms and conditions contained in this Contract, and additional good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows.

Acceptance

Please carefully read the terms below before executing this Contract. By executing this Contract, Customer accepts and agrees to the terms contained herein. This Contract may be executed electronically or by physical signature. The terms contained herein shall supersede any terms contained in any documentation Customer may require Contractor to sign, if any, whether before or after the execution of this Contract. For any discrepancy between the terms of this Contract and any documentation provided by Customer, this Contract shall control.

Definitions

- "Location" means the physical property location in which services will be performed.
- "We", "Us", or "Contractor" means Pools by Lowell, Inc, the company contracted to provide services below as required by this Contract.

Effective Period

This Agreement shall become effective on January 1, 2026, or, if this Agreement is signed after January 1, 2026, on the first day of the month following the date this Agreement is signed by both parties, unless otherwise agreed to in writing by both parties. The Agreement shall remain in effect until December 31, 2026, and shall automatically renew annually thereafter as outlined in the "Annual Renewal" clause.

Annual Renewal

Contractor will begin the process of creating service renewal prices in July and will provide the relevant information by the end of August, unless delayed due to tropical systems. This service agreement Contract shall automatically renew each year with a price increase between 0-5% (rounded up to the nearest \$5 amount). The specific increase will be determined based on our cost analysis of the Location.

Estimate #182869028 Page 1 of 4

Contract Term Updates

Any changes to the terms contained herein shall be provided to Customer by email, along with the new terms and their effective date. A new signed Contract will only be required if Contractor makes significant changes to the terms contained herein.

Service Days

We will service the pool on the following days each week: Tuesday, Thursday, Saturday.

In the event of a missed service due to unforeseen circumstances, such as employee unplanned absence or labor shortages, we will either reschedule the service for the next business day or perform additional services on the next scheduled service day to ensure the same level of service as if a service day was not missed.

Pool Chemistry

We will check and balance the chemicals in the pool each visit. Chemicals included in service: Chlorine, Salt, Muriatic Acid, Sodium Bicarbonate, Tile Cleaner, Cyanuric Acid (Stabilizer)*

*Cyanuric Acid will not be included if the pool develops a leak and will be invoiced as used, as determined by Contractor.

Waterline Tiles

We will brush the waterline tiles on each visit.

Skim Water Surface

We will skim the water surface with a leaf net to remove floating debris from the pool. Some debris, such as pollen and small water bugs are too small to be caught in the net. These will eventually filter out of the pool on their own via the skimmer system.

Debris Baskets

We will empty the debris baskets for the pumps and skimmers (where applicable) and remove debris from the skimmer gutter (where applicable).

Vacuum Pool

We will vacuum the pool at least once per week. More frequent vacuuming may be done if needed, at Contractor's discretion.

Brush Pool

We will brush the pool as needed, as determined by Contractor.

Filter Cleaning

We will clean the filters (cartridge, sand, or DE) at least once every other week. Cleaning the filters more often may be needed and will be done at Contractor's discretion.

Equipment Inspection

We will perform a general inspection of the pool equipment on each visit to confirm the equipment is working properly. An estimate for necessary repairs will be sent to Customer via email, as applicable.

Automatic Repairs

We will automatically repair certain issues that are low cost (generally less than \$100.00), present a major safety issue, or are needed for the proper operation of the pool and equipment. Such issues include, but are not limited to: repair chemical feeder pumps (proper operation for chemical balance and health/safety), replace broken skimmer grates (low cost/safety) or floor return grates (safety), and replace broken debris baskets (low cost/proper operation). Customer agrees to pay for all necessary automatic repairs.

Cancellation Policy

This Contract may be terminated at any time by either party by providing at least a 30-day written notice to the other party. The effective termination date shall be specified in the notice, shall be at least 30 days after such notice is received by the other party, and must be the last day of the month. Notice may be provided via e-mail or certified mail. Customer shall

promptly pay Contractor for all services performed up to the effective termination date. Failure to provide Contractor at least 30-day written notice can result in Customer being charged for service after the proposed termination date. Customer agrees to pay all charges incurred up to the effective termination date.

Vendor Compliance Programs

If either the Customer or the Location requires being a member of a vendor compliance program (such as RealPage, VIVE, VendorSmart, etc.), this must be disclosed prior to approval of the Contract so an amended contract can be drafted. Failure to disclose prior to accepting the Contract will result in an additional fee being added to the monthly service fee. Customer and Location agrees to pay this additional fee if such disclosure is not made. In the event Location changes Customer during the course of the contract and the new Customer requires a compliance program, the monthly service rate will be adjusted to include the additional fee.

Service Invoicing and Payment Terms

Invoices for service will be sent to Customer on the first business day of the month for that month of service. The payment term will be Net30. This payment term shall supersede any documentation provided by Customer with a different payment term. Customer shall pay each invoice within 30 days of receiving the invoice.

Inclement Weather

In the event of inclement weather, such as heavy rain, high winds, or lightning, we may postpone service or only perform partial service due to safety concerns. Partial service may include adding chemicals, brushing the tiles, and skimming the pool. Contractor will determine, in Contractor's sole and absolute discretion, the services performed based on the nature of the weather event.

Tropical Storms/Hurricanes

We will close operations during the duration of tropical storms and hurricanes. We will restart services as soon as reasonably possible after the weather event. Cleanup may take several days depending on the severity of the storm. We will invoice Customer for the cost of cleanup required beyond our normal service, which includes the time it takes to clean the pool and the chemicals needed to rebalance the water. On-site personnel at the Location can help reduce the cost of cleanup by removing debris from the pool before we arrive.

Additional, Non-service Cleaning

Cleanup of the pool from severe weather (hurricane's, tropical storms, severe storms, excessively high winds, etc), or from issues not related to regular pool operation (tree trimming, deck cleaning/repairs, etc that causes debris in the pool) may incur additional cleanup charges. We will perform this cleaning automatically and Customer will be invoiced at our discretion. Customer agrees to pay any invoice received from Contractor for such cleanup services. If Customer does not want additional cleanup services provided, Customer must provide Contractor with written notice of such decision in a timely manner.

Indemnification

Customer agrees to fully indemnify and hold harmless Contractor and its affiliates and subsidiaries and their respective officers, directors, managers, members, shareholders, agents and employees from and against any and all claims of any person or entity for injury, death, or damages that may arise at the Location that were not directly caused by any negligence, intentional acts, or omissions by Contractor or its officers, directors, managers, members, shareholders, agents and employees.

Legal

In the event of a dispute concerning the terms of this Contract, or any dispute that arises between the Customer and Contractor related to the services provided by Contractor to Customer: (i) jurisdiction and venue shall lie solely and exclusively in Manatee County, Florida; and (ii) the prevailing party to any legal proceeding concern any such disputes shall be entitled to an award of attorneys' fees and costs against the other party.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Monthly Commercial Pool Service	1.00	\$620.00	\$620.00

SUB-TOTAL \$620.00

TOTAL \$620.00

CUSTOMER AUTHORIZATION

I hereby authorize Contractor to enter Location property and perform pool service on my behalf. I agree to hold harmless Contractor for any damage to my property that occurs during the course of routine pool service. I have read and agree to the Contractor's Terms of Service, which are listed above.

*If hand signing the contract, all pages of the contract must be include in the scanned file when emailed back. The contract is not considered valid unless all pages are included in one document.

Sign here Date

Tab 4



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

> ESTIMATE 179656511

Job: 179371969

Jun 17, 2025

JOB ADDRESS

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

ESTIMATE DETAILS

North Vac Line Wall Fitting Replacement:

The repair technician reported that the wall fitting to the north vacuum line is cracked and needs replaced. We tried the expandable plug that didn't work. The only option now is to replace the wall fitting to the vacuum line. The pool will need to be lowered below the vacuum line for this repair.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Service Call & Labor - Includes up to one hour of on-site work, with additional time billed in 15-minute increments.	6.00	\$125.00	\$750,00

Materials

MAIENIAL DE	ESCRIPTION	QUANTITY	PRICE	TOTAL
1 Mis	sc Items	1,00	\$25.00	\$25.00

SUB-TOTAL \$775.00

TOTAL \$775.00

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES OR AN INVOICE, DO NOT MAKE A PAYMENT. The summary above is furnished by Pools by Lowell, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be

required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here	Mil	. O V	- M	n Lit
	/A			

Date

8-13-25



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

> ESTIMATE 181647494

Job: 181505395

ESTIMATE DATE Aug 09, 2025

JOB ADDRESS

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

ESTIMATE DETAILS

Black Dot Dive Needed (Single Estimate):

The service manager reported that the pool needs to be dived to remove black dot algae.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Dive pool for black dot algae, less than 50,000 gallons	1.00	\$150.00	\$150.00
		SUB-TOTAL		\$150.00
		TOTAL		\$150.00

CUSTOMER AUTHORIZATION

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Sign here Mulul V. Mall

Date

8/13/2025



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

> ESTIMATE 181648392

Job: 181505395

Aug 09, 2025

JOB ADDRESS

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

ESTIMATE DETAILS

Spa Probes Needed (Single Estimate):

The service manager reported that the pH probe will not calibrate down and the ORP probe is jumping wildly. Both probes to the spa's chemical automation system need replaced.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Service Call & Labor - Includes up to one hour of on-site work, with additional time billed in 15-minute increments.	1.00	\$125.00	\$125.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	PRICE	TOTAL
1	CAT Controller Pro ORP Sensor Probe	1.00	\$448.48	\$448.48
2	CAT Controller Pro PH Sensor Probe	1.00	\$448.48	\$448.48

SUB-TOTAL \$1,021.96

TOTAL \$1,021.96

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES OR AN INVOICE. DO NOT MAKE A PAYMENT. The summary above is furnished by Pools by Lowell, Inc. as a good faith estimate of work to be performed at the location described above and is

based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here Mulul V. Malel

Date 8-13- 2025

Tab 5



5824 Bee Ridge Road, 165 Sarasota, FL 34233 www.bloomingslandscape.com Phone:941-927-9765 Fax:941-929-9356 servicerequest@bloomingslandscape.com

Customer

Harborage CDD Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614 813-933-5571

Service Location

Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Qty	Name	Description	Amount
8 8 12 6	5 Plant - 3 gallon	Petra crotons	\$175.00
	8 Plant - 3 gallon	Variegated arboricola	\$280.00
	8 Plant - 3 gallon	Yellow Dwarf Ixora	\$280.00
	12 Mulch - Yard	Pine bark	\$900.00
	6 Plant - 3 gallon	Ti-plants	\$210.00
	8 Labor - Landscape	Labor - Landscape	\$440.00
		Subtotal	\$2,285.00
		Tax	\$0.00
		Total	\$2,285.00

Notes

Pool/clubhouse. This estimate is for the area around the pool/clubhouse.

As your entering the parking lot to the right in that landscape bed where some dead bushes were removed, plant the 6 tiplants.

Cleaning up all bed around pool, removing dead crotons, right of entrance of pool in front and replacing them with new ones. Removing the lilys on the right side of the pool and planting new variegated arboricola.

Removing all the brush and vines on the left side of the pool and planting dwarf ixoras.

Generally cleaning up and detailing all landscape beds and installing pine bark mulch to all the landscape beds.

Terms

Due on receipt

The estimate is valid for 30 days. All new plant materials Date shall carry a 90-day warranty. Exclusions such as but not limited to Acts of God, pre-existing conditions, and irrigation system failure. By accepting the terms of this estimate, Bloomings Landscape will perform the services as described in this document. Any additional work not



5824 Bee Ridge Road, 165 Sarasota, FL 34233 www.bloomingslandscape.com Phone:941-927-9765 Fax:941-929-9356 servicerequest@bloomingslandscape.com

Customer

Harborage CDD Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614 813-933-5571

Service Location

Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Item(s)				6# 17
Qty	Name	Description		Amount
	1350 Sod - Sq ft	St. Augustine		\$3,712.50
			Subtotal	\$3,712.50
			Tax	\$0.00
			Total	\$3,712.50

Notes

Both sides of new sidewalk and easement by road in same area.

Right side of pool/clubhouse toward walking trail. For installing new st. augustine sod on both sides of the new sidewalk and the easement between sidewalk and road in the same area.

Irrigation does need to be reinstalled on either side of the sidewalk. It was capped but broken in many places when sidewalk was installed on top of it.

new irrigation will be time and material. The irrigation would be roughly around 1 day of work and be between \$1000-\$1500. If you choose to do the sod i will get the exact number on the irrigation with the irrigation tech.

If you choose not to get new sod, then I don't think new irrigation is necessary.

Terms

Due on receipt

The estimate is valid for 30 days. All new plant materials Date shall carry a 90-day warranty. Exclusions such as but not limited to Acts of God, pre-existing conditions, and irrigation system failure. By accepting the terms of this estimate, Bloomings Landscape will perform the services as described in this document. Any additional work not covered in this estimate will incur additional charges.

Signature

Tab 6



SERVICES AGREEMENT

PROPERTY NAME: Harbourage at Braden River CDD (Lake & Wetland)
CUSTOMER NAME: Harbourage at Braden River CDD (Lake & Wetland)

SERVICE DESCRIPTION: Removal of Bulrush from pond 4 at Harborage at Braden River CDD

EFFECTIVE DATE: July 31, 2025 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 "Effective 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.
- PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) 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 pay 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 reimburse 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 written 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 expire upon completion of the Services required by Customer specified in Schedule A.

2025 Vegetation Removal Services Agreement Harbourage at Braden River CDD (9014) - EB Page 2 of 7



6. <u>TERMINATION.</u> In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

RESERVED.

- 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 RECOMMENDATIONS 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 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, government 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.

2025 Vegetation Removal Services Agreement Harbourage at Braden River CDD (9014) - EB Page 3 of 7



- 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 right 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 gasoline.
- 14. <u>ANTI-CORRUPTION AND BRIBERY</u>. 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. <u>GOVERNING LAW</u>. 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.
- 17. 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"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("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 provided 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. Venue 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.

2025 Vegetation Removal Services Agreement Harbourage at Braden River CDD (9014) - EB Page 4 of 7



- 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 block. 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.
- 20. 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 irrigation 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 may 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 performed. 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.
- 22. <u>ENTIRE AGREEMENT</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.
- SEVERABILITY. 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.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

2025 Vegetation Removal Services Agreement Harbourage at Braden River CDD (9014) - EB Page 5 of 7



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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

HARBOURAGE AT BRADEN RIVER CDD (LAKE & WETLAND)

Signature: Cory Fye

Printed Name: Cory Fye

Title: Senior Director

Date: 08/27/2025

Please Remit All Payments to:

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

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451 Michael V. Malik
Signature: Michael V. Malik (Aug 27, 2025 13:02:04 EDT)

Printed Name: Michael V. Malik

Chairman, CDD Board of Supervisors

Date: 08/27/2025

Customer's Address for Notice Purposes:

3434 Colwell Ave, Unit 200 Tampa, FL 33614

2025 Vegetation Removal Services Agreement Harbourage at Braden River CDD (9014) - EB Page 6 of 7



SCHEDULE A - SCOPE OF SERVICES

Project Summary:

1. Company will remove all Remove Bulrush from the northeast corner of pond 4

Specifications:

- 1. Company will mobilize equipment and crew to the site.
- Company will haul off and dispose of sediment, vegetation and debris removed from the facility's ponding area.

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 Vegetation Removal Services Agreement Harbourage at Braden River CDD (9014) - EB Page 7 of 7



SCHEDULE B - PRICING SCHEDULE

Total Price: \$1,846.15 Price is valid for 60 days from the Effective Date (deposit not required - 100% due upon completion)

Tab 7



2550 US HWY 17 South Wauchula, FL 33873

(863) 781-2277 ph

(941) 776-0857 fax

DDODOGAL CLIDMITTED TO	PHONE		DATE	
PROPOSAL SUBMITTED TO The Harbourage	PHONE		4/30/2025	
STREET STREET	JOB NAME		-13012023	
STREET	Butterfly MX	Fauinment		
CITY, STATE, ZIP CODE	JOB LOCATIONS	Equipment		
CITT, STATE, ZIF GODE	Drive Gates			
ARCHITECT			JOB PHONE	
CJK	DATE OF PLANS		JOB PHONE	
	L QTY	PRICE		I ΓΟΤΑL
We hereby submit specifications and materials for:	QII	FRICE		IOTAL
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 abo	ve specifications, f	or the sum of	
Payment to be made as follows: 50% Deposit upon acceptance. Paid	-			
Due to the world CoVid 19 Shutdown, The US manufacturing has			expected to co	ntinue 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	n in panning your sc BILLING ADDRESS:	neaule.		
workmanlike manner according to standard practices. Any alteration or				
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 ma	ay be withdrawn by u	s if not accepted wit	thin 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 the work as specified. Payment will be made as outlined above.	Signature			
and not ac opening a symbol mass made as common ascis.	Printed Name			
	Date of Acceptance			
••	Desired Start Date:		<u> </u>	



2550 US HWY 17 South Wauchula, FL 33873

(863) 781-2277 ph

(941) 776-0857 fax

PROPOSAL SUBMITTED TO	<u>PHONE</u>		<u>DATE</u>	
The Harbourage			4/30/2025	
<u>STREET</u>	JOB NAME			
	Annual Subsci	ription		
CITY, STATE, ZIP CODE	JOB LOCATIONS			
	Drive Gates			
<u>ARCHITECT</u>	DATE OF PLANS		JOB PHONE	
СЈК				
We hereby submit specifications and materials for:	QTY	PRICE	TC	DTAL
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 in	a accordance with above	ve specifications t		\$10,400.00
WC 1 10p03C Tieleby to furnish material and labor complete if	raccordance with abo	ve specifications, i	or the sum of	
Payment to be made as follows: 50% Deposit upon acceptance. Paie	d in full upon comp	oletion.		
Due to the world CoVid 19 Shutdown, The US manufacturing has	-		l expected to conti	nue for several
months. Please allow ample time between contract and installation	on in panning your sc			
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or	BILLING ADDRESS:			
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 may be withdrawn by us if not accepted within 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 Desired Start Date:		_	



ACCESS

QUOTE

Number Date AAAQ3094 May 21, 2025 5265 University Pkwy Unit 101-175 Univeristy Park, Fl 34201 941.705.9782

Salla De

The Harbourage at Braden River Co c/o Rizzetta & Company 5705 Key West Place Bradenton, Florida 34203 Bull To

The Harbourage at Braden River c/o Rizzetta & Company 5705 Key West Place Bradenton, Florida 34203 Vinne Salac Man.

Paul Savage 9417059782 paul@universalacc.com

Phone Fax

Phone Fax

Here is the quote you requested.

Transports

E (a). Principles

Ship Via

Tekwave All box and Visitor Management Systems-ALLBOX - ENTRY SYSTEM \$23,176.92

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

01)	Distriction	(0)(1:0)(0)	[5]] [8] [BB]
	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
		Tax	\$0.00
		Shipping	\$0.00

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOUR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH 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

o accept this quote please sign and return:		
	Signature	Date
Thank you for your husiness!		

Tab 8



Quarterly Compliance Audit Report

Harbourage at Braden River

Date: July 2025 - 2nd Quarter **Prepared for:** Matthew Huber

Developer: Rizzetta **Insurance agency:**



Preparer:

Susan Morgan - SchoolStatus Compliance
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter</u> 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. <u>189.069</u>, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the <u>WCAG 2.1</u> levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* NOTE: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. PDF remediation and ongoing auditing is critical to maintaining compliance.



Accessibility Grading Criteria

Passed	Description
Passed	Website errors* O WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

^{*}Errors represent less than 5% of the page count are considered passing

^{**}Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements Result: PASSED

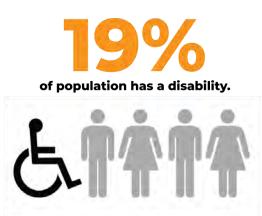
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: http://webaim.org/techniques/skipnav

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Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: http://webaim.org/techniques/tables/data



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: http://webaim.org/techniques/captions



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: http://webaim.org/techniques/forms



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (eg., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 9

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: RIZZETTA & COMPANY, INC.

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District Manager")

AND: HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District," and together with District Manager,

the "Parties.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "Contract") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in Exhibit A to this Contract.
 - A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:
 - i. Management services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
 - ii. Administrative services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



- iii. Accounting - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. Financial & Revenue Collection services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- Website Management services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.
- **B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.
- II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:
 - Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
 - Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
 - Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
 - Electronic communications/e-blasts;
 - Special requests;



- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in Exhibit B to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in Exhibit B. For purposes of the District



Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

 Standard On-Going Services. Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in Exhibit B.



- ii. Additional Services. Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. Litigation Support Services. Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. Out-of-Pocket expenses. Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

X. RESPONSIBILITIES.

- A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- XI. TERMINATION. This Contract may be terminated as follows:



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- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- **C.** By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- **B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- **E.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- **F.** The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.

Rizzetta & Company

G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable,



responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- **B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto



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- as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with Exhibit A, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as Exhibit D; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall 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 Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT info@rizzetta.com, OR BY REGULAR



MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

XVIII. NOTICES. All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Harbourage at Braden River Community

Development District

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

With a copy to: Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE. This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS. This instrument, together with accompanying Exhibits A, B, C and D, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and Exhibits A, B, C, and D, this instrument shall control.



- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION. The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (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 a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, 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 five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- **XXVI. COUNTERPARTS.** This Contract 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.
- XXVII. 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 shall 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

Rizzetta & Company

- 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 shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. 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 shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

Rizzetta & Company

CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.	
BY:	Will A Know
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	August 18, 2025
HARBOURAGE AT BRADEN R	RIVER COMMUNITY DEVELOPMENT DISTRICT
BY:	
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	
ATTEST:	
	Vice Chairman/Assistant Secretary Board of Supervisors
	Print Name

Exhibit A – Scope of Services

Exhibit B – Schedule of Fees

Exhibit C - Municipal Advisor Disclaimer

Exhibit D – Public Records Request Policy

Exhibit E - Human Trafficking Affidavit



EXHIBIT A

Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

- 15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
- 16. Provide for submitting the regular meeting schedule of the Board to County.
- 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
- Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
- File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
- Provide for public records announcement and file document of registered voter data each June.
- 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
- 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
- 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
- 24. Provide for instruction to Landowners on the Election Process and forms, etc.
- 25. Respond to Bond Holders Requests for Information.
- 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



- Prepare all supporting accounting reports and documents as requested by the auditors
- d) Respond to auditor questions
- e) Review and edit draft report
- f) Prepare year-end adjusting journal entries as required
- Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
- 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- Maintain checking accounts with qualified public depository including:
 - Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

- Assist in selection of vendors as needed for services, goods, supplies, materials.
 Obtain pricing proposals as needed and in accordance with District rules and state law
- 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
- 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

- 1. Prepare and follow risk management policies and procedures.
- Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
- 4. Review insurance policies and coverage amounts of District vendors.
- 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
- 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

- Provide payoff information and pre-payment amounts as requested by property owners.
- Monitor, collect and maintain records of prepayment of assessments.



CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

- Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
- 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

- Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
- Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
- 3. Verify assessments on platted lots, commercial properties or other assessable lands.
- Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
- 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

- 1. Maintain and update current list of owners of property not assessed via the tax roll.
- Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
- 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

- Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
- 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

 Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- The primary contact information for the special district for purposes of communication from the department.
- A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- The budget of the special district and any amendments thereto in accordance with s. 189.016.
- Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;



2. True-Up Analysis;

- a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

- 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.
- Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests Refer to Exhibit D of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



CONTRACT FOR PROFESSIONAL DISTRICT MANAGMENTSERVICES HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT BSchedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,696.50	\$20,358
Administrative:	\$360.92	\$4,331
Accounting:	\$1,545.67	\$18,548
Financial & Revenue Collections: Assessment Roll ⁽¹⁾	\$334.17	\$4,010 \$5,569
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$4,047.25	\$54,136

⁽¹⁾ Assessment Roll is to paid in one lump-sum upon completion.



ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		1 12 5 2 2 1
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six - Ten Lots	Per Occurrence	\$ 300
Eleven - Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE: HOURLY	
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



EXHIBIT CMunicipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

- 1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
- 2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
- 3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
- 4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
- 5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the

Rizzetta & Company

Agreement.

- 6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
- 7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

- After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
- 2. Records are only required to be produced in the format(s) in which they exist.
- 3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
- 4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule
- 5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
- 6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "Affiant"):

- Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
- 2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
- Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
- 4. Company intends to execute, renew, or extend a contract between Company and the Harbourage at Braden River Community Development District ("CDD").
- 5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on August

Notary Public Signature

SCOTT A. BRIZENDINE
Commission # HH 620801

Expires January 25, 2029

Notary Stamp



Tab 10

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**, **July 30**, **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 **District Engineer, Schappacher Engineering**

Tony Gipe Operations Manager: RASI Mike Rhodes 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

Audience comments were heard on trails, Community improvements and a gathering of residents. Mr. Malik advised to reach out to the HOA to schedule something.

A resident inquired about fencing on Natalie Way. Mr. Gipe stated that fencing is still about two weeks out.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Webster was present via phone but had no updates, and the Board had no questions.

B. District Engineer

Mr. Schappacher was present. There was an update given on the drainage project and storm system dispute. The upper elevation units were sealed, and he hopes the project is completed by August 15, 2025.

The pothole near the Manatee County sewer cover, Mr. Schappacher advised to call 311 to have the repair made.

The fishing pier proposal was obtained from Abbott's Construction Services, Inc. for \$4500.00 to extend the approach.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved Abbott's Construction Services, Inc. proposal for \$4500.00 to repair the fishing pier, for the Harbourage at Braden River CDD.

C. Aquatic Maintenance Report

1. Presentation of Solitude Waterway Inspection Report

Mr. Rhodes introduced himself to the Board as the new contact for Solitude. Pond 4 was discussed due to its lack of aesthetics.

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

Mr. Gipe presented the report and updated the Board on pest control and fertilization done throughout the area for routine maintenance.

E. Clubhouse Manager

1. Presentation of Operations & Maintenance Report for May and June 2025 Mr. Gipe provided updates to the Board and reviewed the management report. An air conditioning unit is out in the Amenity Center and a proposal was presented by Elite Heating and Air to replace it. The other current unit cannot keep up with cooling.

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved Elite Heating and Air proposal for \$15,124.00 to convert to 5-ton with a twelve year warranty including parts and labor, for the Harbourage at Braden River CDD.

2. Discussion of Irrigation System Status

3. Consideration of Restriping Proposal

This work is to be performed by October.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the PLS proposal for \$4,389.00 for restriping, for the Harbourage at Braden River CDD.

4. Ratification of Hoover Replacement of Irrigation Pump

On a motion from Mr. Malik, seconded by Mr. Glentzer, the Board unanimously approved the \$8,590.31 Hoover Proposal for irrigation pump, for the Harbourage at Braden River CDD.

5. Ratification of Hoover – System Cooling Fan

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously ratified the Hoover proposal for \$1,734.38 for system cooling fan, for the Harbourage at Braden River CDD.

6. Ratification of Clean Cut Tree Services #7153

This proposal replaces the Live Oak at the corner of Island Drive, Southernmost lane.

On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously ratified the Clean Cut Tree Service #7153 for \$550.00, for the Harbourage at Braden River CDD.

7. Ratification of Commercial Fitness Proposal 593

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously ratified the Commercial Fitness Proposal 593 for \$216.00, for the Harbourage at Braden River CDD.

F. District Manager

Ms. DeLuna announced the next meeting will take place on Wednesday, September 10, 2025, at 1:00 p.m.

Ms. DeLuna asked for a motion for District Management to work outside of a meeting with the Chair for insurance renewal.

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously approved District Management to work outside of a meeting with the Chair for District insurance renewal, for the Harbourage at Braden River CDD.

Ms. DeLuna asked if anyone is aware of someone having interest in filling the vacant Board seat, the District is receiving resumes that will be reviewed at the September meeting.

1. Consideration of 2024-2025 Goals and Objectives

Ms. DeLuna stated that this will be reviewed at the next meeting.

122 FOURTH ORDER OF BUSINESS

Business Items

123124

A. Consideration of Resumes to Fill Vacant Board Seat

125 126

127

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.

128 129 130

B. Presentation of Fiscal Year 2025-2026 Proposed Budget

The board reviewed the Fiscal Year 2025-2026 Proposed Budget.

131 132

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.

133 134

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

135 136

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.

137 138

FIFTH ORDER OF BUSINESS

Business Administration

139 140

A. Ratification of Gust Well & Pump Services Agreement

141

On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously ratified the Gust Well & Pump Services Agreement in the amount of \$10,285.00, for the Harbourage at Braden River CDD.

142143

B. Ratification of Solitude Services Molluscicide Agreement

144

On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously approved Solitude Services molluscicide quarterly agreement, for the Harbourage at Braden River CDD.

145 146

C. Ratification of Solitude Aquatic Services Agreement

147

On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously approved the Solitude Aquatic Services Agreement, as presented, for the Harbourage at Braden River CDD.

148 149

D. Discussion of Entry Gates Vendor

150 151 152 The Board reviewed all proposals from the entry gate vendors, Universal and Gate Pro. A 30-day notice and termination date would need to be given to Envera pending an install date.

On a motion from Mr. Glentzer, seconded by Ms. Landers, the Board unanimously approved for Staff and Chair to engage with the company Universal for contract and timeline, for the Harbourage at Braden River CDD.

154 155

E. Discussion of Updated Clubhouse Private Event Rental Rules

156157

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously approved setting the public hearing for rental rules for September 10, 2025, for the Harbourage at Braden River CDD.

158159

F. Public Hearing on Fiscal Year 2025-2026 Final Budget

160

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved to open the public hearing on Fiscal Year 2025-2026 Final Budget, for the Harbourage at Braden River CDD.

161 162

A resident quoted miscellaneous contingency itemized by insurance upgrades to the Community. The Board provided upgrade feedback on remodel ideas.

163 164

On a motion from Mr. Malik, seconded by Mr. Glentzer, the Board unanimously agreed to close the public hearing on Fiscal Year 2025-2026 Final Budget, for the Harbourage at Braden River CDD.

165 166

1. Consideration of Resolution 2025-05, Adopting Fiscal Year 2025-2026 Final Budget

167 168

On a motion from Mr. Glentzer, seconded by Ms. Landers, the Board unanimously approved Resolution 2025-05, Adopting Fiscal Year 2025-2026 Final Budget, for the Harbourage at Braden River CDD.

169 170

G. Public hearing on Fiscal Year 2025-2026 Assessments

171

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved to open the public hearing on Fiscal Year 2025-2026 assessments, for the Harbourage at Braden River CDD.

172173

There were no public comments.

174

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved to close the public hearing on Fiscal Year 2025-2026 assessments, for the Harbourage at Braden River CDD.

175176

177 178

179

1. Consideration of Resolution 2025-06, Levying O&M Assessments 181 for Fiscal Year 2025-2026 182 183 On a motion from Ms. Landers, seconded by Mr. Malik, the Board unanimously approved Resolution 2025-06, Levying O&M Assessments for Fiscal Year 2025-2026, for the Harbourage at Braden River CDD. 184 A. Consideration of Resolution 2025-07, Setting the Meeting Schedule for 185 Fiscal Year 2025-2026 186 187 On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously agreed to adopt Resolution 2025-07, Setting the Meeting Schedule for Fiscal Year 2025-2026, for the Harbourage at Braden River CDD. 188 FIFTH ORDER OF BUSINESS **BUSINESS ADMINISTRATION** 189 190 A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held 191 on May 14 and Workshop held on June 11, 2025 192 193 On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously approved the May 14, 2025 regular meeting minutes and June 11, 2025 workshop minutes, for the Harbourage at Braden River CDD. 194 B. Consideration of Operation and Maintenance Expenditures for May, June, and 195 July, 2025 196 197 On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously ratified the Operation and Maintenance Expenditures for April 2025 (\$30,820.02), May 2025 (\$63,175.77) and June 2025 (\$36,725.04) for the Harbourage at Braden River CDD. 198 199 C. Review of Financial Statements for April, May, and June 2025 Ms. DeLuna reviewed the financial statements. 200 201 On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously accepted the April, May, and June, 2025 financial statements, as presented, for the Harbourage at Braden River CDD. 202 SIXTH ORDER OF BUSINESS **Supervisor Requests** 203 204 205 There were no Supervisor requests. 206 207 208 209 210 211 212

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT July 30, 2025, Minutes of Meeting Page 7

SEVENTH ORDER OF BUSINESS On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously adjourned the CDD Board meeting at 2:14 p.m., for the Harbourage at Braden River CDD. Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 11

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 July 2025 For Board Approval

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

The total items being presented:	\$50,441.20
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Harbourage at Braden River Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	300169	2025-01033	Irrigation Repair 07/25	\$345.00
Bloomings Landscape & Turf Management, Inc.	300180	2025-00984	Landscape Maintenance 07/25	\$5,995.00
Bloomings Landscape & Turf Management, Inc.	300184	2025-01070	Irrigation Inspection 07/25	\$41.50
Clean Cut Tree Service, Inc.	300153	2294	Service - Remove broken split branch hanging down towards stop sign 06/25	\$550.00
COMCAST	20250714-1	8535 10 045 0011288 07/25 ACH	5514 Harborage Ave Unit GRD 07/25	\$132.55
COMCAST	20250725-1	8535 10 045 0006759 07/25 ACH	5705 Key West PL RM Rec 07/25	\$432.32
Commercial Fitness Products, Inc.	300190	AC07143	Service Call - for Power Switch on Treadmill 07/25	\$206.00
Dwellwise, LLC DBA	300191	735	Cleaning Services 07/25	\$99.00
Elite Heating & Air, Inc.	300185	3123345	Heating and & Air Repairs 07/25	\$178.00
Florida Department of Revenue	20250718-1	51-8016045527-4 06/25	Sales Tax 06/25	\$22.42
Florida Power & Light Company	20250722-1	FPL Electric Summary 06/25	FPL Electric Summary 06/25	\$1,758.42
Frontier Florida, LLC	300158	941-753-1478- 093004-5 06/25	941-753-1478-093004-5 06/25	\$263.34
Hidden Eyes, LLC DBA	300154	755876	Gate Access Monitoring 07/25	\$4,026.86
Hoover Pumping Systems Corp.	300159	189921	S/OCentrifugal Pump/Motor Replacement 06/25	\$8,590.31

Harbourage at Braden River Community Development District

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

Vendor Name	Check Numbe	r Invoice Number	Invoice Description	Invoice Amount
Hoover Pumping Systems Corp.	300162	189922	Serice Call to replace Exhaust Fan 07/25	\$1,734.38
Main Gate Enterprises, Inc.	300170	36537	Service Call - Visitor Swing Gate Would not open 07/25	\$1,079.30
Main Gate Enterprises, Inc.	300192	36553	Gate Repair 07/25	\$232.30
Manatee County Utilities Department	300155	MCUD Summary 06/25	MCUD Water Summary 06/25	\$560.80
Manatee County Utilities Department	300171	MCUD Summary 07/25	MCUD Water Summary 07/25	\$712.91
Pools by Lowell, Inc.	300181	180127297	Pool Service 07/25	\$590.00
Reynolds Electric, Inc.	300150	062125 A Reynolds	Marina Electrical Repairs 06/25	\$4,535.00
Reynolds Electric, Inc.	300150	062125 Reynolds	Marina Electrical Repairs 06/25	\$4,605.00
Rizzetta & Company, Inc.	300152	INV0000100474	District Management Services 07/25	\$3,570.29
Rizzetta & Company, Inc.	300157	INV0000100581	Amenity Management & Overnight Personnel Reimbursement 07/25	\$2,273.94
Rizzetta & Company, Inc.	300166	INV0000100643	Cell Phone 06/25	\$50.00
Rizzetta & Company, Inc.	300167	INV0000100661	Mass Mailing - Budget Notices 07/25	\$591.41
Rizzetta & Company, Inc.	300168	INV0000100697	Personnel Reimbursement 07/25	\$1,138.35
Ryan Hirschberg	300163	012623 Ryan Hirschberg	Refundable Deposit 07/25	\$250.00

Harbourage at Braden River Community Development District

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Scott & Cyndee Vanderford	300182	070125 Vanderford	Clubhouse Reservation Deposit 07/25	\$100.00
Solitude Lake Management, LLC	300183	PSI180665	Aquatic Maintenance 07/25	\$508.35
Solitude Lake Management, LLC	300183	PSI180755	Fountain Maintenance 07/25 - 09/25	\$201.18
Solitude Lake Management, LLC	300183	PSI180979	Wetland Maintenance 07/2025 - 09/30/2025	\$2,058.28
Straley Robin Vericker	300164	26772	Legal Services 06/25	\$610.00
Suburban Propane, L.P.	300151	1564-563719	Propane Delivery 06/25	\$562.88
Suburban Propane, L.P.	300186	1564-563998	Propane Delivery 07/25	\$646.91
The Observer Group, Inc.	300156	25-00996M	Legal Advertising 06/25	\$341.25
The Observer Group, Inc.	300160	25-01071M	Legal Advertising 07/25	\$78.75
Valley National Bank	20250728-1	Harbourage Valley CC 06/25	Credit Card Expense 06/25	\$734.35
Water Boy Inc.	300161	00549224	Quarterly Delivery July - September 06/25	\$9.00
Water Boy Inc.	300165	24191604	Water Delivery 07/25	<u>\$25.85</u>

\$50,441.20

Report Total



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #

7/14/2025 2025-01033

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
Irrigation Inspection - 07/01			
MPR Nozzle 6" Popup 4" Rotor Maxi-Jet Nozzle Repair Hours: 2 Techs @ 1-1/2 Hours Each	25 2 1 5 3	3.00 15.00 35.00 2.00 65.00	75.00 30.00 35.00 10.00 195.00
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	\$345.00
Payments/Credits	\$0.00
Balance Due	\$345.00

Phone # Fax # E-mail Web Site



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

7/1/2025

2025-00984

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 7/31/2025

Description	Qty	Amount
Month of July Monthly Grounds Maintenance Fee		5,995.00
		RECEIVE D 07/08/2025

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #

7/25/2025 2025-01070

Bill To:

Harbourage at Braden River CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Terms I

Due on receipt

Description	Qty	Rate	Amount
Irrigation Inspection - 07/23			
MPR Nozzle Repair Hours - 1 Technician	3 0.5	3.00 65.00	9.00 32.50

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 RECEIVED	\$41.50
Payments/Credits	\$0.00
Balance Due	\$41.50

Phone # Fax # E-mail Web Site

Clean Cut Tree Service

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



INVOICE

BILL TO

HARBOURAGE AT BRADEN RIVER CDD

RIZETTA & CO

5705 KEY WEST PLACE

BRADENTON, FL 34203

TONY GIPE 941-650-2780

HARBOURAGECDDMANAGER@GMAIL.COM

INVOICE	2294
DATE	06/30/2025
TERMS	NET 10
DUE DATE	07/10/2025

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

BALANCE DUE \$550.00

Hello Harborag Guard House,

Thanks for choosing Comcast Business.



Your bill at a gland for 55 to HARDONAST AVE THE \$4305-0000		
Previous balance		\$132.55
EFT Payment - thank you	Jun 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

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Thanks for paying by Automatic Payment

Your automatic payment on Jul 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 enclase 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 96331870 NO RP 18 20250818 NNNNNNNN 0001730 0008

HARBOURAGE GUARD HOUSE JAMIE CASTRO 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

|լուները||նվուկին|բելիրվորվ||են|իդլին|ինումդ|բգիորվ||

Account number

8535 10 045 0011288

Automatic payment

Jul 09, 2025

Please pay

\$132.55

Electronic payment will be applied Jul 09, 2025



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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:



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



COMCAST BUSINESS

Account Number 8535 10 045 0011288

Billing Date Jun 18, 2025 Services From Jul 01, 2025 to Jul 31, 2025 Page 3 of 3

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

Taxes, fees a	nd other ch	narges		\$1.75
Taxes & governme	nt fees			\$1.75
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		¢1 7E	* 77.74

What's included?



Internet: Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details



\$432.32

Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a gland For 5705 KEY WEST PL RM REC, B		4203-8095
Previous balance		\$432.32
EFT Payment - thank you	Jun 23	-\$432.32
Balance forward		\$0.00
Regular monthly charges	Page 3	\$411.35
Taxes, fees and other charges	Page 3	\$20.97
New charges		\$432.32

Thanks for paying by Automatic Payment

Your automatic payment on Jul 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?

Amount due

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

1401 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 Jul 22, 2025

Please pay \$432.32

Electronic payment will be applied Jul 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.

Comcast Business Update: Effective August 12, 2025, Cartoon Network will move from Preferred to Sports & Entertainment.

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.



Commercial Fitness Products

Invoice

5034 N Hiatus Road Sunrise, FL 33351

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

Date	Invoice #
7/14/2025	AC07143

Sold To

Ship To

Harbourage on Braden River CDD 9428 Camden Field Parkway Riverview, FL 33578 cddinvoice@rizzetta.com

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

Rep	Account #	Sales Order N	No.	Ship Date	Purchase Order #	Terms	Due Date	
BD	HAR011	WO#1856		7/14/2025	Verbal	Net 30	8/13/2025	
Qty	Item Cod	Item Code Description			Price Each	Amount		
1 1 1	Service Charge Part Labor Freight	Tread Tech Subt	nician otal	arge Power Switch i installed part listed. hipping		85.00 16.00 85.00 20.00	85.00 186.00	
						R	ECEIVE 07/29/2025	

Thank you for your business!		Total	\$206.00
		Payments/Credits	\$0.00
		Balance Due	\$206.00
www.commfitnessproducts.com		Dalatice Due	\$200.00

Service Receipt #735

Date July 9, 2025

Service receipt to The Harbourage At Braden River CDD

5705 Key WestPlace Bradenton, FL, USA 34203

Booking Details

Booking Summary

Booking Id 735

Date 07/09/2025 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 17/17/2025

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



BILL TO

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Avenue ##200 Tampa, FL 33614 USA

INVOICE 3123345

Jul 28, 2025

JOB ADDRESS

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA **Completed Date:**

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

- Responded to no-cool call; client reported rising indoor temperatures in clubhouse building.
- Performed full system diagnostic and found one of the condenser fan motors/compressors not operational.
- Verified 24V present at contactor and thermostat wires. Attempted to manually jump the system
- Checked refrigerant pressures and found system running low, indicating possible refrigerant loss.
- Technician notes and previous reports indicate high corrosion on the compressor, likely contributing to refrigerant leakage.
- Observed severe corrosion on condenser fan motor mounting point; motor is close to detaching from the grill, creating a safety hazard.
- Both capacitors tested significantly below manufacturer specifications, which can cause improper motor and compressor function.
- Additional concerns:
- Corrosion present inside evaporator coil.
- Biological growth observed inside the air handler, which can negatively impact electrical components and indoor air quality
- . Mention to the operational manager that due to the high corrosion on the compressor and amount of wear and tear, I am noticing on both systems and air handler and due to the age of the system being over 10 years old did also mention the fact both condensers is running off of one air handler that only replacing one of the systems will cause the other one to have future issues and potential money out-of-pocket to continued repair other 10 year-old systemI highly recommend for them to have a consultant come out to quote on a brand new AC set up due to my findings today and cost of repair. One unit cooling as of now only keeping up with temp in the mornings, but not in the afternoon to avoid high humidity inside the clubhouse and cause of biological growth I recommended a consultant to come out which they will be a consultant coming out tomorrow, July 29th 2025 at 9 AM thank you for choosing Elite

TASK	DESCRIPTION	QTY	PRICE	TOTAL
D-FEE	Dispatch Fee: Dispatch Fee	1.00	\$89.00	\$89.00

DESCRIPTION TOTAL

Invoice #3123345 Page 1 of 2

DF-00001	Initial Diagnostic Fee:	\$89.00
	This fee covers the cost of sending a technician to your location, their initial assessment of the	
	issue, and their professional advice.	

POTENTIAL SAVINGS \$0.00

SUB-TOTAL \$178.00

TAX \$0.00

TOTAL DUE \$178.00

BALANCE DUE \$178.00



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

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.

7/28/2025

Sign here

Date 7/28/2025

Invoice #3123345 Page 2 of 2



BILL TO

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Avenue ##200 Tampa, FL 33614 USA

ESTIMATE 129788908

ESTIMATE DATE
Jul 28, 2025

JOB ADDRESS Project: 129779294

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

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
HVS-CHP-ECA- 00016	Add On - Contactor with another repair: We offer a professional solution to replace a faulty or malfunctioning contactor in your HVAC system, ensuring proper control of electrical current flow and reliable operation. Our service includes:	1.00	\$212.00	\$212.00

- Assessment: Our technicians will assess the condition of your HVAC system's contactor and diagnose any issues affecting its functionality
- Contactor Selection: We'll select a compatible contactor that
 matches the specifications and requirements of your HVAC
 system, ensuring proper voltage rating and electrical
 compatibility.
- 3. System Shutdown: We'll safely shut down the system, isolating it from power sources to ensure a safe replacement process.
- 4. Electrical Disconnection: Our skilled technicians will disconnect the electrical wiring connected to the existing contactor, adhering to proper electrical safety protocols.
- 5. Contactor Removal: We'll carefully remove the old contactor, taking precautions to prevent any damage to the wiring or other system components.
- New Contactor Installation: Our experts will professionally install the new contactor, ensuring proper alignment, connection, and secure wiring.
- 7. Electrical Connection: We'll reconnect the electrical wiring to the new contactor, ensuring proper connections and adherence to industry standards.
- 8. Testing and Calibration: After installation, we'll test the system to ensure the new contactor is functioning correctly, and we'll make any necessary adjustments for optimal performance.
- 9. System Startup: Once the replacement is complete, we'll restart

Estimate #129788908 Page 1 of 3

the system, verify proper operation, and make any necessary adjustments for optimal performance.

Trust our reliable service to replace the contactor in your HVAC system, ensuring proper control of electrical current flow and reliable system operation.

Replace Dual Capacitor

We offer a professional solution to replace a faulty or malfunctioning dual capacitor in your HVAC system, ensuring proper functioning of the compressor and fan motors.

1.00

\$808.00

\$808.00

Our service includes:

- Assessment: Our technicians will assess the condition of your HVAC system's dual capacitor and diagnose any issues affecting its functionality.
- Capacitor Selection: We'll select a compatible dual capacitor that matches the specifications and requirements of your HVAC system, ensuring proper capacitance and voltage ratings.
- 3. System Shutdown: We'll safely shut down the system, isolating it from power sources to ensure a safe replacement process.
- 4. Capacitor Discharge: Our skilled technicians will carefully discharge any stored electrical charge from the existing dual capacitor, adhering to proper electrical safety protocols.
- Dual Capacitor Removal: We'll remove the old dual capacitor, taking precautions to prevent any damage to the wiring or other system components.
- New Dual Capacitor Installation: Our experts will professionally install the new dual capacitor, ensuring proper alignment, connection, and secure wiring.
- 7. Electrical Connection: We'll reconnect the electrical wires to the new dual capacitor, ensuring proper connections and adherence to industry standards.
- 8. Testing and Calibration: After installation, we'll test the system to ensure the dual capacitor is functioning correctly, and we'll make any necessary adjustments for optimal performance.
- System Startup: Once the replacement is complete, we'll restart
 the system, verify proper operation of the compressor and fan
 motors, and make any necessary adjustments for optimal
 performance.

Trust our reliable service to replace the dual capacitor in your HVAC system, ensuring proper functioning of the compressor and fan motors, and maintaining the efficient operation of your system.

POTENTIAL SAVINGS \$153.00

SUB-TOTAL \$1,020.00

TAX \$0.00

TOTAL \$1,020.00

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

Sign here	Date

checks, and a financing charge of 1% per month shall be applied for overdue amounts.



BILL TO

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Avenue ##200 Tampa, FL 33614 USA

> **ESTIMATE** 129780226

Project: 129779294

ESTIMATE DATE Jul 28, 2025

JOB ADDRESS

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

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
HVS-GFH-GVP-	Fossil Fuel Leak Search & Solution:	1.00	\$486.00	\$486.00

00010

We offer a professional solution to detect and locate gas leaks in your HVAC system, ensuring the safety and proper operation of your equipment. Our service includes:

- 1. Initial Assessment: Our technicians will conduct an initial assessment to gather information about your HVAC system, identify any potential signs of a gas leak, and understand your concerns.
- 2. Gas Leak Detection Equipment: We'll utilize state-of-the-art gas leak detection equipment, including electronic gas detectors and leak detection solutions, to efficiently and accurately locate gas leaks.
- 3. System Shutdown: We'll safely shut down the HVAC system, isolating it from the gas supply to ensure a safe inspection process.
- 4. Visual Inspection: Our skilled technicians will visually inspect the gas lines, fittings, connections, and equipment for any visible signs of gas leaks, such as corrosion, loose connections, or damaged components.
- 5. Gas Leak Detection: Using sensitive gas leak detection equipment, we'll systematically scan the HVAC system, including gas lines, valves, connectors, and components, to identify any potential gas leaks.
- 6. Gas Leak Repair: If a gas leak is detected, our technicians will determine the appropriate repair or replacement solution to address the issue and restore the integrity of the system.
- 7. System Testing: After any necessary repairs or replacements are completed, we'll conduct a comprehensive system test to ensure that the gas leaks have been effectively resolved and the

Estimate #129780226 Page 1 of 2

- system is functioning properly.
- Safety Instructions and Customer Guidance: We'll provide you
 with essential safety instructions and guidance on gas leak
 prevention, detection, and what to do in case of a gas leak
 emergency.

Trust our reliable service to perform a thorough gas leak search in your HVAC system, ensuring the safety and proper functioning of your equipment. With our expertise, you can have confidence in the integrity of your HVAC system and the protection of your property and occupants.

POTENTIAL SAVINGS \$72.90

SUB-TOTAL \$486.00 **TAX** \$0.00

TOTAL \$486.00

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



BILL TO

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Avenue ##200 Tampa, FL 33614 USA

ESTIMATE 129785460

ESTIMATE DATE Jul 28, 2025

JOB ADDRESS Project: 129779294

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

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
HVS-CHP-ECA- 00029	Condenser Fan Motor (ECM): Ensure your HVAC system operates efficiently with our Condenser Fan Motor (ECM) service. This process includes:	1.00	\$2,284.00	\$2,284.00
	 Inspecting the existing condenser fan motor for any signs of wear or damage. Removing the old motor and preparing the mounting area for the new ECM. Installing the new ECM condenser fan motor, ensuring all connections are secure. Testing the system to confirm proper operation and efficiency. Verifying that the motor speed adjusts correctly for optimal performance. 			
	Thank you for choosing our service to maintain the efficiency of your HVAC system.			

POTENTIAL SAVINGS	\$342.60
SUB-TOTAL	\$2,284.00
TAX	\$0.00

TOTAL \$2,284.00

Thank you for choosing Elite Heating $\&\ {\rm Air}$

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.

Estimate #129785460 Page 1 of 2

Sign here Date



BILL TO

Harbourage at Braden River CDD c/o Rizzetta & Company 3434 Colwell Avenue ##200 Tampa, FL 33614 USA

ESTIMATE 129786863

Project: 129779294

1.00

\$4,375.00

\$4,375.00

ESTIMATE DATE
Jul 28, 2025

JOB ADDRESS

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

SERVICE DESCRIPTION	QTY	PRICE	TOTAL
---------------------	-----	-------	-------

00003

HVS-CHP-CMP- Compressor Replacement 3.5-5 ton:

Our all-encompassing Compressor Replacement Service is designed to bring back the cooling efficiency you need. When you choose this service, you can count on us to not only replace the compressor and starting components but also provide all-new refrigerant (up to 5lbs) and a filter drier.

Here's what you can expect:

- 1. Professional Assessment: Our experienced technicians will thoroughly evaluate the condition of your existing compressor to determine if replacement is the best course of action.
- Compressor Replacement: If replacement is needed, we'll
 expertly remove the old compressor and install a brand-new
 unit, ensuring optimal cooling performance and energy
 efficiency.
- 3. Starting Components Renewal: As part of our service, we'll replace the contactor and capacitor essential components that contribute to the smooth initiation of the compressor.
- 4. Fresh Refrigerant and Filter Drier: We'll provide a refrigerant recharge with all-new refrigerant (up to 5lbs) and a filter drier, ensuring that your system operates efficiently and effectively.
- Rigorous System Testing: After the replacement and refrigerant recharge, we'll conduct thorough tests to ensure that the new compressor, starting components, and refrigerant are functioning flawlessly together.
- Satisfaction Guarantee: Delivering top-notch service and exceeding your expectations are our core values. Our team is dedicated to providing a service that meets your needs and leaves you completely satisfied.

Estimate #129786863 Page 1 of 2

Our Comprehensive Compressor Replacement Service with Starting Components and Fresh Refrigerant guarantees that your HVAC system will regain its cooling power, efficiency, and reliability. With our meticulous approach and attention to detail, you can enjoy a home that's comfortably cool once more.

POTENTIAL SAVINGS \$656.25

SUB-TOTAL \$4,375.00

TAX \$0.00

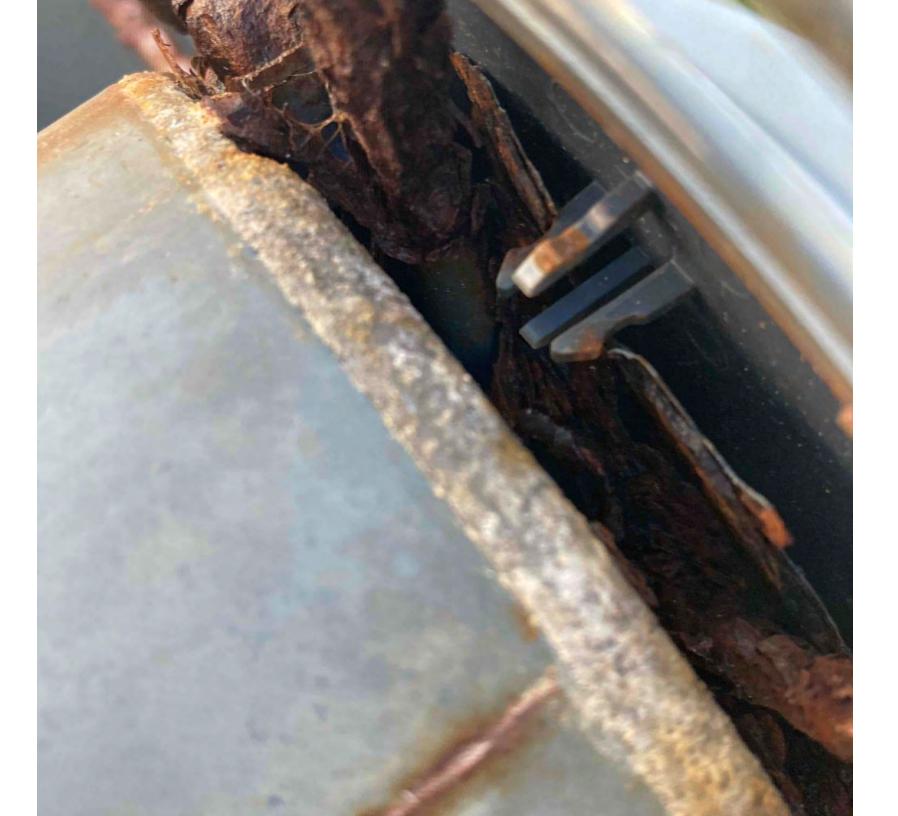
TOTAL \$4,375.00

Thank you for choosing Elite Heating & Air

CUSTOMER AUTHORIZATION

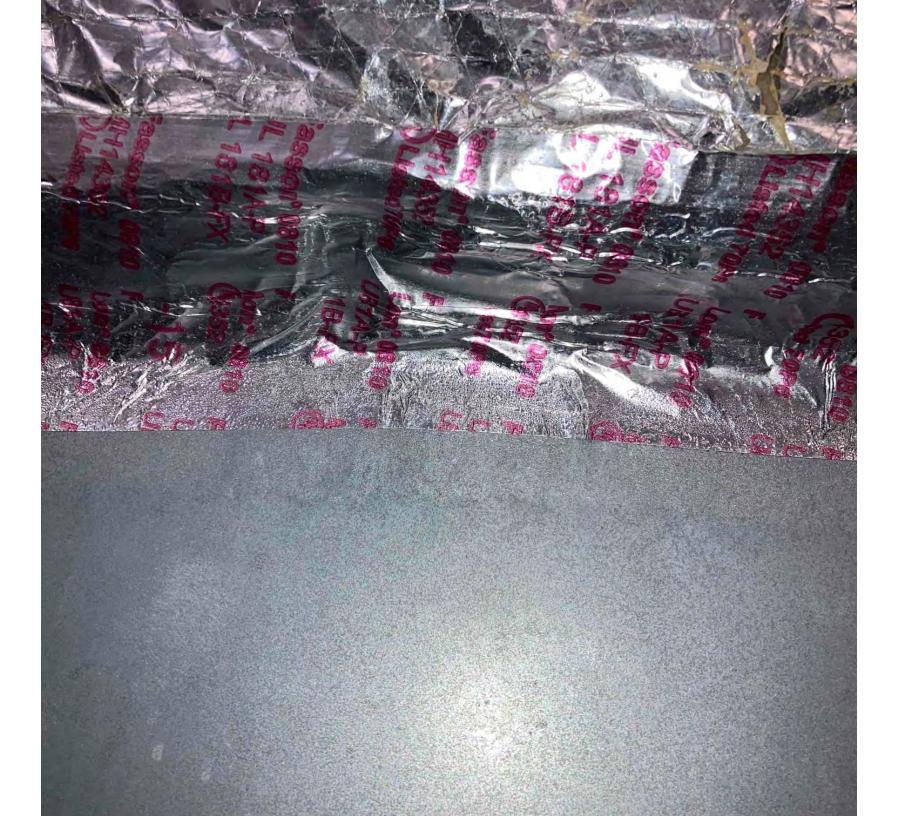
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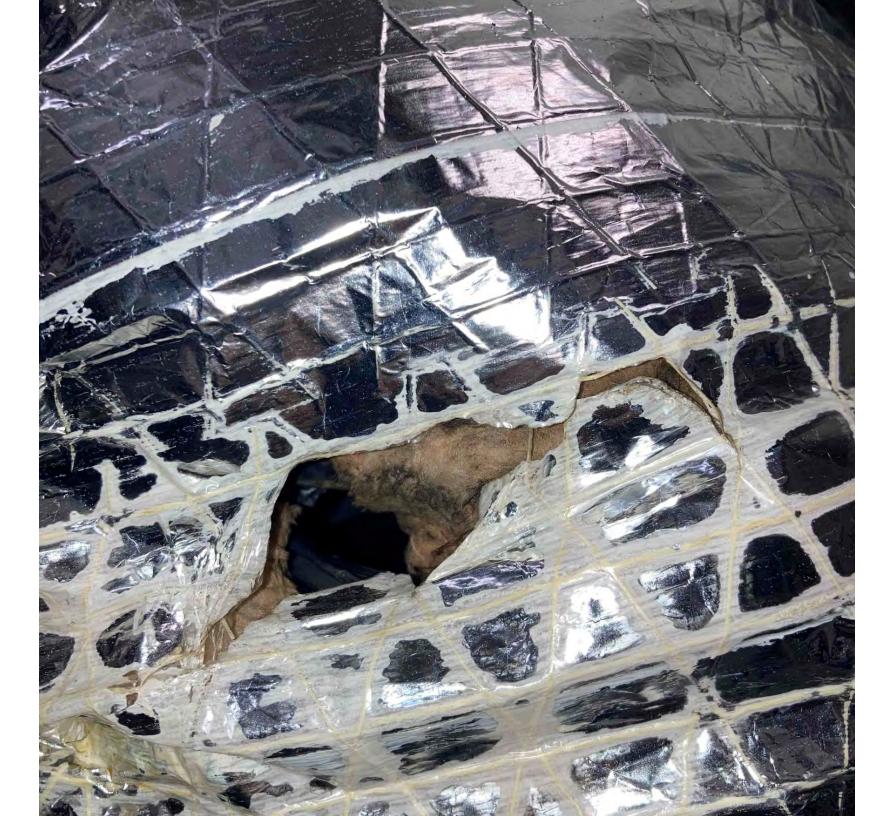
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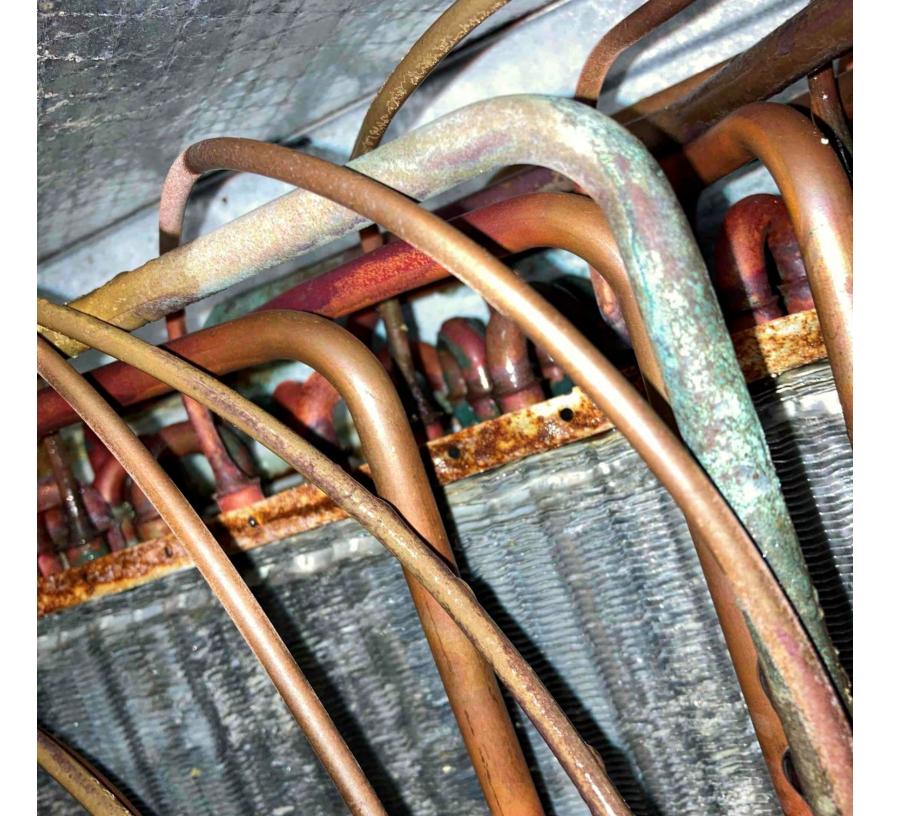






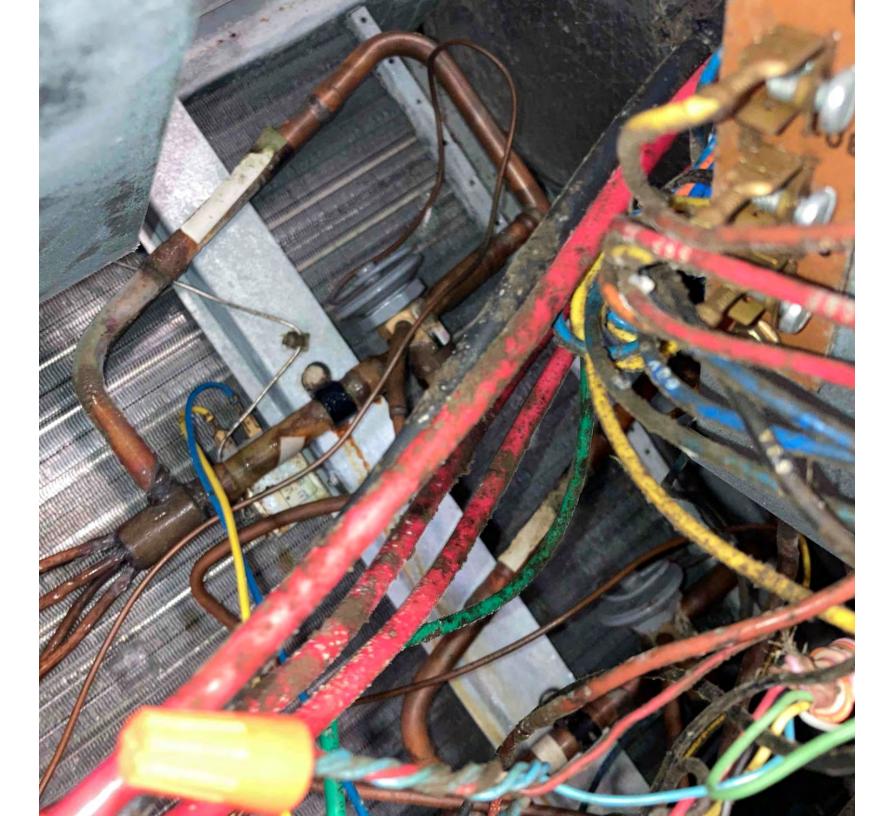




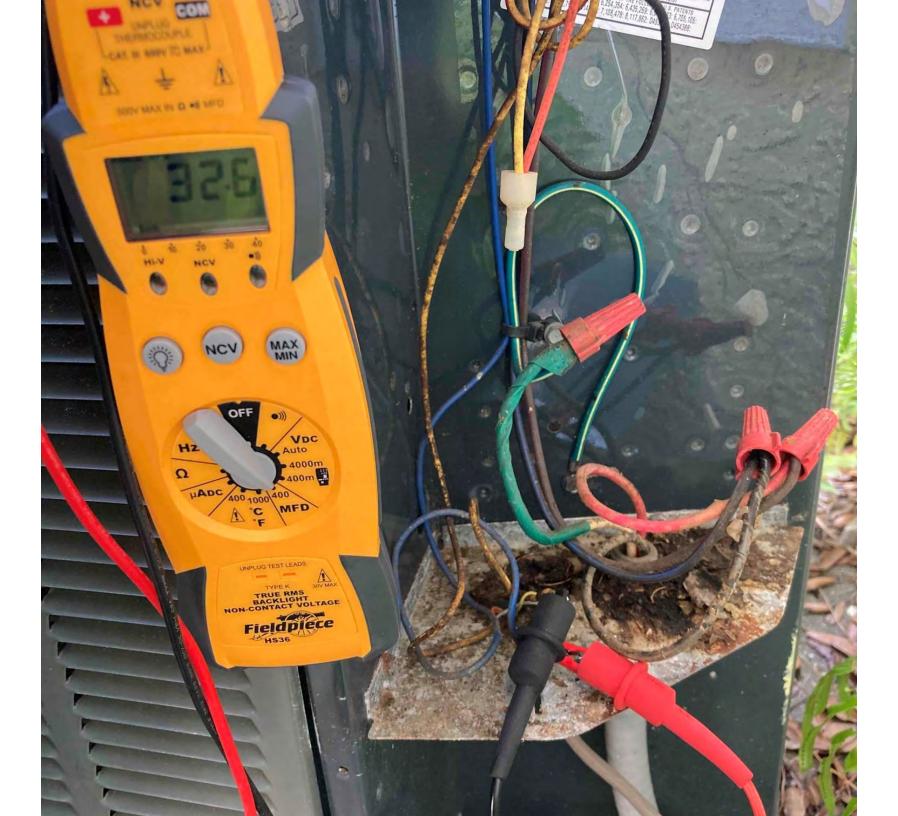








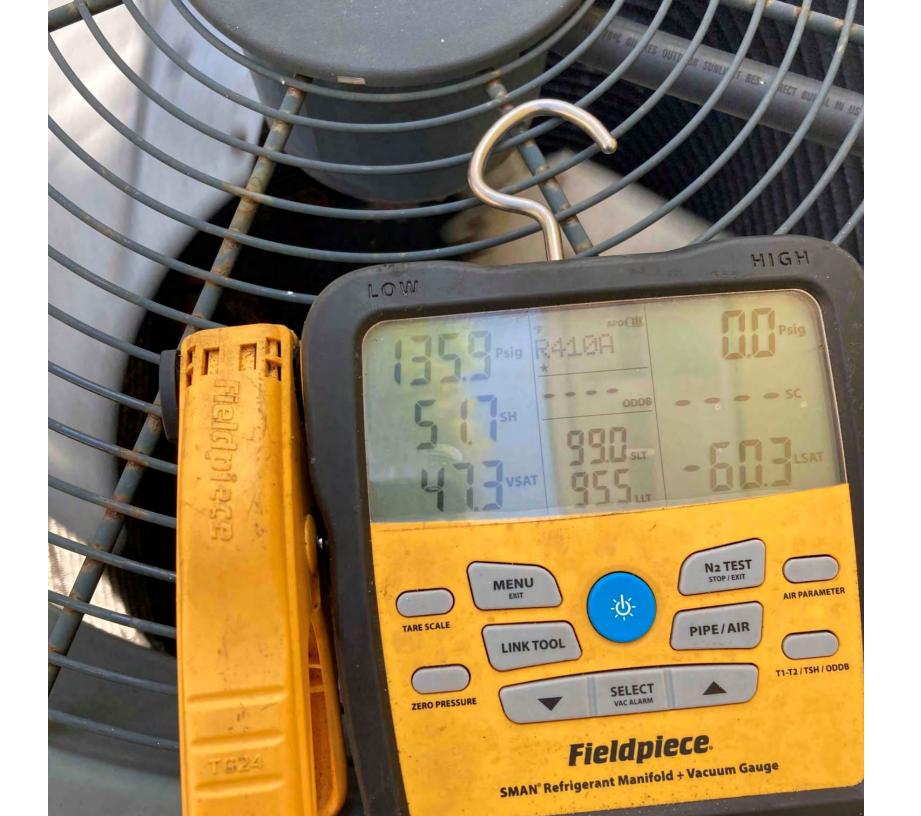


















made electronically.

Sales and Use Tax Return

DR-15 R. 01/15 TC

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**.

	016045527-4 SALES	AND USE TAX RETURN	HD/PIVI Date: /	/ DR-15 R. 01/15
Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
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				
Tourstant Double Dates	Contact Date Contact	Reporting Reriod	5. Total Amount of Tax Due	•
Transient Rental Rate:	Surtax Rate 178		Less Lawful Deductions	
Натроптаде	t Braden River Community	Development District	7. Net Tax Due	
	Park Lane, Suite 115	Development District	8. Less Est Tax Pd / DOR Cr Mem	
City/St Tanana EL 2	•		9. Plus Est Tax Due Current Mont	h .
ZIP Tampa, FL 33	3023		10. Amount Due	
	EPARTMENT OF REVENU	E	-11. Less Gellection Allowance	E-file/E-pay Only
	INESSEE ST	-	12. Plus Penalty	
TALLAHAS	SEE FL 32399-0120		13. Plus Interest	
Due:			14. Amount Due with Return	
Certificate Number: 51-	8016045527-4 SALES /	AND USE TAX RETURN	HD/PM Date: /	/ DR-15 R. 01/15
Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	320 <i>3</i> 3	•		,
B. Taxable Purchases	Include use tax on Internet / out-		320.2	3 320.33
C. Commercial Rentals		of-state untaxed purchases ———>	3 20 .3°	, '
	<u> </u>	of-state untaxed purchases	,	,
D. Transient Rentals		of-state untaxed purchases	,	,
		of-state untaxed purchases		3 320.33
	Surtax Rate: 1%	of-state untaxed purchases	F. Tabel Associated To Due	3 320.33
E. Food & Beverage Vending Transient Rental Rate: Harbourage	Surtax Rate: 1%	Reporting Period Time 2	5. Total Amount of Tax Due	3 320.33
E. Food & Beverage Vending Transient Rental Rate: Name Harbourage	Surtax Rate: 1%	Reporting Period Time 2	5. Total Amount of Tax Due 6. Less Lawful Deductions	3 320.33
E. Food & Beverage Vending Transient Rental Rate: Harbourage dddress 3434 Colw.	Surtax Rate: 1% e at Braden River Communical Ave, Suite 200	Reporting Period Time 2	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due	3 320.33
E. Food & Beverage Vending Transient Rental Rate: Harbourage ddress 3434 Colw.	Surtax Rate: 1% e at Braden River Communical Ave, Suite 200	Reporting Period Time 2	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Mem	3 320.33
E. Food & Beverage Vending Transient Rental Rate: Name Address Gity/St ZIP Tampa, FL	Surtax Rate: 1% e at Braden River Communical Ave, Suite 200 33614	Reporting Period Tone 2 Ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Mem 9. Plus Est Tax Due Current Mont	3 320.33
E. Food & Beverage Vending Transient Rental Rate: Harbourage Address City/st ZIP Tampa, FL FLORIDA D	Surtax Rate: 1% e at Braden River Communi ell Ave, Suite 200	Reporting Period Tone 2 Ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Mem 9. Plus Est Tax Due Current Mont 10. Amount Due	22 . 42 22 . 42 22 . 42 22 . 42
E. Food & Beverage Vending Transient Rental Rate: Harbourage 3434 Colw. Tampa, FL FLORIDA D 5050 W TEI	Surtax Rate: 1% e at Braden River Communicell Ave, Suite 200 33614 EPARTMENT OF REVENU	Reporting Period Tone 2 Ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Mem 9. Plus Est Tax Due Current Mont 10. Amount Due 11. Less Cellection Allowance	22 . 42 22 . 42 22 . 42 22 . 42
E. Food & Beverage Vending Transient Rental Rate: Harbourage 3434 Colw. Tampa, FL FLORIDA D 5050 W TEI TALLAHAS:	Surtax Rate: 1% e at Braden River Communicell Ave, Suite 200 33614 EPARTMENT OF REVENUNICESSEE ST	Reporting Period Tone 2 Ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Mem 9. Plus Est Tax Due Current Mont 10. Amount Due 11. Less Cellection Allowance 12. Plus Penalty	22 . 42 22 . 42 22 . 42 22 . 42
E. Food & Beverage Vending Transient Rental Rate: Harbourage 3434 Colw. Tampa, FL FLORIDA D 5050 W TEI	Surtax Rate: 1% e at Braden River Communicell Ave, Suite 200 33614 EPARTMENT OF REVENUNICESSEE ST	Reporting Period Tone 2 Ity Development District	5. Total Amount of Tax Due 6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Mem 9. Plus Est Tax Due Current Mont 10. Amount Due 11. Less-Gellestion Allewanse- 12. Plus Penalty 13. Plus Interest	22 . 42

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 pe	nalties of perjury, I declare that	I have read this r	eturn and the facts stated in	it are true.	
(Signature of Taxpayer Telephone Number	Date	- (Signature of Preparer) Telephone Number		Date
15(a). 15(b). 15(c).	Discretionary Sales Exempt Amount of Items Over \$6 Other Taxable Amounts NOT Sut Amounts Subject to Surtax at a F Total Amount of Discretionary \$7 Total Enterprise Zone Jobs Cre Taxable Sales/Untaxed Purchase Taxable Sales/Untaxed Purchase Taxable Sales from Amusement Rural and/or Urban High Crime A Other Authorized Credits	5,000 (included in Column 3) sject to Surtax (included in Column 3) et to Surtax (included in Column 3) et to Sales Surtax Due (included in Column 3) et to Sales Surtax Due (included in Line 6)	nn 3)Surtax Rate (includ olumn 4)d in Line A)	1)) 1 1 ed in Column 3) 1	5(b). 5(c). 5(d)1617181920.	
<u> </u>	Signature of Taxpayer 3	nalties of perjury, I declare that	§ 2	Signature of Preparer 777 - 57 X Telephone Number	2	1/8/1) Date
15(a). 15(b). 15(c).	Discretionary Sales Exempt Amount of Items Over \$5 Other Taxable Amounts NOT Sub Amounts Subject to Surtax at a R Total Amount of Discretionary \$ Total Enterprise Zone Jobs Cree Taxable Sales/Untaxed Purchase	,000 (included in Column 3) ject to Surtax (included in Colum ate Different Than Your County S sales Surtax Due (included in Co lits (included in Line 6)	nn 3) Surtax Rate (include Slumn 4)	18 d in Column 3) 18	5(b) 5(c) 5(d) . 16.	7.20
18. 19. 20.	Taxable Sales/Untaxed Purchase: Taxable Sales from Amusement Rural and/or Urban High Crime A Other Authorized Credits	s of Dyed Diesel Fuel (Included Machines (included in Line A) rea Job Tax Credits	in Line A)		. 18 . 19 . 20	

Harbourage at Braden River CDD

Florida Power & Light Company Summary

Period Covered: 06/04/25 - 07/03/25	7/3/2025

Account	Location	Service Address	Code	Am	ount
14034-95383	Marina	5651 Key West PI #Marina	53100 4644	\$	36.37
19971-10141		5705 Key West PI # Fountain	53100 4674	\$	32.75
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$	25.75
26506-57121	Irrigation	5630 Whitehead St #IRR	53100 4318	\$	25.66
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$	755.69
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$	25.87
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$	75.85
72537-70148	Irrigation	5705 Key West PI # IRR	53100 4318	\$	717.34
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	\$	25.66
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$	37.48
	Due Date:	6/25/2025	TOTAL	\$ 1	,758.42
	Due Date:	6/25/2025	TOTAL Summary	\$ 1	,758.42
	Due Date:	6/25/2025 ELECTRICITY-ENTRANCE		\$ 1	, 758.42 75.85
	Due Date:		Summary		
	Due Date:	ELECTRICITY-ENTRANCE	Summary 52900 4632	\$	75.85
	Due Date:	ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING ELECTRICITY-REC CENTER	Summary 52900 4632 53100 4318 53100 4307 53100 4304	\$ \$ \$	75.85 794.41
	Due Date:	ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING ELECTRICITY-REC CENTER ELECTRICITY-BOAT DOC	Summary 52900 4632 53100 4318 53100 4307 53100 4304 53100 4644	\$ \$ \$ \$ \$ \$	75.85 794.41 63.35 755.69 36.37
	Due Date:	ELECTRICITY-ENTRANCE ELECTRICITY-IRRIGATION ELECTRICITY-STREET LIGHTING ELECTRICITY-REC CENTER	Summary 52900 4632 53100 4318 53100 4307 53100 4304	\$ \$ \$	75.85 794.41 63.35 755.69

E001



Electric Bill Statement

For: Jun 4, 2025 to Jul 3, 2025 (29 days)

Statement Date: Jul 3, 2025 Account Number: 14034-95383

Service Address:

5651 KEY WEST PL # MARINA BRADENTON, FL 34203

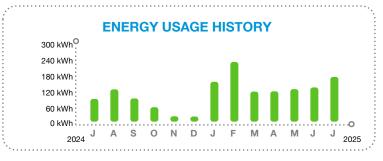
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

\$36.37

TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY Pay \$32.14 instead of \$36.37 by your due date to enroll in FPL Budget Billing[®]. **FPL.com/BB**



BILL SUMMARY

Amount of your last bill 32.92
Payments received -32.92
Balance before new charges 0.00

Total new charges 36.37

Total amount you owe \$36.37

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$32.14 by your due date instead of \$36.37. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after September 25, 2025 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.



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

3214 520314034953839736300000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

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14034-95383

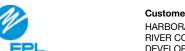
\$36.37

Jul 24, 2025

\$

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE





Customer Name:Account Number:HARBORAGE AT BRADEN14034-95383RIVER COMMUNITYDEVELOPMENT DIST

FPL.

E001

BILL DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	32.92 -32.92 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12 Non-fuel: (\$0.096100 per kWh) \$17 Fuel: (\$0.027180 per kWh) \$4 Electric service amount 35	87 59 97
	.91
Regulatory fee (State fee) 0. Total new charges	.03 \$36.37
Total amount you owe	\$36.37

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	26331		26148		183

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	183	140	93
Service days	29	30	30
kWh/day	6	4	3
Amount	\$36.37	\$32.92	\$29.43

KEEP IN MIND

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

E001

Statement Date: Jul 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

\$32.75
TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY



5,700 kWhO 4,560 kWh 3,420 kWh 2,280 kWh 1,140 kWh 0 kWh 2024 J A S O N D J F M A M J J 2025

BILL SUMMARY

Amount of your last bill 603.83
Payments received -603.83
Balance before new charges 0.00

Total new charges 32.75

Total amount you owe \$32.75

(See page 2 for bill details.)

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KEEP IN MIND

- Payment received after September 26, 2025 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even
 if you use the same amount of energy per day, your bill may be higher next
 month due to greater number of service days. Visit www.FPL.com for more
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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

5203199711014195723000000

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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

\$32.75

Jul 28, 2025

\$

ACCOLINT NUMBER TOTAL AMOUNT YOU OWE



Customer Name: HARBORAGE AT BRADEN 19971-10141 RIVER COMMUNITY **DEVELOPMENT DIST**

Account Number:

\$32.75

\$32.75

E001



Total new charges

Total amount you owe

BILL DETAILS

Amount of your last bill Payment received - Thank you Balance before new charges	603.83 -603.83 \$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 \$2.15 \$13.16
Electric service amount	31.90
Gross receipts tax (State tax) Taxes and charges	0.82 0.82
Regulatory fee (State fee)	0.03

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	35224		35087		137

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	137	4667	1027
Service days	29	30	30
kWh/day	4	155	34
Amount	\$32.75	\$603.83	\$131.08

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

E001

Statement Date: Jul 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

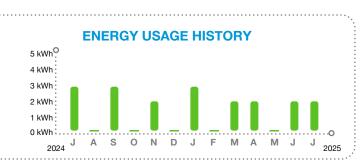
Jul 24, 2025 NEW CHARGES DUE BY



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.)

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KEEP IN MIND

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- The number of days included in your bill can vary month to month. So even
 if you use the same amount of energy per day, your bill may be higher next
 month due to greater number of service days. Visit www.FPL.com for more
 information.



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

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HARBORAGE AT BRADEN RIVER

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20077-10151

\$25.75

Jul 24, 2025

\$

ACCOLINT NUMBER TOTAL AMOUNT YOU OWE





Amount of your last bill

New Charges

Base charge:

Balance before new charges

Minimum base bill charge:

Electric service amount

Non-fuel: (\$0.096100 per kWh)

Customer Name: Account Number: HARBORAGE AT BRADEN 20077-10151 RIVER COMMUNITY

\$12.87

\$11.98 \$0.19

\$0.05

25.09

25.75

-25.75

\$0.00

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00205		00203		2

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	2	2	3
Service days	29	30	30
kWh/day	0	0	0
Amount	\$25.75	\$25.75	\$25.77

KEEP IN MIND

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- 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.

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

BILL DETAILS

Payment received - Thank you

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Fuel: (\$0.027180 per kWh)

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

E001

Statement Date: Jul 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.

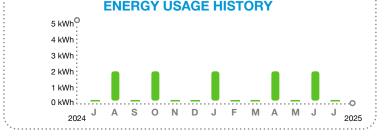
CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

Jul 24, 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 25.66 Total new charges

(See page 2 for bill details.)

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KEEP IN MIND

Payment received after September 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:

\$25.66

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



Ways to Pay



27

520326506571211665200000

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HARBORAGE AT BRADEN RIVER

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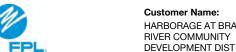
26506-57121 ACCOUNT NUMBER

\$25.66

Jul 24, 2025

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY





Account Number: HARBORAGE AT BRADEN 26506-57121

\$25.66

\$25.66

Total new charges

Total amount you owe

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

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00108		00108		0

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	0	2	0
Service days	29	30	30
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$25.66

KEEP IN MIND

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

E001

Statement Date: Jul 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

\$755.69 TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY

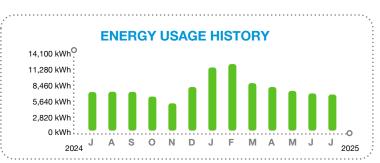


BILL SUMMARY

Amount of your last bill 727.68 Payments received -727.68 0.00 Balance before new charges 755.69 Total new charges Total amount you owe \$755.69

(See page 2 for bill details.)

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KEEP IN MIND

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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

5203293164533399655700000

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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 ACCOUNT NUMBER

\$755.69

Jul 24, 2025

TOTAL AMOUNT YOU OWE





Amount of your last bill

Electric service amount

Taxes and charges

Total new charges

Total amount you owe

New Charges

Base charge:

Non-fuel:

Fuel:

Balance before new charges

Rate: GSD-1 GENERAL SERVICE DEMAND

(\$0.033890 per kWh)

(\$0.027180 per kWh)

BILL DETAILS

Payment received - Thank you

Demand: (\$13.41 per KW) \$281.61

Gross receipts tax (State tax) 18.89

Regulatory fee (State fee) 0.64

Customer Name: Account Number: HARBORAGE AT BRADEN 29316-45333 RIVER COMMUNITY

\$30.41

\$235.37

\$188.77

736.16

18.89

727.68

-727.68

\$755.69

\$755.69

\$0.00

METER SUMMARY

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

Usage Type	Current	- Previous	= Usage
kWh used	42656	35711	6945
Demand KW	20.61		21

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	6945	7157	7418
Service days	29	30	30
kWh/day	239	238	247
Amount	\$755.69	\$727.68	\$699.12

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.
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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

E001

Statement Date: Jul 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

\$25.87 TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY

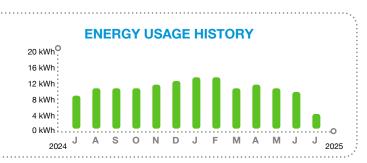


BILL SUMMARY

Total amount you owe	\$25.87
Total new charges	25.87
Balance before new charges	0.00
Payments received	-26.16
Amount of your last bill	26.16

(See page 2 for bill details.)

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KEEP IN MIND

- Payment received after September 25, 2025 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.



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

5203434604921847852000000

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

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43460-49218

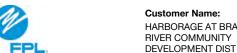
\$25.87

Jul 24, 2025

TOTAL AMOUNT YOU OWE

AMOUNT ENCLOSED





Customer Name: Account Number: HARBORAGE AT BRADEN 43460-49218 RIVER COMMUNITY

METER SUMMARY

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

Usage TypeCurrent-Previous=UsagekWh used04539045354

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	4	10	9
Service days	29	30	30
kWh/day	0	0	0
Amount	\$25.87	\$26.16	\$26.02

KEEP IN MIND

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- 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 Payment received - Thank you Balance before new charges	26.16 -26.16 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUSIN Base charge: Minimum base bill charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh)	\$12.87 \$11.84 \$0.38 \$0.11
Electric service amount	25.20
Gross receipts tax (State tax)	
Taxes and charges	0.65
Regulatory fee (State fee)	0.02
Total new charges	\$25.87
Total amount you owe	\$25.87

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

Statement Date: Jul 3, 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

\$75.85 TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY

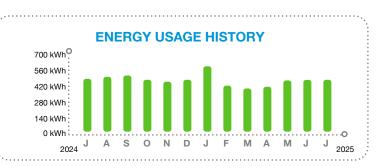


BILL SUMMARY

Total amount you owe	\$75.85
Total new charges	75.85
Balance before new charges	0.00
Payments received	-75.72
Amount of your last bill	75.72

(See page 2 for bill details.)

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KEEP IN MIND

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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

520350311563334585700000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

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50311-56333

\$75.85

Jul 24, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE





Account Number:

FPL.com Page 2

BILL DETAILS		
Amount of your last bill Payment received - Thank you Balance before new charges		75.72 -75.72 \$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUS Base charge: Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh) Electric service amount	\$12.87 \$47.57	
Gross receipts tax (State tax) Taxes and charges	1.90 1.90	
Regulatory fee (State fee) Total new charges	0.06	\$75.85
Total amount you owe		\$75.85

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	32075		31580		495

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	495	494	504
Service days	29	30	30
kWh/day	17	16	17
Amount	\$75.85	\$75.72	\$71.02

KEEP IN MIND

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

Statement Date: Jul 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.

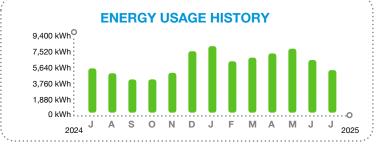
CURRENT BILL

\$717.34
TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY

Total amount you owe





BILL SUMMARY

Amount of your last bill 798.29
Payments received -798.29
Balance before new charges 0.00

Total new charges 717.34

(See page 2 for bill details.)

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KEEP IN MIND

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- The number of days included in your bill can vary month to month. So even
 if you use the same amount of energy per day, your bill may be higher next
 month due to greater number of service days. Visit www.FPL.com for more
 information.

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

\$717.34

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



Ways to Pay



/ 27

5203725377014814371700000

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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.

72537-70148

\$717.34

Jul 24, 2025

\$

TOTAL AMOUNT YOU OWE





Total new charges

Total amount you owe

Account Number: HARBORAGE AT BRADEN 72537-70148 RIVER COMMUNITY

E001

BILL DETAIL	LS	
Amount of your last bill Payment received - Thank you Balance before new charges		798.29 -798.29 \$0.00
New Charges Rate: GSD-1 GENERAL SERVICE DEMAND Base charge:	\$30.41	
Non-fuel: (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW)	\$184.87 \$148.27 \$335.25	
Electric service amount	698.80	
Gross receipts tax (State tax)	17.93	
Taxes and charges	17.93	
Regulatory fee (State fee)	0.61	

METER SUMMARY

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

Usage Type	Current	- Previ	ous = Usa	ge
kWh used	65688	6023	33 54	55
Demand KW	24.53			25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	5455	6746	5675
Service days	29	30	30
kWh/day	188	224	189
Amount	\$717.34	\$798.29	\$702.45

KEEP IN MIND

\$717.34

\$717.34

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

Statement Date: Jul 3, 2025 Account Number: 78984-82513

Service Address:

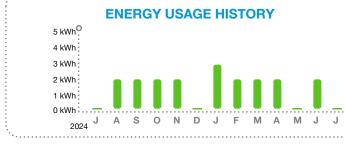
5605 SOUTHERNMOST LN # IRR BRADENTON, FL 34203

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

CURRENT BILL

\$25.66
TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY Scan to
Pay
or visit
FPL.com/
WaystoPay



BILL SUMMARY

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

Total new charges 25.66

Total amount you owe \$25.66

(See page 2 for bill details.)

KEEP IN MIND

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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

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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.

78984-82513

\$25.66

Jul 24, 2025

\$

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE





Account Number:

	BILL DETAILS
Amount of your last bill Payment received - Thank yo Balance before new charges	25.75 u –25.75 \$0.00
New Charges Rate: GS-1 GENERAL SVC N Base charge: Minimum base bill charge: Non-fuel energy charge:	ON-DEMAND / BUSINESS \$12.87 \$12.13 \$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 Aug 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00527		00527		0

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	0	2	0
Service days	29	30	30
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$25.66

KEEP IN MIND

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For: Jun 4, 2025 to Jul 3, 2025 (29 days)

E001

Statement Date: Jul 3, 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

\$37.48 TOTAL AMOUNT YOU OWE

Jul 24, 2025 NEW CHARGES DUE BY

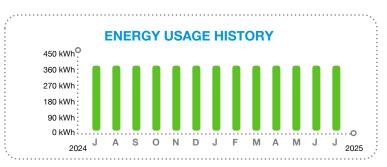


BILL SUMMARY

Amount of your last bill	36.94
Payments received	-36.94
Balance before new charges	0.00
Total new charges	37.48
Total amount you owe	\$37.48

(See page 2 for bill details.)

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KEEP IN MIND

- Payment received after September 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.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.



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

Report Power Outages: Hearing/Speech Impaired:

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Ways to Pay



27

520379846641728847300000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

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79846-64172 ACCOUNT NUMBER

\$37.48

Jul 24, 2025

TOTAL AMOUNT YOU OWE



Account Number:



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

BILL DETAILS	
Amount of your last bill	36.94
Payment received - Thank you	-36.94
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Total amount you owe		\$37.48
Total new charges		\$37.48
Regulatory fee (State fee)	0.03	
Taxes and charges	2.96	
Gross receipts tax (State tax) Franchise fee (Reqd local fee)	0.89 2.07	
Electric service amount **	34.49	

** 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 Aug 5, 2025.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2025	Jun 4, 2025	Jul 5, 2024
kWh Used	399	399	399
Service days	29	30	30
kWh/day	14	13	13
Amount	\$37.48	\$37.55	\$28.14

KEEP IN MIND

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

For: 06-04-2025 to 07-03-2025 (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			Е	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







For: 06-04-2025 to 07-03-2025 (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 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 34.49 0.89 0.03 2.07
					Total	399	37.48

* 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: Jun 22, 2025

Billing Period:

Jun 22 - Jul 21, 2025

HI HARBORAGE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

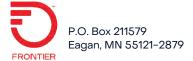
Bill	Bill history							
Pre	vious balance	\$263.34						
Pay	ment received by Jun 2	2, thank you	-\$263.34					
Ser	vice summary	Previous month	Current month					
	Bundle	\$214.78	\$214.78					
盒	Taxes and Fees	^{\$} 48.56	\$48.56					
Tota	al services	\$263.3 4	\$ 263.34					
Tota	al balance		\$263.3 4					





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6790 0107 NO RP 22 06242025 NNNNNNNY 01 992470

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

Total balance \$263.34

Due by Jul 16

Account number 941-753-1478-093004-5

Amount enclosed

Mail payment to:

FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407



941-753-1478-093004-5

Billing Date: Jun 22, 2025

PIN:

Billing Period: Jun 22 - Jul 21, 2025





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941-753-1478-093004-5

Billing Date: Jun 22, 2025

PIN:

Billing Period:

Jun 22 - Jul 21, 2025

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	Bundle		
	Monthly Charges		
	06.22-07.21	Frontier Freedom for Business Business Line - 2 Yr Term Federal Primary Carrier Multi Line Charge Frontier Roadwork Recovery Surcharge	^{\$} 116.00 ^{\$} 47.95 ^{\$} 14.99 ^{\$} 4.00
	(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
	(2)	Access Recovery Charge Multi-Line Business	^{\$} 6.44
		Non-Published Listing	\$7.00
	Bundle Total		\$214.78
<u></u>	Taxes and Fees		
		FCA Long Distance - Federal USF Surcharge	\$13.91
		Federal USF Recovery Charge Federal Excise Tax	\$9.10 \$2.53
		Federal Taxes	\$ 25.5 4
		FL State Communications Services Tax County Communications Services Tax FL State Gross Receipts Tax	^{\$} 11.71 ^{\$} 5.83 ^{\$} 4.18
	(2)	Manatee Co 911 Surcharge	\$0.80
	(2)	FL State Gross Receipts Tax FL Telecommunications Relay Service	^{\$} 0.34 ^{\$} 0.16
	(-)	State Taxes	\$23.02
	Taxes and Fees Total		\$48.56
	Total current mor	nth charges	\$263.34

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.





941-753-1478-093004-5

PIN:

Billing Date: **Jun 22, 2025**

Billing Period:

Jun 22 - Jul 21, 2025

Frontier

941-727-5500

Call #	Date	Time	Min	*Туре	Place and number called	Charge	Plan code
1 Subtotal	Jun 17	12:32P	20.0	DD	TAMPAEST FL 813-436-3995	\$ _{0.00} \$ _{0.00}	U

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	1	20	\$0.00
Total	1	20	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	20	\$0.00
Total	1	20	\$0.00



Envera

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

Page: 1

Custo	mer Name	Customer Number	Customer Number PO Number 300015		Date	Due Date
Harborage (on Braden River	300015			025	07/01/2025
Quantity	Description			Months	Rate	Amount
300015 - Gate	Access - Harborage o	on Braden River - 5705 Key W	/est Place, Bradenton, FL			
1.00	Envera Kiosk S 07/01/2025 - 07			1.00	\$437.01	\$437.01
1.00	Service & Maint 07/01/2025 - 07			1.00	\$250.96	\$250.96
1.00	Virtual Gate Gu 07/01/2025 - 07	· ·		1.00	\$3,338.89	\$3,338.89
					Subtotal:	\$4026.86
	Tax					\$0.00
	Payments/Cred	dits Applied				\$0.00
			RECEIVE 06/03/25	Invoice B	alance Due:	\$4026.86

Date	Invoice #	Description	Amount	Balance Due
6/2/2025	755876	Monitoring Services	\$4026.86	\$4026.86

Envera

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

Inve	Invoice					
Invoice Number	Date					
755876	06/02/2025					
Customer Number	Due Date					
300015	07/01/2025					

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



Bill to Customer #: Harborage CDD

Attn:

9428 Camden Field Parkway Riverview, FL, 33578

Tel: Fax: Cust. P.O.#

Invoice

Scheduled:6/20/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189921 Invoice Date: 6/23/2025 Due Date: 6/23/2025 Terms:Due Upon Receipt



Job Site: Si Harbourage SR 70 and Natalie

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

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	2

Nature of Call

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

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.

Execute Service Proposal 103504.0.

Work Performed

Hoover Technician Tomas communicated with Tony prior to arrival, met on site and performed/observed the following on site:

- · Performed pump and motor replacement.
- Ran AMA and set motor with VFD.
- Ran pump to design to test Ok.
- · Left system operational and AUTO.

Invoice#:189921



Invoice

Scheduled:6/20/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:**189921**Invoice Date: 6/23/2025
Due Date: 6/23/2025
Terms:Due Upon Receipt

Work Performed







Invoice

Scheduled:6/20/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189921 Invoice Date: 6/23/2025 Due Date: 6/23/2025 Terms:Due Upon Receipt

Work Performed







Invoice

Scheduled:6/20/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:189921 Invoice Date: 6/23/2025 Due Date: 6/23/2025 Terms:Due Upon Receipt

Sub Total: \$8,590.31

Sales Tax \$0.00 Grand Total: \$8,590.31



2801 N. Powerline Road Pompano Beach, FL 33069

Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #: Harborage CDD

Attn:

9428 Camden Field Parkway Riverview, FL, 33578

Tel: Fax: Cust. P.O.#

Invoice

Scheduled:7/3/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026

Invoice#:189922 Invoice Date: 7/3/2025 Due Date: 7/3/2025 Terms: Due Upon Receipt

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

	Pump System —					
ı		Station Design: 400 GPM at 72 PSI				
I	Job Completed YES	NO Hoover Additional Work Required	YES NO			
I	System Operating YES	NO Additional Work Required By Customer	YES NO			

Nature of Call

S/O- Exhaust Fan Installation

Hoover Proposes to:

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

Execute Service Proposal 103527.0.

Work Performed

Hoover technician Tomas communicated with Tony and met on site.

- The technician installed the exhaust fan and thermostat for temperature control.
- The technician then ran conduit and installed electrical components inside the control panel.
- Tested the system all functions operating correctly.
- Left the station in AUTO mode and operational, with the valve closed as originally found.



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

Invoice

Scheduled:7/3/2025 Tech: TAB Warranty Expires: 9/15/2006 Maint Expires: 5/31/2026 Invoice#:**189922**Invoice Date: 7/3/2025
Due Date: 7/3/2025
Terms:Due Upon Receipt

Work Performed



Sub Total: \$1,734.38

EIVED 7/25

Sales Tax \$0.00 Grand Total: \$1,734.38



240 Stenstrom Rd Wauchula, FL 33873

Invoice

Date	Invoice #
7/21/2025	36537

Bill To	
The Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Ave, Unit 200 Tampa, FL. 33614	

Phone #	E-mail
863-773-3066	ACCOUNTING@MAIN-GATES.COM

Terms	Due Date	
Due on receipt	7/21/2025	

			•	
Description	Quantity		Rate	Amount
05-15-2025 SERVICE CALL - HARBOURAGE - PER TONY THE VISITOR SWING GATE WOULDN'T OPEN FOR ENVERA, SO THE BAR WOULD NOT OPEN EITHER. TONY WAS ABLE TO MANUALLY OPEN IT AND NOW ENVERA CAN OPEN THE BAR FOR VISITORS AS NEEDED. TONY'S KEY WILL NOT OPEN THE MAX CONTROLLER BOX TO CHECK FOR ANY ERRORS. TONY DID NOTICED ONE OF THE SAFETY EYES ON THE GATE HAS JUST ABOUT FALLEN OFF THE BRACKET, SO HE IS NOT SURE IF THAT IS THE ISSUE OR NOT BUT STATED THAT IT PROBABLY NEEDS TO BE FIXED.				
Thank You		Sub	ototal	

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due



240 Stenstrom Rd Wauchula, FL 33873

Invoice

Date	Invoice #
7/21/2025	36537

Bill To	
The Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Ave, Unit 200 Tampa, FL. 33614	
Tampa, P.L. 33014	

Phone #	E-mail
863-773-3066	ACCOUNTING@MAIN-GATES.COM

Terms	Due Date	
Due on receipt	7/21/2025	

Description	Quantity	Rate	Amount
Tech went on site after testing through the system with Max control systems tech – support found that the motor is bad. Tech received an RMA number; the motor will be sent off for replacement and check for warranty. Tech will return once part comes in.			
05-07-2025 Tech returned onsite to install the new motor but that did not fix the problem. Tech called tech-support back and now they are saying the control bad is bad. Tech received and RMA number to send the back off for warranty.			
05-15-2025 Tech returned on site to install the replacement board in the Max operator, set all parameters, jog close, set limit jog, open set limit, tested the equipment and everything is working properly again. Tech stated that Envera has the gate locked open for some reason but says that gate should go back into service once Envera removes their hold from gate. Tech called Tony and left a message stating that the board had been installed.			
05-19-2025 Tech returned on site due to Tony stating that after the hold was taken off by Envera the gate still would not close. Tech found upon arrival that there was a UL error saying the photo beam was failing, after checking the photo beams tech found that it was dead. Tech installed a new Omron photo beam kit, ran new wires through the handhold and into the operator, made all connections, programmed the photo beam into the board, tested the equipment and everything is working great now.			
Board and Motor was covered under warranty.			
Thank You		Subtotal	

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due



240 Stenstrom Rd Wauchula, FL 33873

Invoice

Date	Invoice #
7/21/2025	36537

Bill To	
The Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Ave, Unit 200 Tampa, FL. 33614	

Phone #	E-mail
863-773-3066	ACCOUNTING@MAIN-GATES.COM

Terms	Due Date
Due on receipt	7/21/2025

Description	Quantity	Rate	Amount
TRIP CHARGE	4	75.00	300.00
HRS OF LABOR	4	125.00	500.00
24V BRUSHLESS DC MOTOR EQUIVALENT TO 1/2 HP AC MOTOR(4.25)	1	788.025	788.03
24V BRUSHLESS DC MOTOR EQUIVALENT TO 1/2 HP AC MOTOR(4.25) ** COVERED UNDER WARRANTY **	-1	788.025	-788.03
MATRIX III CONTROL BOARD ASSEMBLY (PRO SERIES OPERATORS ALL PRO_SERIES MODEL) (4.25)	1	1,366.575	1,366.58
MATRIX III CONTROL BOARD ASSEMBLY (PRO SERIES OPERATORS ALL PRO_SERIES MODEL) (4.25)** COVERED UNDER WARRANTY **	-1	1,366.575	-1,366.58
OMRON REFLECTIVE PHOTO EYE	1	279.30	279.30
			RECEIVE 07/31725
Thank You		Subtotal	\$1,070,30

Subtotal \$1,079.30 **Sales Tax (0.0%)** \$0.00 Total \$1,079.30 Payments/Credits \$0.00 **Balance Due** \$1,079.30



240 Stenstrom Rd Wauchula, FL 33873

Invoice

Date	Invoice #
7/28/2025	36553

Bill To	
The Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Ave, Unit 200 Tampa, FL. 33614	

Phone #	E-mail
863-773-3066	ACCOUNTING@MAIN-GATES.COM

Terms	Due Date
Due on receipt	7/28/2025

Description	Quantity	Rate	Amount
07-14-2025 SERVICE CALL - THE HARBOURAGE - PER TONY THEY HAVE HAD SEVERAL COMPLAINTS ABOUT THE ENTRY GATE SQUEAKING VERY LOUDLY AS IT OPENS/CLOSES. TONY TRIED TO OIL THE HINGES BUT SAYS HE DOESN'T HAVE THE PROPER GREASE GUN. WOULD LIKE FOR US TO GO OUT AND GREASE THE GATES. ALSO THE RIGHT EXIT BARRIER ARM IS STUCK IN THE DOWN POSITION AND SOMEONE MANUALLY OPENED IT.			
Tech went on site to grease the hinges on the entry gates. Tech also noticed that the exit right barrier arm was not lifting on open, after testing found that the belt was bad. Tech installed a new belt on the Liftmaster barrier tower drive motor, tested the equipment and everything is working properly like it should now.			
TRIP CHARGE	1	75.00	75.00
HRS OF LABOR LIFTMASTER MEGA ARM BARRIER ARM BELT	1	125.00 32.298	125.00 32.30
EII TWASTER WEGA ARWI BARRIER ARWI BEET		32.276	32.30
Thank You DECELV	ED	Subtotal	\$232.30

R107/28/25

Subtotal	\$232.30
Sales Tax (0.0%)	\$0.00
Total	\$232.30
Payments/Credits	\$0.00
Balance Due	\$232.30

Harbourage at Braden River CDD

Manatee County Utilities Dept 05/12/25 - 06/12/25

Account No.:	Amount	Due	Address:	Acct Coding
100184981	\$493.44	7/11/2025	5705 Key West PI (Rec Center)	53600-4301
100185040	\$40.65	7/11/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	\$26.71	7/11/2025	5651 Key West PI (Docks)	53600-4644
Grand Total	\$560.80			

Summary: 53600-4301 \$493.44 52900-4308 \$40.65 53600-4644 \$26.71 \$560.80

Invoice #: June 25

6/20/2025

Billng Date

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



5705 KEY WEST PL

Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER

Amount Due

\$493.44

Please Pay By

11-Jul-2025

Account Number

100184981

Account Summary	
Previous Amount Due	\$384.88
Payments Received	-\$384.88
Balance Forward	\$0.00
Contract Charges	\$493.44
Total Amount Due	\$493.44

Usage Profile (Consumption x 1000 = GAL)						
	Meter Number 52637992					
Begin	Begin	End End Period				
Date:	Read:	Date:	Read:	Consumption:		
05/14 25716 06/12 26114 39.8 kgal						

100	moved net	Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details	Service Period 05/12 - 06	/12 (32 Days)				
Commercial Water Service (N	Commercial Water Service (Meter # 52637992) (05/14 - 05/31)					
Water Base Rate	0.6 month(s) x \$15.92	\$9.55				
Water Base Rate	0.4 month(s) x \$16.73	\$6.69				
Commercial Water Usage	23.88 kgal x \$2.83	\$67.58				
Commercial Water Usage	15.92 kgal x \$2.97	\$47.28				
Sewer Commercial Service (05/14 - 05/31)					
Sewer Base Rate	0.6 month(s) x \$40.26	\$24.16				
Sewer Base Rate	0.4 month(s) x \$42.31	\$16.92				
Sewer Service	23.88 kgal x \$6.27	\$149.73				
Sewer Service	15.92 kgal x \$6.59	\$104.91				
Commercial Can Service (05/	12 - 06/11)					
32 gallon commercial cans	2 x \$33.31	\$66.62				
Total New Charges		\$493.44				
Total Amount Due		\$493.44				



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

\$40.65

11-Jul-2025

Account Number

100185040

Account Summary	
Previous Amount Due	\$39.87
Payments Received	-\$39.87
Balance Forward	\$0.00
Contract Charges	\$40.65
Total Amount Due	\$40.65

Usage Profile (Consumption x 1000 = GAL)						
	Meter Number 80273272					
Begin	Begin	End End Period				
Date:	Read:	Date:	Read:	Consumption:		
05/14	309	06/11	309	0 kgal		

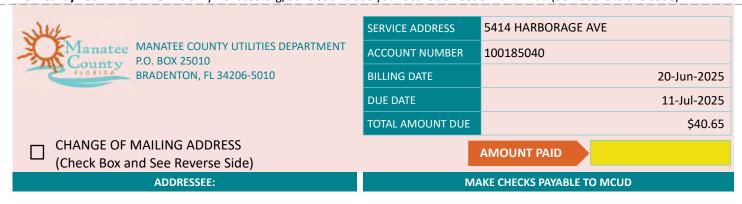
Charge Details	Service Period 05/14 - 06/11	(29 Days)
Commercial Water Servi	ce (Meter # 80273272) (05/14 - 05/31)	
Water Base Rate	0.62 month(s) x \$11.78	\$7.31
Water Base Rate	0.38 month(s) x \$12.38	\$4.70
Sewer Commercial Servi	ce (05/14 - 05/31)	
Sewer Base Rate	0.62 month(s) x \$28.09	\$17.44
Sewer Base Rate	0.38 month(s) x \$29.52	\$11.20
Total New Charges		\$40.65
Total Amount Due		\$40.65



Important Information

• This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week-three services, one day! Learn more at mymanatee.org/bigbin.

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

HARBOURAGE AT BRADEN RIVER

Amount Due

\$26.71

Please Pay By 11-Jul-2025

Account Number

100123820

Account Summary	
Previous Amount Due	\$28.20
Payments Received	-\$28.20
Balance Forward	\$0.00
Contract Charges	\$26.71
Total Amount Due	\$26.71

Usage	Usage Profile (Consumption x 1000 = GAL)					
Meter Number 49978928						
Begin	Begin	End End Pe				
Date:	Read:	Date:	Read:	Consumption		
05/13	133	06/11	140	0.7 kgal		

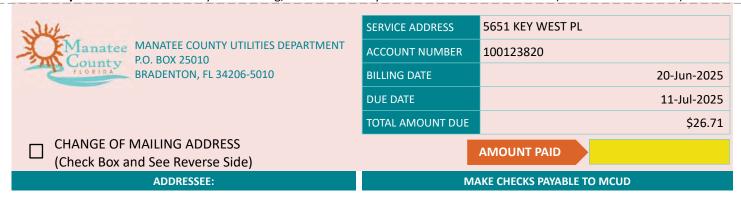
Charge Details	Service Period 05/13 - 06/	11 (30 Days)			
Commercial Water Service (Meter # 49978928) (05/13 - 05/31)					
Water Base Rate	0.63 month(s) x \$24.24	\$15.35			
Water Base Rate	0.37 month(s) x \$25.48	\$9.34			
Commercial Water Usage	0.44 kgal x \$2.83	\$1.25			
Commercial Water Usage	0.26 kgal x \$2.97	\$0.77			
Total New Charges		\$26.71			
Total Amount Due \$26.71					



Important Information

• This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week-three services, one day! Learn more at mymanatee.org/bigbin.

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 06/12/25 - 07/15/25

Account No.:	Amount	Due	Address:	Acct Coding
100184981	\$641.90	8/13/2025	5705 Key West PI (Rec Center)	53600-4301
100185040	\$42.86	8/13/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	\$28.15	8/13/2025	5651 Key West PI (Docks)	53600-4644
Grand Total	\$712.91			

Summary: 53600-4301 \$641.90 52900-4308 \$42.86 53600-4644 \$28.15 \$712.91

Invoice #: July 25

7/23/2025

Billng Date

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



Charge Details

5705 KEY WEST PL

HARBOURAGE AT BRADEN RIVER

Amount Due

Please Pay By

\$641.90

13-Aug-2025

Service Period 06/12 - 07/15 (34 Days)

Account Number

100184981

Account Summary	
Previous Amount Due	\$493.44
Payments Received	-\$493.44
Balance Forward	\$0.00
Contract Charges	\$641.90
Total Amount Due	\$641.90

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 52637992				
Begin	Begin Begin End End Period				
Date:	Read:	Date:	Read:	Consumption	
06/13	26114	07/15	26654	54 kgal	

Total Amount Due		\$641.90	
Total New Charges		\$641.90	
32 gallon commercial cans	2 x \$33.31	\$66.62	
Commercial Can Service (06/12 - 07/11)			
Sewer Service	54 kgal x \$6.59	\$355.86	
Sewer Base Rate	1 month(s) x \$42.31	\$42.31	
Sewer Commercial Service	(06/13 - 07/15)		
Commercial Water Usage	54 kgal x \$2.97	\$160.38	
Water Base Rate	1 month(s) x \$16.73	\$16.73	
Commercial Water Service	(Meter # 52637992) (06/13 - 07/15)		



Important Information

The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

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

\$42.86

13-Aug-2025

Account Number

100185040

Account Summary	
Previous Amount Due	\$40.65
Payments Received	-\$40.65
Balance Forward	\$0.00
Contract Charges	\$42.86
Total Amount Due	\$42.86

Usage	Profile	(Consun	nption x 10	000 = GAL)
	Mete	er Numbe	er 802732	72
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
06/12	309	07/14	310	0.1 kgal

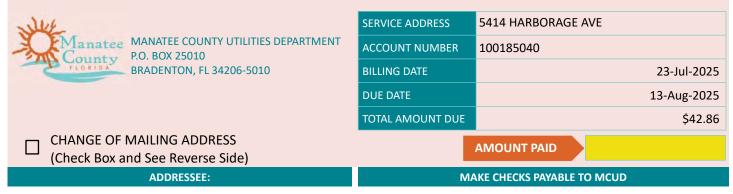
Charge Details	Service Period 06/12 - 07/14	(33 Days)
Commercial Water Service	(Meter # 80273272) (06/12 - 07/14)	
Water Base Rate	1 month(s) x \$12.38	\$12.38
Commercial Water Usage	0.1 kgal x \$2.97	\$0.30
Sewer Commercial Service	(06/12 - 07/14)	
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Sewer Service	0.1 kgal x \$6.59	\$0.66
Total New Charges		\$42.86
Total Amount Due		\$42.86



Important Information

 The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

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 \$28.15

Please Pay By 13-Aug-2025

Account Number 100123820

Account Summary	
Previous Amount Due	\$26.71
Payments Received	-\$26.71
Balance Forward	\$0.00
Contract Charges	\$28.15
Total Amount Due	\$28.15

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 49978928				
Begin Be	gin	End End Period			
Date: Re	ad:	Date:	Read:	Consumption:	
06/12 140 07/14 149 0.9 kgal					

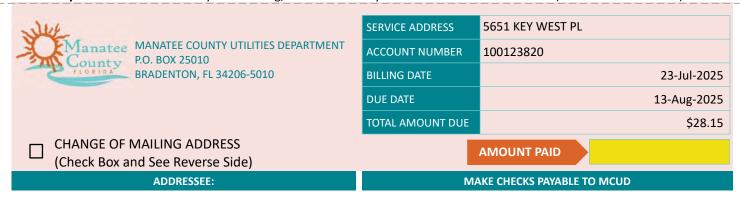
Charge Details	Service Period 06/12 - 07/14	(33 Days)
Commercial Water Service	(Meter # 49978928) (06/12 - 07/14)	
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	0.9 kgal x \$2.97	\$2.67
Total New Charges		\$28.15
Total Amount Due		\$28.15



Important Information

 The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

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



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 180127297 Jul 01, 2025

\$590.00

JOB ADDRESS

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA **Billing Date:** 7/1/2025

Payment Term: Due Upon Receipt

BALANCE DUE

Due Date: 7/1/2025

TASK	DESCRIPTION		QTY	PRICE	TOTAL
1	Commercial Pool Service		1.00	\$590.00	\$590.00
		DECEIVED	SUB-TOTAL		\$590.00
		RECEIVE D 07/01/25	TOTAL DUE		\$590.00

Invoice #180127297 Page 1 of 1

REYNOLDS ELECTRIC INC.

Lic.# EC13005979
P.O. BOX 14842
BRADENTON, FL 34280
Ph/Fax (941) 795-1011
www.reynoldselectricinc.com

	ADENTON _	DATE
LIFT I	Install remote at higher level & re-wire. Install GFCI breakers in pedestal	
	MATERIALS	695
	LABOR	795
	TOTAL	1490
LIFTZ	Same work MATERIALS LABOR TOTAL	755.
LIFT 3	Same Work	(550,-)
	RECEIVED LABOR TOT	
	PAYMENT DUE UPON RECEIPT	

YOUR PROMPT PAYMENT IS APPRECIATED

REYNOLDS ELECTRIC INC.

Lic.# EC13005979 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 DATE

LIFT 4	Install new remote at higher level * re-wire. Install GFCI breakers in pedestal
	MATERIALS 760.
	TOTAL (555.
LIFT 5	Same Work MATERIALS 700 TOTAL 1495
LIFT 6	Same Work
	RECEIVED MATERIALS 760795
	PAYMENT DUE UPON RECEIPT YOUR PROMPT PAYMENT IS APPRECIATED

Invoice

Date	Invoice #		
7/2/2025	INV0000100474		

Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200

Tampa FL 33614



	Services for the month of	Term	,	CI	ient Number
	July	Upon R	Receipt		0286
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,37	9.00	\$1,379.00
Administrative Services		1.00		5.92	\$335.92
Financial & Revenue Collections		1.00		4.17	\$334.17
Management Services		1.00	\$1,42	1.50	\$1,421.50
Website Compliance & Management		1.00	\$10	0.00	\$100.00
				1	
		Subtotal			\$3,570.59
	ļ				
		Total			\$3,570.59
	_				

Invoice

Date	Invoice #		
7/3/2025	INV0000100581		

Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200

Tampa FL 33614



	Services for the month of		Terms		Client Number	
	July		Upon Receipt		00046	
Description		Qty	Rate	•	Amount	
Amenity Management & Oversight Personnel Reimbursement		1.00	\$1,04 \$1,23	33.94 33.94	\$1,040.00 \$1,233.94	
. I		Subtota			\$2,273.94	
		Total			\$2,273.94	

Tampa FL 33614

Invoice

Date	Invoice #		
7/1/2025	INV0000100643		

Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200



Services for the month of Terms **Client Number** June Upon Receipt 00046 Description Qty Rate Amount Cell Phone 50.00 \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

Invoice

Date	Invoice #		
7/11/2025	INV0000100661		

Bill To:

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



Services for the month of **Client Number** Terms July Upon Receipt 00286 Description Qty Rate Amount Mass Mailing - Budget Notice 1.00 \$591.41 \$591.41 \$591.41 **Subtotal Total** \$591.41

			-		
n	V	O	ı	C	е

Date	Invoice #		
7/18/2025	INV0000100697		

Bill To:

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



Services for the month of **Client Number** Terms July Upon Receipt 00046 Description Qty Rate Amount \$1,138.35 Personnel Reimbursement 1.00 \$1,138.35 \$1,138.35 Subtotal Total \$1,138.35



COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PKWY · RIVERVIEW, FLORIDA 33578

Check Request

Amount:

\$ 250.00

Paid Date:

Refundable Deposit Paid: \$250.00

Paid 1/26/2023

Terminated Lease as of 6/30/25

Payable to:

Ryan Hirschberg

Address:

5621 Key Largo Ct

City/State/Zip:

Bradenton, FL 34203

Description:

\$ 250.00 Deposit

RECEIVED

Total Refund Due:

\$ 250.00

Requestor:

Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature:

Date

Manager Approval:

RECEIVED

COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PKWY · RIVERVIEW, FLORIDA 33578

Check Request

Date:

7/1/25

Amount:

\$ 100.00

Paid Date:

April 19, 2022 (Credit Card/Square)

Receipt #hgA2

Payable to:

Scott and Cyndee Vanderford

Address:

11010 4th Ave E.

City/State/Zip:

Bradenton, FL 34212

Description:

Clubhouse Reservation Deposit. Held for multiple and on-

going events. Owner has sold and moved so refund is

applicable.

Total Refund Due:

\$ 100.00

Requestor:

Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature:

__Date:__7



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:

PSI180665

7/1/2025

Invoice Date:

7/1/2025

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

Ship Via 7/1/2025

Ship Date Due Date 7/31/2025

Terms Net 30 P.O. Number

Our Order No.

P.O. Date

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

July Billing 7/1/2025 - 7/31/2025

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: PSI180755 7/1/2025

0376380

7/1/2025

Ship

To: H

Harbourage at Braden River CDD Rizzetta and Company 9428 Camden Field Parkway Riverview, FL 33578

Bill

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

Rizzetta and Company 9428 Camden Field Parkway

Riverview, 33578

Customer ID
Ship Via P.O. Number

P.O. Number 7/1/2025 P.O. Date

 Ship Date
 7/1/2025
 P.O. Date

 Due Date
 7/31/2025
 Our Order No.

Terms Net 30

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance11201.18201.18

July Billing 7/1/2025 - 9/30/2025

Amount Subject to Sales Tax

Amount Exempt from Sales Tax

0.00

201.18

Harborage/Br VTX Fountain 1 Site #1





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:

PSI180979

Invoice Date:

7/1/2025

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 7/1/2025 P.O. Date 7/1/2025

Due Date 7/31/2025 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

July Billing 7/1/2025 - 9/30/2025

Amount Subject to Sales Tax

Amount Exempt from Sales Tax

0.00

2,058.28

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

July 09, 2025

Client: 001435 Matter: 000001 Invoice #: 26772

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/17/2025	CAW	PHONE AND EMAIL CORRESPONDENCE WITH T. GIPE REGARDING IRRIGATION WATER SUPPLIED BY DISTRICT POND AND REPAIRS TO RESIDENT'S PRIVATE IRRIGATION LINES.	0.5	\$152.50
6/25/2025	CAW	REVIEW O/M MAILED ASSESSMENT LETTER; REVIEW PROPOSAL FOR IRRIGATION PUMP; REVISE AGREEMENT WITH SOLITUDE AND SEND TO SOLITUDE FOR REVIEW; REVISE CLUBHOUSE PRIVATE EVENT USE AGREEMENT AND CLUBHOUSE PRIVATE EVENT INSTRUCTIONS; PREPARE NOTICE OF PUBLIC HEARING ON RECREATIONAL FEES.	1.5	\$457.50
		Total Professional Services	2.0	\$610.00

July 09, 2025

Client: 001435 000001 Matter: Invoice #: 26772

2 Page:

Total Services \$610.00 **Total Disbursements**

Total Current Charges

Previous Balance Less Payments

PAY THIS AMOUNT

\$0.00

\$610.00 \$1,143.00

(\$1,143.00)

\$610.00



Please Include Invoice Number on all Correspondence

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-563719	101.2 gallons	PROPANE @\$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$540.91 12.92 9.05 \$562.88 \$562.88
SUBURBAN PROPA PO# Name: THE HARBO ACCT#: 1564-09397 Tank Serial #: 2SX01	Driver ID 237 RAGE ON BRADEN '2-001	ក្តី ស្រុកដូ ety 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 Liquefied Petroleum Product: Propane, No	1-755-1531 Gas, 2.1, UN 1075,	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

THE HARBORAGE ON BRADEN RIVER

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:

5705 KEY WEST PL

ACCOUNT NO: 1564-093972 DELIVERY DATE: 6/28/25 7:28 INVOICE NO. 1564-563719

INVOICE

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE \$562.88

DUE DATE

7/5/25

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

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-563998	116.9 gallons	PROPANE @\$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$624.83 12.92 9.16 \$646.91 \$646.91
SUBURBAN PROPA PO# Name: THE HARBO ACCT#: 1564-09397 Tank Serial #: 2SX01	Driver ID 237 RAGE ON BRADEN 72-001	កុំស្តែត្រូវety P&T is noted above see "Fees" on reverse for a description of this Safety Practices & Training Fee	
For Inquiries, please or your local office 94 Liquefied Petroleum Product: Propane, No	1-755-1531 Gas, 2.1, UN 1075,	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 BFLLQ36173 Call 811 Before You Dig. Item# 1515384 OPR 5209 1212 DUPLICATE	1

SUBURBAN PROPANE

SUBURBAN PROPANE-1564 Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER 5705 KEY WEST PL BRADENTON FL342038095

 ${\sf CHECK\, HERE\, IF\, name, address},$ □ telephone or fuel usage has changed

ACCOUNT NO: 1564-093972

INVOICE NO. 1564-563998

DELIVERY DATE: 7/26/25 9:32

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

SUBURBAN PROPANE-1564 PO BOX 260 WHIPPANY, NJ 07981-0260

Thank You For Your Business! INVOICE DUPLICATE Item# 1515384 OPR 5209 1212

> **AMOUNT** DUE

\$646.91

DUE DATE

8/2/25

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

156440072625700006469100006469100000093977

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-00996M Date 06/27/2025

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 # 25-00996M

Notice of Public Hearing

RE: Meeting on July 30, 2025 at 1:00pm; Harbourage at Braden River CDD

Published: 6/27/2025



()

\$341.25

\$341.25

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

Payment is expected within 30 days of the first publication date of your notice.

Paid

Total

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

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NOTICE

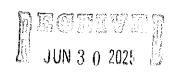
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Serial Number 25-00996M

Business Observer

Published Weekly Manatee, Manatee County, Florida

COUNTY OF MANATEE



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100 R. O	*****	

STATE OF FLORIDA

Before the undersigned authority personally appeared <u>Holly Botkin</u> who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on July 30, 2025 at 1:00pm; Harbourage at Braden River CDD

in the Court, was published in said newspaper by print in the

See Attached

issues of 6/27/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

27th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida (SEAL)

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

Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage at Bruden River Community Development District

The Board of Supervisors (the 'Board') of the Harbourage at Braden River Community Development District (the 'District') will hold a public hearing and a meeting on July 30, 2025, at 1:00 p.m. at The Harbourage CDD Clubhouse, 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-advalorem special assessments for operation and maintenance to fund the items described in the proposed budget (the 'O&M Assessments').

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.barbourageodd.org, or may be obtained by contacting the District Manager's office via email at adeluna@rizzetta.com or via phone at (813) 533-2930.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year,

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OR M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL OAM BUDGET		8497,970.00
COLLECTION COSTS @	3%	\$16,063.5K
BARLY PAYMENT DISCOUNT @	4%	821,419.06
TOTAL O&M ASSESSMENT	•	9585,451,61

UNITS ASSESSED ALLOCATION OF OWN ASSESSMENT						ESSMENT	PER LOT ANNUAL ASSESSMENT		
LOT SIZE	. O&M	SERIES 2014 DEBT SERVICE (1)	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2014 DEBT SERVICE (*)	TOTAL (4)
Townhomes	87	77	1.00	87.00	37.34%	\$199,932,58	\$2,298.09	\$87L1B	\$3,169.26
Condo	96	62	1.00	96.00	41.20%	\$220,615.26	\$2,298.08	8967.97	\$3,265,05
SF Detached	50	44	1.00	50.00	21.46%	\$114,903.78	\$2,298.08	61,064.77	\$3,262.85
	233	203		283.00	100.00%	8535,451.61			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%)

(897,481.61) 0497,970.00

Net Revenue to be Collected:

- ⁶⁰ Reflects the number of total lots with Series 2014 debt outstanding. The Series 2004 hands were refunded and defeased with the Series 2014 bonds.
 ⁶² Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, Interest, Manatee County collection cests and early payment discount costs.
 ⁶³ Annual Assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tox bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

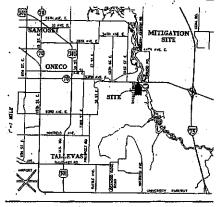
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued sgainst the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in ac-cordance with the provisions of Florida law for community development districts. They may be continued to a data, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting, if you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Stephanie DeLuna District Manager



VICINITY MAP

June 27, 2025

25-00996M

JUN 3 0 202!

Serial Number 25-00996M

Published Weekly Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who o oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attache copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on July 30, 2025 at 1:00pm; Harbourage at Braden River CDD

in the Court, was published in said newspaper by print in the

issues of 6/27/2025

27th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

November 2025 county property tax bill lection costs. Property owner is eligible Sworn to and subscribed, and personally appeared by physical presence before me

title or a foreclosure action to be

n a loss of

ons when staff or Board members may property owners have the right to appear at the public hearing and to file objections with the District within 20 days of publication of this notice. 등 place to be specified participate by speaker telephone

of a disability or physical In accordance with the provisions of the Americans with Disabilities Act Service at 711 or 1-800-955-8771 (tacting the District Manager's offic hearing or meeting is advised that person dence upon which

Stephanie DeLuna

District Manager

25-00996M 371N (*...

Notary Public, State of Florida (SEAL)



Donna Condon Comm.: HH 534210 Expires: Jun. 29, 2028 Notary Public - State of Florida

Holly Botkin

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01071M Date 07/04/2025

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 # 25-01071M

Notice of Public Hearing

RE: Meeting on July 30, 2025 at 1:00pm; Harbourage at Braden River

Published: 7/4/2025



()

\$78.75

\$78.75

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

Payment is expected within 30 days of the first publication date of your notice.

Paid

Total

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

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Business Observer

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage at Braden River Community Development District

The Board of Supervisors (the "Board") of the Harbourage at Braden River Community Development District (the "District") will hold a public hearing and a meeting on July 30, 2025, at 1:00 p.m. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. harbouragecdd.org, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna District Manager July 4, 2025

25-01071M

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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 SUMMARY	
Credit Limit	
Credit Available	
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	\$140.40
Payments & Credits	\$140.40
Purchases & Other Charges	\$734.35
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$734.35
Questions? Call Customer Service	

PAYMENT INFORMATION

New Balance\$734.35Minimum Payment Due\$734.35Payment Due DateJuly 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

TTY 1-301-665-4443

Toll Free - 1-844-626-6581

International Collect - 1-301-665-4442

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$140.40-	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	140.40-
		MICHELLE WHITE	0 \$0.00	
		ANTHONY GIPE	\$734.35	
06/03	06/03	55432864S5SG2SJSP	AMAZON MKTPL*N66X983O0 AMZN.COM/BILL WA	59.99
			MCC: 5942 MERCHANT ZIP:	
06/10	06/10	5543286515WR13868	AMAZON MKTPL*NA9MT2ZO2 AMZN.COM/BILL WA	38.54
			MCC: 5942 MERCHANT ZIP:	
06/10	06/10	5104323511Z6ZSSWK	PAYPAL *ZW USA INC 8007892563 CA	364.93
			MCC: 5085 MERCHANT ZIP: 92128	
06/19	06/19	55432865A5ZMAWM6W	AMAZON MKTPL*NO7KY5QB2 AMZN.COM/BILL WA	56.49
			MCC: 5942 MERCHANT ZIP:	
06/21	06/21	55432865Q60BHZQ87	AMAZON MKTPL*NO9Q58EQ0 AMZN.COM/BILL WA	116.51
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	55432865F618JB9MQ	AMAZON MKTPL*NQ6BR6MU2 AMZN.COM/BILL WA	31.45
			Transactions continued on next page	

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank Commercial Services 180 Fountain Parkway N St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date
New Balance
Strate Space Space

Make Check Payable to:

Valley Bank PLEASE DO NOT MAIL CHECKS St Petersburg FL 33716

O HARBOURAGE AT BRADEN C O HARBOURAGE AT BRADEN CDD 3434 COLWELL AVE SUITE 200 TAMPA FL 33614

0 HARBOURAGE AT BRADEN C 0

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5942 MERCHANT ZIP:	
06/26	06/26	05436845JBLJ5VAQH	WAL-MART #7307 BRADENTON FL	66.44
			MCC: 5411 MERCHANT ZIP: 34203	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$734.35 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY		
Previous Cashback Balance	\$0.63	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.84	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.47	\$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.

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 06/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/3/2025	Amazon	Solar Lights for Dock pedestal	57200-4820	\$ 59.99	Y	Y
6/10/2025	Amazon	Streetlight bulbs	54100-4741	\$ 38.54	Y	Y
6/10/2025	Mutt Mitt	Dog Bags	57200-4647	\$ 364.93	Y	Y
6/19/2025	Amazon	Streetlight bulbs	54100-4741	\$ 56.49	Y	Y
6/21/2025	Amazon	Flags/Urinal screens/Trash bags	57200-4647	\$ 116.51	Y	Y
6/24/2025	Amazon	Gate bollard	54100-4662	\$ 31.45	Y	Y
6/26/2025	Wal-Mart	Paper towels/toilet paper	57200-4647	\$ 66.44	Y	Y



06/30/25 Statement	001-10103	
	Total activity	734.35
	Replenish card	-
	Credit/Refund	 -
	Total charges	 734.35
		\$ 734.35
0	Expense Summary	
	57200-4647	(547.88)
	54100-4741	(95.03)
	57200-4820	(59.99)
	54100-4662	(31.45)
	57200-4914	-
	54100-4635	
		 (734.35)

TRUE

Final Details for Order #111-4259801-6118602 Print this page for your records.

Order Placed: May 31, 2025

Amazon.com order number: 111-4259801-6118602

Order Total: \$59.99

Shipped on June 2, 2025

Items Ordered Price

1 of: VOLISUN 4x4 Solar Post Cap Light 12pack, Solar Fence - Post Lights Outdoor Waterproof for Wooden/Vinyl, White Deck Cap \$59.99 Light Solar Powered with Warm White for Garden/Patio/Porch

Sold by: VOLISUN (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:

Amazon Day Delivery

Payment information

Payment Method:Item(s) Subtotal:\$59.99Mastercard ending in 6054Shipping & Handling:\$0.00

Billing address Total before ax: \$59.99

Anthony Gipe Estimated tax to be collected: \$0.00
3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390 Grand Total: \$59.99

United States

Credit Card transactions MasterCard ending in 6054: June 2 2025: \$59,99

To view the status of your order, return to Order Summary.

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Details for Order #111-8240456-2978650

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Order Placed: June 3, 2025

Amazon.com order number: 111-8240456-2978650

Order Total: \$38.54

Not Yet Shipped

Items Ordered Price \$19,27

2 of: 6 Pack Satco S9593 9.5 Watt Non-Dimmable Frosted 2700K Warm White LED A19 Light Bulb - Medium Base (0w Equivalent)

Sold by: BargainBulbs (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: Shipping & Handling:

\$0.00

Total before ax: \$38.54

Estimated tax to be collected: \$0.00

> Grand Total: \$38.54

\$38.54

To view the status of your order, return to Order Summary.

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MUTT MITT

12316 World Trade Dr. #102 San Diego, CA 92128

TEL: 800-697-6084 www.MUTTMITT.com

Inv	oice
HIIN	OICE

Date	Invoice #
6/10/2025	767969

Bill To	202
Harbourage Community Dev Accts Payable	06.10
5549 Key West Place	
Bradenton, FL 34203	

Ship To	
Harbourage Community D 5705 Key West Place Clubhouse- Tony Gipe Bradenton, FL 34203	ev

PLEASE MAKE ALL CHECKS PAYABLE TO: "MUTT MITT"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3R	D Party Payment C
MM-37597	MM	6/10/2025	FEDEX	INTERNET		-	

uantity Item Code	Description	Price Each	Amount
2 2660	Mutt Mitt® Singles/2000 per cs	149.99	299.98
Shipping	Shipping FedEx Package 1 Tracking #: 289634817080	64.95	64.95

REMIT PAYMENT TO: MUTT MITT 12316 World Trade Drive #102 San Diego, CA 92128

FED ID# 27-4523962

Subtotal	\$364.93
Sales Tax (0.0%)	\$0.00
Total	\$364.93
Payments	-\$364.93
Balance Due	\$0.00

Order Details

Order placed June 16, 2025

Order # 112-5136806-9705043

Ship to	Payment method	Order Summary	
Mike Malik/CDD Chairman	Mastercard ending in 6054	Item(s) Subtotal:	\$56.49
5549 KEY WEST PL		Shipping & Handling	\$0.00
BRADENTON, FL 34203-8067		Total before tax:	\$56.49
United States		Estimated tax to be	\$0.00
		collected:	
		Grand Total:	\$56.49

Delivered June 20

6 Pack Satco S9593 9.5 Watt Non-Dimmable Frosted 2700K Warm White LED A19 Light Bulb - Medium Base (60w Equivalent) Sold by: BargainBulbs



Return or replace items: Eligible through July 20, 2025

\$19.25

Delivered June 18

Your package was left near the front door or porch.



GIVEDOUA 3157 LED Car Bulb Super Bright 18-SMD 5050 Chips, 3056 3156 3156A 3057 4057 3157 4157 T25 LED Car Bulbs for Brake Lights, Backup Reverse Lights, Pack of 10pcs Amber

Sold by: Bosen Auto

Return or replace items: Eligible through July 18, 2025

\$17.99

Delivered June 19

Your package was left near the front door or porch.

6 Pack Satco 59593 9.5 Watt Non-Dimmable Frosted 2700K Warm White LED A19 Light Bulb - Medium Base (60w Equivalent)
Sold by: BargainBulbs



Return or replace items: Eligible through July 20, 2025 \$19.25

Order Details

Order placed June 19, 2025

Order # 114-2646391-6409060

Ship to	Payment method	Order Summary	
Mike Malik/CDD Chairman	Mastercard ending in 6054	Item(s) Subtotal:	\$116.51
5549 KEY WEST PL		Shipping & Handling	\$0.00
BRADENTON, FL 34203-8067		Total before tax:	\$116.51
United States		Estimated tax to be	\$0.00
		collected:	
		Grand Total:	\$116.51

Delivered June 22

Your package was left near the front door or porch.



Ox Plastics 13 Gallon Trash Can Liners Bags - Capacity & 2mil Thick Extra Heavy
Duty Strength - (200 Count) Large Garbage, Leak-Proof & Durable, House &
Commercial Use Bags Black

Sold by: Ox Plastics

Return or replace items: Eligible through July 22, 2025

\$66.99

Delivered June 21

Your package was left near the front door or porch.



Urinal Screens Deodorizer 10 Pack Long-Lasting Orange Scent, Splash Control Urinal Mats Odor Eliminator for Wet & Dry Urinals Bathroom Freshener, Toilet Deodorizer, Urinal Cakes

Sold by: AJLLOGISTICSINC

Return or replace items: Eligible through July 22, 2025

\$26.49



Anley Fly Breeze 3x5 Foot Florida State Polyester Flag - Vivid Color and Fade proof - Canvas Header and Double Stitched - FL State Flags with Brass Grommets 3 X 5 Ft Sold by: ANLEY

Supplied by: Other

Return or replace items: Eligible through July 22, 2025

\$6.95



ANLEY EverStrong Series American Flag 4x6 Foot Heavy Duty Nylon - Embroidered Stars and Sewn Stripes - 4 Rows of Lock Stitching - US National Banner Flags with Brass Grommets 4 X 6 Ft

Sold by: ANLEY

Return or replace items: Eligible through July 22, 2025

\$16.08



Final Details for Order #112-2765305-3400243

Print this page for your records.

Order Placed: June 23, 2025

Amazon.com order number: 112-2765305-3400243

Order Total: \$31.45

Shipped on June 24, 2025

 Items Ordered
 Price

 1 of: COZONY Safety Bollard Post, 36 x 4.5 inch Removable Steel Traffic Parking Barrier Bollards, Yellow, 2 Pack
 \$69.99

Sold by: COZONY (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:

Standard Shipping

Payment information

Payment Method: Item(s) Subtotal: \$69.99

Amazon gift card balance Shipping & Handling: \$0.00
Mastercard ending in 6054

Total before ax: \$69.99

Billing address Estimated tax to be collected: \$0.00

Anthony Gipe Gift Card Amount: -\$38.54
3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390 Grand Total: \$31.45

United States

Credit Card transactions

MasterCard ending in 6054: June 24, 2025: \$

To view the status of your order, return to Order Summary.

Have an issue with your gift card? Read about common issues or contact us

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\$31,45

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Neighborhood Market 941-213-6911 Mgr:GEORGE 4536 53RD AVENUE EAST BRADENTON FL 34203 ST# 07307 OP# 003671 TE# 01 TR# 00374 # TYENS SOLD 9 TC# 6027 7008 9550 4656 9028



Scan for 30-day free trial.

Low Prices You Can Trust. Every Day. 06/26/25 12:52:16



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

Billing@WaterBoyInc.com www.WaterboyInc.com

Invoice # 00549224
Mon, Jun 30 2025, 07:59am Driver: Administrator Rte-Day-Stop: RB06--0050



Account # 025660

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

Item	Qty	Price	Amount
Quarterly Jul-Sep WE19F04817	1 @	9.00	9.00
Sales Subtotal Sales Tax INVOICE TOTAL			9.00 9.00 0.00 9.00

Next Delivery: 04/10/2025

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 # 24191604
Mon, Jul 07 2025, 09:01am
Driver: Haywood, Dorian Rte-Day-Stop: RB06-10-0050

Account # 025660

Ttom

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

I CEIII		Qty Piice		Alliount
5 Gal. Drinking Delivery charge		3 @ 6.30 1 @ 6.95		18.90 6.95
Sales	Domonia	Datail		25.85
5 Gallon Bottle	Deliv: 3	Ret: 3	Net: 0	
Cubtotal	_			25 05

0+x7

Drigo

λmount

Sales Tax INVOICE TOTAL



Next Delivery: 08/04/2025

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