

# Harbourage at Braden River Community Development District

# Board of Supervisors' Meeting October 8, 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 30, 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 **October 8, 2025, at 12:30 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

1. 2.		L TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE DIENCE COMMENTS
3.	STA	FF REPORTS
	A.	District Counsel
	В.	District Engineer
	C.	Aquatic Maintenance ReportTab 1
	D.	Review of Landscape Report
	E.	Clubhouse Manager
		1. Operations Manager ReportTab 2
		2. Consideration of Commercial Fitness Elliptical ProposalTab 3
		3. Ratification of Commercial Fitness Elliptical Battery ReplacementTab 4
		4. Consideration of Amendment to Marina Slip Lease AgreementUSC
	F.	District Manager
4.	BUS	SINESS ITEMS
		Consideration of Fifth Addendum to District Services ContractTab 5
	B.	Public Hearing on Proposed Revisions to Policies, Fees and Rates
		for Recreational Facilities
		1. Clubhouse Private Event Use Agreement, Red LineTab 6
		2. Clubhouse Use Reservation Instructions, Red Line
		<ul><li>3. Consideration of Clubhouse Private Event Use AgreementTab 8</li><li>4. Consideration of Clubhouse Use Reservation InstructionsTab 9</li></ul>
	C.	Ratification of 2025-2026 FIA Insurance
5.	•-	SINESS ADMINISTRATION
<b>J</b> .	Α.	Consideration of the Minutes of the Board of Supervisors
	Λ.	Regular Meeting held on September 10, 2025Tab 11
	B.	Consideration of Operation and Maintenance Expenditures
		for August 2025Tab 12
	C.	Review of Financial Statement for August 2025Tab 13
6.	SUF	PERVISOR REQUESTS
7.	ADJ	OURNMENT

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

Sincerely,

Stephanie DeLuna District Manager





# Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

**Inspection Date:** 2025-09-22

## Prepared for:

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

#### Prepared by:

Alex Johnson, Service Manager

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

## TABLE OF CONTENTS

SITE ASSESSMENTS	
0112 14002001122 (16)	
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



September 2025



October 2025

## Site: 2

#### **Comments:**

Normal growth observed

Evidence of prior treatment of torpedograss along the perimeter is evident

## **Action Required:**

Routine maintenance next visit

#### **Target:**

Torpedograss



September 2025



October 2025

## Site: 3

#### **Comments:**

Normal growth observed

Slender spikerush and minor amount of algae growth observed.

### **Action Required:**

Routine maintenance next visit

#### **Target:**

Submersed vegetation



September 2025



October 2025

## Site: 4

#### **Comments:**

Normal growth observed

Slender spikerush observed growing within pond 4. Bulrush has been removed from the northeast corner

## **Action Required:**

Routine maintenance next visit





#### **Target:**

Submersed vegetation

September 2025

October 2025

## Site: 5

#### **Comments:**

Normal growth observed

Chara observed growing within pond 5

## **Action Required:**

Routine maintenance next visit

Submersed vegetation

**Target:** 





September 2025

October 2025

### **Management Summary**

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

Pond #2: Evidence of prior treatment of torpedograss along the perimeter is evident

Pond #3: Slender spikerush and minor amount of algae growth observed.

Pond #4: Slender spikerush observed growing within pond 4. Bulrush has been removed from the northeast corner

Pond #5: Chara observed growing within pond 5

## Harborage at Braden River CDD Waterway Inspection Report

2025-09-22

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



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



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

**Operations/Maintenance Updates: September 2025** 

- ANJ completed repairs to storm drain and re-paving at intersection of Whitehead Street and Mallory Square Avenue
- Patched pothole on Duval (temporary) until we can investigate issue with possible pipe problem with Manatee County
- Reynold Electric completed the replacement of boat lift controls and GFI breakers are the marina that were damage in storms (Debbie, Helene, Milton).
- Minor repairs to resident entry gate stuck open on 9/16/25.
- Main Gates replaced 72' of fence along Natalie Way damaged in Hurricane Milton after fence was on back order
- Pools by Lowell replaced chemical tanks and other minor repairs to pool equipment to ensure proper operation of automated chemical feed system
- Drafted revisions to Marina Slip Lease agreement to allow auto-renewal, subject to BOS approval
- Installed side rails to new section of observation pier approach
- CDD Board of Supervisors selected new resident and visitor gate entry system subject to agreement approval and timelines. Calls with vendor and updated quote to include live assistance when needed for compliance with public roads requirements.
- Reported no irrigation water issue for house on Simonton to ANJ. Will investigate
- Worked with Bloomings Landscape on updated clubhouse landscaping, clearing of fence line along south Natalie Way, irrigation leak outside of emergency gate



Visitors through Gates: 1901 Public Road Entries: 171 8% Irrigation Water Pumped: 2,553,707 Recorded Rainfall: 1.01" Marina Waitlist Residents: 4 Oldest Waitlist: September 2024

Marina Leases – New: 0 Renewals: 4 Amendments: 0 Vacant Lifts: 3 as of 9/1/25

New Resident MyEnvera Accounts Set up: 4

Community Events: 5 Private Events: 0 Association Meetings: 2

**Pending Private Events** (Parties) – 0

**Intruder Alarms at Clubhouse/Pool**: 3 (resident in gym after 10PM)

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, testing paint options

Paint bike racks and park benches

Gazebo wood repairs, 2026 budget item

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

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

Remove Palmettos behind Condo Bldg 1 in Conservation area

Replace Speed Hump signs on Duval/Townhome area.

Repair street lamp at Key West entrance.





## **PROPOSAL**

6221 Topaz Ct, Fort Myers, FL 33966

Office: 239-938-1461 Cell: 239-633-5719

Email: lori@commfitnessproducts.com

Fax: 239-938-1462

BILL TO: Harbourage on Braden River

5705 Key West Place Bradenton, FL 34203

U.S

ATN Tony Gipe Phone (941) 727-5500

Email harbouragecddmanager@gmail.com

SHIP

TO: Harbourage on Braden River

5705 Key West Place Bradenton, FL 34203

U.S

ATN Tony Gipe Phone (941) 727-5500

Email harbouragecddmanager@gmail.com

PROPOSAL # L250835

Expiration Date: 9/27/2025

Date: Aug 28, 2025

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Lori Main	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	E-ES-LED	Matrix Endurance LED Elliptical	\$4,400.00	\$4,400.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$245.00	\$245.00
1	REMOVE	Existing Equipment Removal and Disposal Service - (1) Matrix T3x Treadmill	\$125.00	\$125.00

Frame Color	Standard Silver
<b>Upholstery Color</b>	Standard Black
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$4,770.00
State Tax	\$0.00
Freight	\$318.00
<b>Grand Total</b>	\$5,088.00

#### **Lead Times**

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

	For Delivery Staff						
Date:	A	Amount Collected	:	Check No.:			
Receiv	ved By: (Print Name and	d Sign)					

#### **Terms and Conditions**

#### Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations
CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply. CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

**Confidentiality**Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

**Additional Terms of Sale**Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle. TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV: 1.5" conduit connecting TV to Touchscreen, with pull string. Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty:Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts.1 Year - Labor BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc. 5034 N Hiatus Rd Sunrise, FL 33351

> Wire Transfer Bank Information Available Upon Request.

- L	
Proposal Amount:	\$5,088.00
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$2,544.00
Balance:	\$2,544.00
Signature	
Print Name: _	
Facility Name:	
Date of Acceptance:	

L250835

Proposal #:

## MATRIX



# ELLIPTICAL

Choose our durable, streamlined elliptical for low-impact intensity that serves members of all ability levels.

## Our Endurance Elliptical is ideal for heavy use in fitness facilities

where space is at a premium and budgets need to stretch further. A design that's as durable as it is easy to service minimizes downtime, while optimized ergonomics and constant acceleration provide a smooth, natural workout experience.

design is wheel- and trackfree, reducing noise and minimizing friction to extend product life, while top-down levelers makes adjustments easier after installation, maintenance and use.



53 cm / 21" stride length, optimized pedal spacing, oversized pedals, contralateral handlebars and constant rate of acceleration enhance comfort.

Convenience features include low step-on, rear entry, ergonomic grips with contact and telemetric heart rate tracking, water bottle holder and accessory tray.

## MATRIX

## ENDURANCE ELLIPTICAL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.











CONSOLE SPECS	тоисн	PREMIUM LED	LED	GROUP TRAINING LED	
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED Large number LED with message center		with message center	
Workouts	12	9	7	Manual	
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	
Fan	Y	es	N	lo	
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV			
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No			
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)			
WiFi	Ye	es		Asset Management and/or ng Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	N	No	
ANT+	Yes; heart rate		No		
RFID Wireless Login	Yes		Optional		
Connects to Apple Watch	Yes	Optional	1	lo	
Made for iPhone®, iPad®, iPod®	Yes	No			
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates			
Wireless Charging (Qi)	Yes		No		
CSAFE Ready		Yes			
Auto Wake-up	Yes	No			

FRAME SPECS				
Resistance System	Brushless generator			
Minimum Watts		5 W powered or 35 W self-powered		
Minimum RPM		10 RPM powered or 25 RPM self-powered		
Stride Length		53.3 cm / 21"		
Step-on Height	24 cm / 9.5"			
Pedal Spacing	6.4 cm / 2.5"			
Watt Range	5-650 W			
Contact and Telemetric HR	Yes			
Top-down Levelers	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	178 x 74 x 174 cm / 70" x 29.2" x 68.5"			
Power Requirements*	100–240 V — 50/60 Hz AC Self-powered or 100–240 V — 50/60 Hz AC			



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

www.commfitnessproducts.com

#### **ESTIMATE #901**

**BID PROVIDED BY:** 

Bill@commfitnessproducts.com BID PROVIDED ON: 09/17/2025

## **CLIENT INFORMATION**

**EXEMPT** 

ADDRESS: 5705 Key West Place

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

harbouragecddmanager@gmail.com

CLIENT MAIN PHONE: (941) 727-5500

PARTS			
DESCRIPTION	PRICE	TAX RATE	TOTAL
Matrix Elliptical	\$75.00	7%	\$80.25
Battery			

EXTRAS			
DESCRIPTION	PRICE	TAX RATE	TOTAL
Shipping	\$25.00		\$25.00
Labor	\$85.00	7%	\$90.95
Service Charge	\$85.00	7%	\$90.95

ESTIMATE ONLY	ESTIMATE TOTAL
This estimate is an approximation and is not	TOTAL LABOR: \$0.00
guaranteed. The estimate is based on information provided from the client regarding	TRAVEL CHARGE: \$0.00
project requirements. Actual cost may change	<b>TOTAL PARTS:</b> \$80.25
once all project elements are finalized or	<b>TOTAL EXTRAS:</b> \$206.90
negotiated. Prior to any changes of cost, the client will be notified. Estimate valid for 30 days.	TOTAL EQUIPMENT: \$0.00
	ESTIMATE TOTAL: \$287.15

## FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fifth Addendum to the Contract for Professional Amenity Services (this "Fifth Addendum"), is made and entered into as of the 2025 day of October 1st (the "Effective Date"), by and between Harbourage Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

#### **RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2018 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	Harbourage Community Development District
By:	By:
William J. Rizzetta, President	Chairman of the Board of Supervisors



Exhibit B - Schedule of Fees

**Exhibit C** – Human Trafficking Affidavit

**Exhibit D** – Municipal Advisor Disclaimer

## EXHIBIT B SCHEDULE OF FEES

#### **AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.** 

#### **PERSONNEL:**

#### **Clubhouse Coordinator**

Part Time Personnel – 20 hours/week

**ANNUAL** 

Budgeted Personnel Total (1) \$ 32,283.

General Management and Oversight <sup>(2)</sup> \$ 12,480.

Total Services Cost: \$ 44,763.

- (1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.
- **(2).** General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



#### **EXHIBIT C**

# Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

#### **FURTHER AFFIANT SAYETH NOT.**

Rizzetta & Company, Incorporated, a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



#### **EXHIBIT D**

## Municipal 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.





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

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

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

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

from the security deposit.

100059796.DOCX/1

The clubhouse may not be used for commercial uses.

Revised

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

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

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

TIME OF EVENT (including set up/clean up):AM/PM untilAM/PM (Circle AM or PM)	
TYPE OF EVENT:	
NAME OF RESIDENTRENTER:	
ADDRESS:	
HOME PHONE: CELL PHONE:	
This is a license agreement between The Harbourage at Braden River Community Development District ("District") and (the "ResidentRenter"). Subject to the terms and conditions hereof, the RenterResident is hereby given a revocable license to use the Harbourage Clubhouse (the "Clubhouse"), located at 5705 Key West Place, Bradenton, FL 34203, for a private event ("Event") and agrees to be held responsible for such use as outlined on this Private Event Use Agreement form ("Agreement"). The clubhouse is still open to all Harborage residents even during the private event.	
Any Harborage resident in good standing or any non-resident that has paid the annual admission fee may reserve the Celubhouse. If, however, the resident is a tenant, not a property owner, a copy of the tenant's lease must accompany this use agreement.	
As a prerequisite for granting a reservation for private use, the resident-Renter must complete and sign a copy of this agreement, pay by check the non-refundable \$150 fee for use of the Clubhouse, and pay by check the applicable \$100 refundable deposit. Cash payment is required if agreement is completed less than two (2) weeks from the scheduled event date.	
Cancellation Policy. Cancellation of use agreements prior to two (2) weeks of the Event will result in the full deposit being refunded. Cancellation of use agreements within the two-week period prior to the Event will result in a \$25 cancellation fee, which shall be deducted from the \$100 deposit, prior to refund. Any deposit paid by a check returned by the Renterresident's bank shall be subject to service charges and cancelation of the agreement.	Formatted: Highlight
TERMS AND CONDITIONS  1. The Representation of the Event until all quests have departed and assumes full	Formatted: Justified, Numbered + Level: 1 + Numbering Style: 1, 2, 3, + Start at: 1 + Alignment:

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

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

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

at: 0.55"

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

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

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

{00059796.DOCX/} Revised

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

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

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

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

(00059796.DOCX/)

Revised

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

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5705 Key West Place Bradenton, FL 34203

Executed Private Event Use Agreement, non-refundable rental fee of \$150, refundable deposit payment of \$100, and copy of resident lease, if applicable, has been received.  Harbourage at Braden River Community Development District	Formatted: Condensed by 0.15 pt
Harbourage at Braden River Community Development District	
Signature: Date:	
Name/Title: Check #	
Post Event:	
CHECKLIST FOR CLEAN-UP has been received and satisfied. Full deposit refund approved.	
CHECKLIST FOR CLEAN-UP not satisfied. \$ of deposit will be retained to satisfy costs.	
Damages/Alarm caused during Event. \$ of deposit will be retained to satisfy costs.	
Cancellation prior to two weeks. Full deposit to be refunded	Formatted: Highlight
	Formatted: Highlight
Cancellation within two weeks of the Event. \$25 cancellation fee will be retained.	Formatted: Highlight
CDD Representative: Date:	Formatted: Highlight
\\\ (	Formatted: Highlight
Refund Request Date:Amount: \$	Formatted: Highlight
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esident Renter Name:	Event Date:		
ecommended minimum items to bring fo			
5 (five) tall kitchen garbage bags for ki		4	Formatted: Bulleted + Level: 1 + Aligned at: Indent at: 1"
	needed for event garbage (plates, boxes, food, cups, etc.) troom counters, furniture polish for wooden tables		indent at. 1
(recommended to cover with tablecloth			
Glass cleaner for exit/entry glass doors			
Paper towels for cleaning, spills, etc.			
	leave it as good or better condition than you found it.		
Return furniture to proper location.			
Remove any items brought in by RenterRe	esident (supplies, dishes, chairs, etc.)		Formatted: Font: 10.5 pt
Clean kitchen counter tops and bar counte	r.		
Clean tables and chairs – remove any spot	s on chair seats caused during Event.		
Clean refrigerator in kitchen area if used.			
Vacuum carpets, sweep all floors, and ren	nove any spots from carpet caused during Event		
Remove decorations, including any tape u	sed to secure decorations.		
Remove any decorations/balloons on stree	et signs, entrance or other areas.		
Clean restrooms, including trash removal	and replacement of garbage bags.		
Remove all trash from the premises, to be	taken to Renter resident's residence.		Formatted: Font: 10.5 pt
Replace trash bags in all containers in whi	ch bags have been removed.		
Ensure parking lot and outside is free of a	ny debris present as a result of the Event including any decorations.		
Back doors to grill and pool deck are lock	ed, both knob locks and dead-bolt locks		
Lights are turned off with the exception of	those on timers.		
have verified the above and hereby request a re	urn/refund of the required security deposit.		
enter Resident Signature:	Date:		



## CLUBHOUSE PRIVATE EVENT USE RESERVATION INFORMATION

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

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

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

## **Private Event Use General Information**

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



## CLUBHOUSE PRIVATE EVENT USE AGREEMENT

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

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

#### **TERMS AND CONDITIONS**

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

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

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

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

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

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

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

### **CDD Representative Use Only:**

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

Harbourage at Braden River Community Develo	opment District
Signature:	Date:
Name/Title:	Check #
Post Event:	
CHECKLIST FOR CLEAN-UP has be	een received and satisfied. Full deposit refund approved.
CHECKLIST FOR CLEAN-UP not sa	atisfied. \$of deposit will be retained to satisfy costs.
Damages/Alarm caused during Event.	\$of deposit will be retained to satisfy costs.
Cancellation prior to two weeks. Full	deposit to be refunded
Cancellation within two weeks of the I	Event. \$25 cancellation fee will be retained.
CDD Representative:	Date:
Refund Request Date:	Amount: \$

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

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

Renter Name:	Event Date:
Recommended minimum item	as to bring for clean up:
	ge bags for kitchen and restroom garbage cans.
	arbage can if needed for event garbage (plates, boxes, food, cups, etc.)
	unter tops, restroom counters, furniture polish for wooden tables
(recommended to cover w	<u>.</u>
•	
• Glass cleaner for exit/entr	·
• Paper towels for cleaning,	
• Rule: If you brought it in,	take it awayleave it as good or better condition than you found it.
Return furniture to proper l	ocation.
Remove any items brought	in by Renter (supplies, dishes, chairs, etc.)
Clean kitchen counter tops	and bar counter.
Class 4-1-1 1-1	annon ann an t-air an t-air an t-air ann a' t-air a Taont
Clean tables and chairs – re	emove any spots on chair seats caused during Event.
Clean refrigerator in kitche	n area if used.
Vacuum carpets, sweep all	floors, and remove any spots from carpet caused during Event
Remove decorations, include	ding any tape used to secure decorations.
Remove any decorations/ba	alloons on street signs, entrance or other areas.
Clean restrooms, including	trash removal and replacement of garbage bags.
Remove all trash from the p	premises, to be taken to Renter s residence.
Replace trash bags in all co	ontainers in which bags have been removed.
Ensure parking lot and outs	side is free of any debris present as a result of the Event including any decorations.
Back doors to grill and poo	ol deck are locked, both knob locks and dead-bolt locks
Lights are turned off with the	he exception of those on timers.
I have verified the above and here	by request a return/refund of the required security deposit.
Renter Signature:	Date:
	=

# Tab 9



### CLUBHOUSE PRIVATE EVENT USE RESERVATION INFORMATION

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

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

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

### **Private Event Use General Information**

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

# **Tab 10**





### Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

# Harbourage at Braden River Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

#### About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

#### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Harbourage at Braden River Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

**Quote Number:** 100125679

### **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,856,891
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$30,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

<sup>\*</sup>Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

### **TOTAL PROPERTY PREMIUM**

\$20,007

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
Х	Α	Accounts Receivable	\$500,000 in any one occurrence
х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
Х	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	I	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
х	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
Х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
Х	х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Υ	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Х	Z	Ingress / Egress	45 Consecutive Days
Х	AA	Lock and Key Replacement	\$2,500 any one occurrence
Х	BB	Awnings, Gutters and Downspouts	Included
Х	СС	Civil or Military Authority	45 Consecutive days and one mile

### **CRIME COVERAGE**

<u>Description</u> Forgery and Alteration	<u>Limit</u> Not Included	<u>Deductible</u> Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

### **Deadly Weapon Protection Coverage**

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

### **AUTOMOBILE COVERAGE**

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

### **GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit \$1,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

### PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

### Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

Fraudulent Instruction: \$25,000



### **PREMIUM SUMMARY**

Harbourage at Braden River Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

**Quote Number:** 100125679

### **PREMIUM BREAKDOWN**

Property (Including Scheduled Inland Marine)	\$20,007
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,209
Public Officials and Employment Practices Liability	\$3,209
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$26,425

### **IMPORTANT NOTE**

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



# PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Harbourage at Braden River Community Development District

(Name of Local Governmental Entity)  Michael V. Malik  By: Michael V. Malik (Sep 23, 2025 14:29:36 EDT)	Michael V. Malik
Signature	Print Name
Witness By:	Stephanie Deluna
Signature	Print Name
IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVI	ERAGE IS EFFECTIVE October 1, 2025
,	Δdministrator



### PROPERTY VALUATION AUTHORIZATION

Harbourage at Braden River Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

### **QUOTATIONS TERMS & CONDITIONS**

and terms listed below.

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

☑ Building and Content TIV
 ☑ Inland Marine
 ☐ Auto Physical Damage
 \$2,856,891
 As per schedule attached
 Not Included

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits

Signature:	Michael V. Malik Michael V. Malik (Sep 23, 2025 14:29:36 EDT)	Date:	09/23/25	
Name:	Michael V. Malik			
Title:	CDD Board of Supervisors, Chairman			



### Property Schedule

### Harbourage at Braden River Community Development District

**Policy No.:** 100125679

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit#	Desc	cription	Year Built	Eff. Date	Building \	/alue		
	Ad	dress	Const Type	Term Date	Contents	Value	lotalins	ured Value
	Roof Shape	Roof Pitch		Roof Cov			Replaced	Roof Yr Blt
	Recreation Center		2005	10/01/2025	\$519,98	83		
1	5705 Key West Place Bradenton FL 34203		Non combustible	10/01/2026	\$62,73	80		\$582,713
	Complex			Metal panel				
Unit #		cription	Year Built	Eff. Date	Building \	/alue	Total Inc	ured Value
	Ad	dress	Const Type	Term Date	Contents	Value	Totalilis	uieu value
	Roof Shape	Roof Pitch		Roof Cov			g Replaced	Roof Yr Blt
	Pool, Pumps & Equipment		2005	10/01/2025	\$305,4	50		
2	5705 Key West Place Bradenton FL 34203		Below ground liquid storage tank / pool	10/01/2026				\$305,450
1144	Desc	ription	Year Built	Eff. Date	Building \	/aluo		
Unit #		dress		Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Const Type	Roof Cov			g Replaced	Roof Yr Blt
	Gate House	ROOI FILLII	2005	10/01/2025	\$72,61		Replaced	KOOI 11 BIL
3	5414 Key West Place Bradenton FL 34203		Joisted masonry	10/01/2026				\$72,611
			Voor Duilt	Eff. Date	Duilding)	/alua		
Unit #		cription	Year Built	<del> </del>	Building \		Total Ins	ured Value
		dress	Const Type	Term Date	Contents			D C.V. Dit
	Roof Shape Entry Gate	Roof Pitch	2005	Roof Cov 10/01/2025	ering \$101,47		Replaced	Roof Yr Blt
4	5414 Key West Place Bradenton FL 34203		Non combustible	10/01/2026	7-0-7-1			\$101,475
	Simple hip			Metal panel				
Unit #		cription	Year Built	Eff. Date	Building \		Total Ins	ured Value
		dress	Const Type	Term Date	Contents			
	Roof Shape	Roof Pitch	2005	Roof Cov			Replaced	Roof Yr Blt
5	2 Pavilions at Pool 5705 Key West Place Bradenton FL 34203		Frame	10/01/2025	\$51,86			\$51,865
	Simple hip			Metal panel				
Unit#	Desc	cription	Year Built	Eff. Date	Building \	/alue	<b>T</b>	
	Ad	dress	Const Type	Term Date	Contents	Value	lotalins	ured Value
	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Entryway Monument		2005	10/01/2025	\$25,93	3		
6	Harborage Ave and Natalie Way Bradenton FL 34203		Masonry non combustible	10/01/2026				\$25,933
Unit #	Dani	cription	Year Built	Eff. Date	Building \	/alue		
Onit #		dress		Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Const Type	Roof Cov	l		g Replaced	Roof Yr Blt
	Monument Tower	NOUI PILLII	2005	10/01/2025	ering \$16,91		5 Nepiaceu	NOOI II BIL
7	Natalie Way E and 53rd Ave E Bradenton FL 34203		Masonry non combustible	10/01/2026	¥-0,6-			\$16,913

	Michael V. Malik	Michael V. Malik	09/23/25	
Sign:	Michael V. Malik (Sep 23, 2025 14:29:36 EDT)	Print Name:	Date:	



### **Property Schedule**

### Harbourage at Braden River Community Development District

**Policy No.:** 100125679

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit#	Description	Year Built	Eff. Date	Building	Value	<b>-</b>	
	Address	Const Type	Term Date	Contents	Value	lotaling	ured Value
	Roof Shape Roof Pitch		Roof Cov			g Replaced	Roof Yr Blt
	Wire Fence - attached to Bradenton Water Reserve	2005	10/01/2025	\$9,02	0		
8	Bradenton Water Reserve Bradenton FL 34203	Non combustible	10/01/2026		Г		\$9,020
Unit#	 Description	Year Built	Eff. Date	Building	Value		
Oillt #	Address		Term Date	Contents		Total Ins	ured Value
	Roof Shape Roof Pitch	Const Type	Roof Cov			g Replaced	Roof Yr Blt
	Pavilion @ Marina	2005	10/01/2025	\$25,93		Replaced	ROOI II BIL
9	Marina Area Bradenton FL 34203	Frame	10/01/2026				\$25,933
	Pyramid hip	V D. 'll	Metal panel	5 11.			
Unit#	Description	Year Built	Eff. Date	Building		Total Ins	ured Value
	Address	Const Type	Term Date	Contents			
	Roof Shape Roof Pitch	2005	Roof Cov 10/01/2025	ering \$1,206,		g Replaced	Roof Yr Blt
	Boat Dock and 17 Lifts	2005	10/01/2025	\$1,206,4	425		
10	Marina Area Bradenton FL 34203	Waterfront structures	10/01/2026		T		\$1,206,425
1144	Description	Year Built	Eff. Date	Building	Value		
Unit #	Description Address		Term Date	Contents		Total Ins	ured Value
	Roof Shape Roof Pitch	Const Type				a Dowlood	Roof Yr Blt
	Hoover Pump Station	2005	Roof Cov 10/01/2025	ering   \$148,5		g Replaced	KOOI II BIL
11	Nature Preserve Pond Bradenton FL 34203	Pump / lift station	10/01/2026		Γ	-	\$148,523
Unit#	Description	Year Built	Eff. Date	Building	Value		
Oille #	Address	Const Type	Term Date	Contents		Total Ins	sured Value
	Roof Shape Roof Pitch	Const Type	Roof Cov			g Replaced	Roof Yr Blt
	Lake #5 Bridge	2005	10/01/2025	\$130,2			NOO! II DIC
12	Nature Preserve Bradenton FL 34203	Bridges	10/01/2026				\$130,278
Unit#	Description	Year Built	Eff. Date	Building	Value		1
Oc.	Address	Const Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape Roof Pitch	const type	Roof Cov	1		g Replaced	Roof Yr Blt
	Fishing Pier Trail/Creek Bridge square feet 211	2005	10/01/2025	\$17,84			NOO! II Dit
13	Nature Preserve Bradenton FL 34203	Bridges	10/01/2026				\$17,843
Unit#	Description	Year Built	Eff. Date	Building		Total Inc	ured Value
	Address	Const Type	Term Date	Contents			
	Roof Shape Roof Pitch		Roof Cov			g Replaced	Roof Yr Blt
	John's Island Bridge	2005	10/01/2025	\$119,0	64		
14	Nature Preserve Bradenton FL 34203	Bridges	10/01/2026				\$119,064

Michael V. Malik Michael V. Malik (Sep 23, 2025 14:29:36 EDI) Sign:	Print Name:	Michael V. Malik	Date:	09/23/25
2.8		:	Date.	



### **Property Schedule**

### Harbourage at Braden River Community Development District

**Policy No.:** 100125679

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit#	Des	cription	Year	· Built	Eff. Date	Building \	Value	Tatalias	d Mal
	Ac	ldress	Cons	t Type	Term Date	Contents	Value	Totalins	ured Value
	Roof Shape	Roof Pitch			Roof Co	vering	Covering	Replaced	Roof Yr Blt
	Fishing Pier w/Benches		20	)05	10/01/2025	\$42,84	15		
15	Nature Preserve Bradenton FL 34203		Brio	dges	10/01/2026				\$42,845
			Total:	Building \$2,794,1		Contents Value \$62,730	!	Insured Va \$2,856,891	

ign: Michael V. Malik (Sep 23, 2025 14:29:36 EDT)

Print Name: Michael V. Malik (Sep 23, 2025 14:29:36 EDT)

O9/23/25

Date:



### Inland Marine Schedule

### Harbourage at Braden River Community Development District

**Policy No.:** 100125679

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
item #	Description	Seriai Number	Classification Code	Term Date	value	Deductible
1	Security Cameras & Recording Equipment		Electronic data processing equipment	10/01/2025 10/01/2026	\$30,000	\$1,000

Total \$30,000

Michael V. Malik

Michael V. Malik (Sep 23, 2025 14:29:36 EDT)

Print Name: Michael V. Malik

Date:

# Proposal.FIA.PKG.HarbouragatBradenRiver

Final Audit Report 2025-09-23

Created: 2025-09-18

By: Christy Gargaro (cgargaro@rizzetta.com)

Status: Signed

Transaction ID: CBJCHBCAABAA4aqFwk0lpQg3B7Two1SR3rQ2Qr\_bBzmk

## "Proposal.FIA.PKG.HarbouragatBradenRiver" History

- Document created by Christy Gargaro (cgargaro@rizzetta.com) 2025-09-18 3:37:49 PM GMT
- Document emailed to Mike Malik (harbouragecddmanager@gmail.com) for signature 2025-09-18 3:37:57 PM GMT
- Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature 2025-09-18 3:37:57 PM GMT
- Email viewed by Mike Malik (harbouragecddmanager@gmail.com) 2025-09-18 3:54:14 PM GMT
- Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com) 2025-09-18 5:06:09 PM GMT
- Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
  Signature Date: 2025-09-18 5:06:24 PM GMT Time Source: server
- Signer Mike Malik (harbouragecddmanager@gmail.com) entered name at signing as Michael V. Malik 2025-09-23 6:29:34 PM GMT
- Document e-signed by Michael V. Malik (harbouragecddmanager@gmail.com)
  Signature Date: 2025-09-23 6:29:36 PM GMT Time Source: server
- Agreement completed. 2025-09-23 - 6:29:36 PM GMT

# **Tab 11**

### **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**, **September 10**, **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	Chairman
Michael Monti	Vice Chairman
Brenda Landers	Assistant Secretary
Merril "Tod" Glentzer	<b>Assistant Secretary</b>

### 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

Audience Present

### FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

### **SECOND ORDER OF BUSINESS**

**Audience Comments** 

There were no audience comments.

### THIRD ORDER OF BUSINESS

**Staff Reports** 

### A. District Counsel

Ms. Webster was present via phone but had no updates.

### B. District Engineer

Mr. Schappacher was present and gave updates on the storm area clean up. There was a hole in the road at 8522 Duval. The County claimed it was not a County issue, but after research, Mr. Schappacher found it is a County issue. He will reach back out to the County.

### C. Aquatic Maintenance Report

**1.** Presentation of Solitude Waterway Inspection Report Mr. Rhodes with Solitude was not present.

### D. Review of Landscape Report

The landscape report was included in the agenda for review.

### E. Clubhouse Manager Report

The Operations & Maintenance Report for July and August 2025 was presented. Mr. Gipe reviewed the report for the Board. Boat leases will be going out, the boat policy will be on the October agenda.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved District Management to work with the Chair outside of a meeting to retain a pest control vendor, for the Harbourage at Braden River CDD.

### 1. Consideration of 2026 Commercial Pool Services

The Board approved the Pools by Lowell maintenance agreement.

On a motion from Mr. Malik, seconded by Mr. Glentzer, the Board unanimously approved Pools by Lowell maintenance proposal at \$600.00 monthly, for the Harbourage at Braden River CDD.

### 2. Ratification of Lowell Pool Repairs

On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously ratified Lowell Pool Repairs in the amount of \$775.00., for the Harbourage at Braden River CDD.

# 3. Consideration of Bloomings Landscape Proposals for Clubhouse Area Enhancements

The proposal for \$2285.00 for plantings was approved. The proposal for sod was tabled.

On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously approved the Bloomings proposal for plantings in the amount of \$2285.00, and the sod proposal is tabled, for the Harbourage at Braden River CDD.

### 4. Ratification of Solitude Vegetation Removal Agreement

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously ratified the Solitude Vegetation Removal Agreement for Pond 4, for the Harbourage at Braden River CDD.

88

# 5. Consideration of Access Control Vendor for Community The Board reviewed the gate proposals and chose to engage with Universal with no

87 driver's license scanner.

On a motion from Ms. Landers, seconded by Mr. Malik, the Board unanimously approved District Management and Staff to engage with Universal to include as presented the installation cost and monthly cost, in addition to the virtual guard for \$650.00 a month, and reviewing termination with Envera, for the Harbourage at Braden River CDD.

89 90

### F. District Manager

## 1. Consideration of 2024-2025 Goals and Objectives

Ms. DeLuna reviewed the 2024-2025 goals and objectives with the Board.

92 93

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On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously accepted the Fiscal Year 2024-2025 Goals and Objectives, as presented, for the Harbourage at Braden River CDD.

94 95

Ms. DeLuna announced the next meeting will take place on Wednesday, October 8, 2025, at 12:30 p.m.

96 97

Ms. DeLuna asked the Board to change the meeting beginning time to 12:30 p.m. on a permanent basis.

99 100

98

### FOURTH ORDER OF BUSINESS

### **Business Items**

101 102

### 103

104

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously approved setting the public hearing for rental rules for October 8, 2025 at 12:30 p.m., for the Harbourage at Braden River CDD.

105 106

### **B.** Acceptance of Second Quarter Website Audit

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

A. Consideration of Setting the Public Hearing for Rental Rules

107 108

On a motion from Ms. Landers, seconded by Mr. Malik, the Board unanimously accepted the Second Quarter Website Audit, as presented, for the Harbourage at Braden River CDD.

109 110

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### C. Consideration of Contract for District Management Services

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the Rizzetta Contract for District Management Services, as presented, for the Harbourage at Braden River CDD.

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FIFTH ORDER OF BUSINESS	Business Administration
A. Consideration of the Minutes of th on May 14, 2025 and July 30, 2025	e Board of Supervisors Regular Meeting Hel
	ed by Mr. Monti, the Board unanimously approve neeting minutes, as amended, for the Harboura
B. Consideration of Operation and M	aintenance Expenditures for July 2025
	by Mr. Monti the Board unanimously ratified the best for July 2025 (\$50,441.20), for the Harboura
C. Review of Financial Statements for Ms. DeLuna reviewed the financial s	
SIXTH ORDER OF BUSINESS  Ms. DeLuna reminded the Board there is	Supervisor Requests is a Board Seat that is vacant.
SEVENTH ORDER OF BUSINESS	Adjournment
•	Adjournment econded by Mr. Monti, the Board unanimous t 2:24 p.m., for the Harbourage at Braden Riv
On a motion from Ms. Landers, se adjourned the CDD Board meeting a	econded by Mr. Monti, the Board unanimous
On a motion from Ms. Landers, se adjourned the CDD Board meeting a CDD.	econded by Mr. Monti, the Board unanimou t 2:24 p.m., for the Harbourage at Braden Riv
On a motion from Ms. Landers, se adjourned the CDD Board meeting a	econded by Mr. Monti, the Board unanimou

# **Tab 12**

# 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 August 2025 For Board Approval

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

The total items being presented:	\$41,947.69
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

# Harbourage at Braden River Community Development District

# Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	300207	2025-01139	Landscape Maintenance 08/25	\$5,995.00
Brenda L. Brandsma-Landers	20250807-2	BL073025	Board of Supervisors Meeting 07/30/25	\$200.00
COMCAST	20250812-1	8535 10 045 0011288 08/25 ACH	5514 Harborage Ave Unit GRD 08/25	\$132.55
COMCAST	20250825-1	8535 10 045 0006759 08/25 ACH	5705 Key West PL RM Rec 08/25	\$432.32
Dwellwise, LLC DBA Clean Home	300200	761	Cleaning Services 08/25	\$99.00
Florida Department of Revenue	300195	51-8016045527-4 08/25	Sales Tax 08/25	\$466.91
Florida Power & Light Company	300201	FPL Electric Summary 07/25 ACH	FPL Electric Summary 07/25	\$1,897.75
Frontier Florida, LLC	20250815-1	941-753-1478- 093004-5 07/25	941-753-1478-093004-5 07/25	\$262.24
Guest Well, Inc.	300196	'07292025	Pump installation 07/25	\$10,285.00
Hidden Eyes, LLC DBA Envera	300197	757088	Gate Access Monitoring 08/25	\$1,356.40
Hidden Eyes, LLC DBA Envera	300212	754401	Security Monitoring 05/25-07/25	\$1,446.60
Hidden Eyes, LLC DBA Envera	300212	757532	Security Monitoring 08/25-10/25	\$1,446.60
Main Gate Enterprises, Inc.	300210	36650	Service Call - Swing Gate will not close 08/25	\$200.00

## Harbourage at Braden River Community Development District

# Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Numbe	r Invoice Number	Invoice Description	Invoice Amount
Merril "Tod" Glentzer	300202	TG073025	Board of Supervisors Meeting 07/30/25	\$200.00
Michael J Monti	20250807-3	MM073025	Board of Supervisors Meeting 07/30/25	\$200.00
Michael V. Malik	20250807-1	MM073025	Board of Supervisors Meeting 07/30/25	\$200.00
Parking Lot Services	300211	13556	Latex Paint Restriping 08/25	\$4,389.00
Pools by Lowell, Inc.	300198	181202601	Pool Repair - Repair Stenner chemical	\$143.88
Pools by Lowell, Inc.	300208	181347162	feeder pump 07/25 Pool Service 08/25	\$590.00
Pools by Lowell, Inc.	300213	182793923	Pool repair - for Black Algae 08/25	\$150.00
Pools by Lowell, Inc.	300213	182871901	Service Call for Pool Repair 08/25	\$1,021.96
Rizzetta & Company, Inc.	300193	INV0000101202	District Management Services 08/25	\$3,570.59
Rizzetta & Company, Inc.	300194	INV0000101309	Amenity Management & Overnight	\$2,213.11
Rizzetta & Company, Inc.	300199	INV0000101348	Personnel Reimbursement 08/25 Cell Phone 06/25	\$50.00
Rizzetta & Company, Inc.	300204	INV0000101381	Personnel Reimbursement 08/25	\$1,355.61
Schappacher Engineering, LLC	300205	2902	Engineering Services 07/25	\$920.00

# Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	300209	PSI189133	Aquatic Maintenance 08/25	\$508.35
Straley Robin Vericker	300206	26938	Legal Services 07/25	\$1,799.50
Valley National Bank	20250826-1	Harbourage Valley CC 07/25	Credit Card Expense 07/25	\$389.47
Water Boy Inc.	300203	24193718	Water Delivery 08/25	<u>\$25.85</u>
Report Total				\$41,947.69



5824 Bee Ridge Road #165, Sarasota, FL 34233

## **Invoice**

Date Invoice #

8/1/2025 2025-01139

### **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 8/31/2025

Description	Qty	Amount
Month of August Monthly Grounds Maintenance Fee		5,995.00
RECEIVED 08/04/25		

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$5,995.00
Payments/Credits	\$0.00
Balance Due	\$5,995.00

Phone # Fax # E-mail Web Site

# Harbourage at Braden River CDD Meeting Date: July 30, 2025

SUPERVISOR PAY REQUE	EST	
Name of Board		
Supervisor	Check if paid	
Vacant		
Tod Glentzer	7	TG 073025
Brenda Landers	X	BL 073025
Mike Malik	*	MM 073025
Michael Monti	X	MM 073025
(*) Does not get paid		
NOTE: Supervisors are only paid if	checked. RECE	IVED 1/25
EXTENDED MEETING TIME	ECARD	
Meeting Start Time:	(OM)	
Meeting End Time:	2 Jul am	
Total Meeting Time:		
	lillmud	
Time Over (3) Hours:		
Total at \$175.00 per Hour:		
ADDITIONAL OR CONTINU	ED MEETING TIMECARD	
Meeting Date:		
Additional or Continued Mee	ting?	Maria
Total Meeting Time:		
Total at \$175 per Hour:	\$0.00	
Business Mileage Round Tri		
IRS Rate per Mile	\$0.700	
Mileage to Charge	\$0.00	

DM Signature:

\$132.55

Page 1 of 3



BY: .....

# Hello Harborag Guard House,

Thanks for choosing Comcast Business.

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

# Amount due

Thanks for paying by Automatic Payment.

Your automotic payment on Aug 09, 2025, will include your amount due, plus or minus ony 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

Do not include correspondence with payment

# COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 99331870 NO FP 18 20250718 NNNNNNNN 0001770 0007

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

վիկիսինիիիիիիին մահունիինի հանդինիինի հանդիրինի և բանականին հանդինի և բանականին հանդինի և հանդինի և հանդինի և

Please write your account number on your check or money order

Account number

8535 10 045 0011288

Automatic payment

Aug 09, 2025

Please pay

\$132.55

Electronic payment will be applied Aug 09, 2025



### 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.



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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

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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 Jul 18, 2025 Services From Aug 01, 2025 to Aug 31, 2025

Page 3 of 3

Regular m	onthly	charge	S		\$126.85
Comcast Busin	ness				\$126.85 \$126.85
Starter Business Interne	Ħ,			\$71.95	
Static IP - 1 Equipment Fee				\$29,95 \$24.95	

	and the second second	the state of the s		
One-time	charge	S		\$3.95
Other charges				\$3.95
Paper Statemen	t Fee	Jul 18	\$3,95	

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

### What's included?



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

Visit business.comcast.com/myaccount for more details



# Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a glance For 5705 KEY WEST PL RM REC, BRADENTON, FL, 34203-8095			
Previous balance		\$432.32	
EFT Payment - thank you	Jul 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	

#### \$432.32 **Amount due**

Thanks for paying by Automatic Payment

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

Need help?

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

# Your bill explained

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



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

Please write your account number on your check or money order

Do not include correspondence with payment

1401 NORTHPOINT PKWY W PALM

BCH FL 33407-1937

HARBORAGE CDD 3434 COLWELL AVE #200 TAMPA, FL 33614

Account number 8535 10 045 0006759

Aug 22, 2025 Automatic payment

\$432.32 Please pay

Electronic payment will be applied Aug 22, 2025

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

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- 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.

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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.

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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



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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:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



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

Taxes, fees and other charges		\$20.97
Other charges		\$0.15
Regulatory Cost Recovery	\$0.15	
Taxes & government fees		\$20.82
Sales Tax	\$3.10	
State Communications Services Tax	\$13.34	
Local Communications Services Tax	\$4.38	

## Additional information

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

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

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



Service Receipt #761

Date August 6, 2025

Service receipt to The Harbourage

At Braden River

CDD

5705 Key West Place, Bradenton, FL, USA 34203

## **Booking Details**

## **Booking Summary**

Booking Id 761

Date 08/06/2025 11:30 AM - 12:00 PM

Frequency Every 4 Weeks

Square Feet 0-500

Bathrooms 2

# **Payment Summary**

Payment Method Cash/Check

Service Total \$110.00

Frequency Discount \$11.00

Discounted Total \$99.00

Total \$99.00

Would you like to add any Notes?

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

Sub Total: \$99

Extra Charges: \$0

**Total: \$99** 

Thank you for your business!

# 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



Certificate Number: 51-8016045527-4

A. Sales/Services

# Sales and Use Tax Return

SALES AND USE TAX RETURN HD/PM Date: ales 2. Exempt Sales 3. Taxab

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

DR-15 R. 01/15

4. Tax Due

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

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

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

3. Taxable Amount

Taxable Purchases	Include use tex on Internet / out-of-state untaxed	purchases	
Commercial Rentals			
Transient Rentals			- 12
Food & Beverage Vending			
	Recording Region	5. Total Amount of Tax Due	
sient Rental Rate:	Surtax Rate 17 8	6. Less Lawful Deductions	-
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	t Braden River Community Developmen	8. Less Est Tax Pd / DOR Cr Memo	
1/2+	Park Lane, Suite 115	9. Plus Est Tax Due Current Month	_
ZIP Tampa, FL 3	3625	10. Amount Due	
EL ODIDA E	EDA DIMENT OF DEVENUE	-11. Less Collection Allewanse	-file/E-pay Only
	EPARTMENT OF REVENUE	12. Plus Penalty	
	SEE FL 32399-0120	13. Plus Interest	
		14. Amount Due with Return	
Due: Late After:			
Gertificate Number: 51-		AX RETURN HD/PM Date: / / npt Sales 3. Taxable Amount	DR-15 R. 01/15
Sales/Services	76.04	. 70.01	4 . 97
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Food & Beverage Vending			U67.00
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Tampa, FL FLORIDA D 5050 W TE TALLAHAS	e at Braden River Community Developmell Ave, Suite 200 33614 DEPARTMENT OF REVENUE RECONNESSEE ST	6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Gr Memo 9. Plus Est Tax Due Current Month 10. Amount Due 11. Less Cellestion Allowans 12. Plus Penalty	766.91 766.91 466.91
Harbourag 3434 Colw 50/5t ZIP Tampa, FL FLORIDA D 5050 W TE	e at Braden River Community Development Ave, Suite 200  33614  DEPARTMENT OF REVENUE RECONNESSEE ST SEE FL 32399-0120	6. Less Lawful Deductions 7. Net Tax Due 8. Less Est Tax Pd / DOR Cr Memo 9. Plus Est Tax Due Current Month 10. Amount Due 11. Less Cellestion Allowanse 12. Plus Penalty 13. Plus Interest	766.97 766.97 

**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.

	•		this return and the facts stated in it are tru	
	Signature of Taxpayer	Date	Signature of Preparer	Oate
( )	Telephone Number	_ (	) Telepnone Number	т
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# Harbourage at Braden River CDD

Florida Power & Light Company Summary

Period Covered: 07/03/2025 - 08/05/2025 08/05/2025

Due Date: 08/26/2025



TOTAL \$ 1,897.75

	Summary	
ELECTRICITY-ENTRANCE	52900 4632	\$ 87.88
<b>ELECTRICITY-IRRIGATION</b>	53100 4318	\$ 791.58
ELECTRICITY-STREET LIGHTING	53100 4307	\$ 63.14
ELECTRICITY-REC CENTER	53100 4304	\$ 727.40
ELECTRICITY-BOAT DOC	53100 4644	\$ 35.23
ELECTRICITY-FOUNTAINS	53100 4674	\$ 192.52

Total \$ 1,897.75



For: Jul 3, 2025 to Aug 5, 2025 (33 days)

Statement Date: Aug 5, 2025 Account Number: 14034-95383

Service Address:

5651 KEY WEST PL # MARINA **BRADENTON, FL 34203** 

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

## **CURRENT BILL**

TOTAL AMOUNT YOU OWE

Aug 26, 2025 NEW CHARGES DUE BY

Total amount you owe



or visit FPL.com/ WaystoPay

BILL SUMMARY

Amount of your last bill 36.37 Payments received -36.37 amammanicalicanicalicali Balance before new charges 35.23 Total new charges

(See page 2 for bill details.)



## KEEP IN MIND

Payment received after October 27, 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 this 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:

\$35,23

1-800-40UTAGE (468-8243) 711 (Relay Service)



Wavs to Pay



27

5203140349538373253000000

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

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

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

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

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

14034-95383 ACCOUNT NUMBER \$35.23

Aug 26, 2025

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



Customer Name: Account Number: HARBORAGE AT BRADEN 14034-95383 RIVER COMMUNITY DEVELOPMENT DIST

BILL DETA	AILS	
Amount of your last bill		36.37 -36.37
Payment received - Thank you Balance before new charges	***************************************	\$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMANI Base charge: Non-fuel: (\$0.096100 per MVh) Fuel: (\$0.027180 per MVh)	D / BUSINESS \$12.87 \$16.72 \$4.73	
Electric service amount	34.32	
Gross receipts tax (State tax)	0.88	
Taxes and charges	0.88	
Regulatory fee (State fee)	0.03	
Total new charges		\$35.23
Total amount you owe		\$35.23

#### METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Sep 4, 2025.

Usage Type Current - Previous Usage

KWh used 26505 26331 174

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	174	183	132
Service days	33	29	31
kWh/day	5	6	4
Amount	\$35.23	\$36.37	\$30.81

#### KEEP IN MIND

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

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Learn more

## Make the switch to LEDs

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Swap to save

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



For: Jul 3, 2025 to Aug 5, 2025 (33 days)

Statement Date: Aug 5, 2025 **Account Number: 19971-10141** 

Service Address:

5705 KEY WEST PL # FOUNTAIN **BRADENTON, FL 34203** 

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

# **CURRENT BILL**

**\$192.52** 

TOTAL AMOUNT YOU OWE

Aug 26, 2025 NEW CHARGES DUE BY



#### BILL SUMMARY

Amount of your last bill 32.75 Payments received -32.75 omonmonicomonicomonico Balance before new charges

192.52 Total new charges \$192.52 Total amount you owe

(See page 2 for bill details.)

ENERGY USAGE HISTORY 5,700 kWh 4,580 kWh 3,420 kWh 2,280 kWh 1,140 kWh 0 kWh

## **KEEP IN MIND**

Payment received after October 27, 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 this month due to greater number of service days. Visit www.FPL.com for more information.

Go paperiess and never miss a bill.

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FPL.com/Paparles

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

Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)



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

19971-10141 ACCOUNT NUMBER

\$192.52

Aug 26, 2025

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



Total new charges

Total amount you owe

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

BILL DE	TAILS
Amount of your last bill	32,7
Payment received - Thank you	-32.7
Balance before new charges	\$0.0
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMA	AND / BUSINESS
Base charge:	\$12.87
Non-fuel: (\$0.096100 per kWh)	\$136.17
Fuel: (\$0.027180 per kWh)	\$38.51
Electric service amount	187.55
Gross receipts tax (State tax)	4.81
Taxes and charges	4.81
Regulatory fee (State fee)	0.16

## METER SUMMARY

Meter reading - Meter KN87589. Next meter reading Sep 4, 2025.

Usage Type Current **Previous** Usage kWh used 36641 35224 1417

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	1417	137	10
Service days	33	29	31
kWh/day	42	4	0
Amount	\$192.52	<b>\$32.75</b>	\$26.05

#### **KEEP IN MIND**

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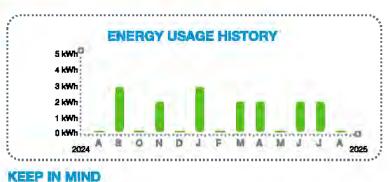
For: Jul 3, 2025 to Aug 5, 2025 (33 days)

Statement Date: Aug 5, 2025 Account Number: 20077-10151

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

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





## BILL SUMMARY

Amount of your last bill 25.75 Payments received -25.75 Balance before new charges 25.66 Total new charges Total amount you owe \$25.66 (See page 2 for bill details.)

 Payment received after October 27, 2025 is considered LATE; a late payment charge of 1% will apply.

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

20077-10151 ACCOUNT NUMBER

\$25.66

Aug 26, 2025

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



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

BILL DI	ETAILS
Amount of your last bill Payment received - Thank you	25.7 -25.7
Balance before new charges	\$0.0
New Charges Rate: GS-1 GENERAL SVC NON-DEM Base charge:	AND / BUSINESS \$12.87
Minimum base bill charge: Non-fuel energy charge: \$0.096	\$12.13 100 per kWh
Fuel charge: \$0.027	180 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	\$25.6
Total amount you owe	\$25.6

#### **METER SUMMARY**

Meter reading - Meter AC96428. Next meter reading Sep 4, 2025.

Usage Type Current - Previous = Usage kWh used 00205 00205 0

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	0	2	0
Service days	33	29	31
kWh/day	. 0	0	0
Amount	\$25.66	\$25.75	\$25.66

#### KEEP IN MIND

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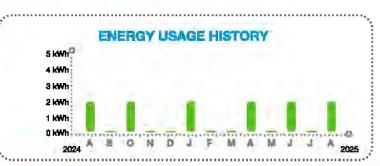
For: Jul 3, 2025 to Aug 5, 2025 (33 days) Statement Date: Aug 5, 2025

Account Number: 26506-57121 Service Address:

5630 WHITEHEAD ST #IRR **BRADENTON, FL 34203** 

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

## **CURRENT BILL \$25.75** Scan to TOTAL AMOUNT YOU OWE or visit FPL.com/ WavatoR-Aug 26, 2025 WaystoPay NEW CHARGES DUE BY



## BILL SUMMARY

Amount of your last bill 25.66 Payments received -25.66 emormomostace, partico Balance before new charges 25.75 Total new charges \$25.75 Total amount you owe (See page 2 for bill details.)

KEEP IN MIND

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26506-57121 ACCOUNT NUMBER

\$25.75

Aug 26, 2025

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



Customer Name: Account Number: HARBORAGE AT BRADEN 26506-57121 RIVER COMMUNITY DEVELOPMENT DIST

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

## **METER SUMMARY**

Meter reading - Meter AC96442. Next meter reading Sep 4, 2025.

Usage Type Current - Previous = 1

Usage Type Current - Previous = Usage KWh used 00110 00108 2

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	2	0	2
Service days	33	29	31
kWh/day	0	0	0
Amount	<b>\$2</b> 5.75	\$25.66	\$25.74

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For: Jul 3, 2025 to Aug 5, 2025 (33 days)

Statement Date: Aug 5, 2025 **Account Number: 29316-45333** 

Service Address:

5705 KEY WEST PL # REC BRADENTON, FL 34203

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

## **CURRENT BILL**

\$727.40 TOTAL AMOUNT YOU OWE

Aug 26, 2025

NEW CHARGES DUE BY



## **BILL SUMMARY**

Amount of your last bill 755.69 Payments received -755.69 Balance before new charges

\$727.40

(See page 2 for bill details.)

Total new charges Total amount you owe

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**ENERGY USAGE HISTORY** 14,100 kWh 11,280 kWh 8,460 kWh 5.640 kWh 2,820 kWh

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



BILL DETAILS		
Amount of your last bill		755.69
Payment received - Thank you		-755.69
Balance before new charges		\$0.00
New Charges Rate: GSD-1 GENERAL SERVICE DEMANI		
Base charge:	\$30.41	
Non-fuel: (\$0.033890 per kWh) Fuel: (\$0.027180 per kWh)	\$272.17 \$218.28	
Fuel: (\$0.027180 per kWh)  Demand: (\$13.41 per KW)	\$216.26 \$187.74	
Electric service amount	708.60	
Gross receipts tax (State tax)	18.18	
Taxes and charges	18.18	
Regulatory fee (State fee)	0.62	
Total new charges		\$727.40
Total amount you owe		\$727.40

## **METER SUMMARY**

Meter reading - Meter KE83217. Next meter reading Sep 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50687		42656		8031
Demand KW	13.92				14

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	8031	6945	7474
Service days	33	29	31
kWh/day	243	239	241
Amount	\$727.40	\$755.69	\$696.32

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For: Jul 3, 2025 to Aug 5, 2025 (33 days)

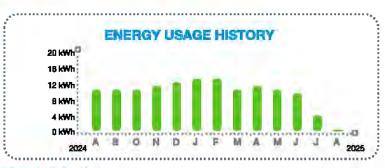
Statement Date: Aug 5, 2025 Account Number: 43460-49218

Service Address:

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

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





## **BILL SUMMARY**

Amount of your last bill 25.87
Payments received -25.87
Balance before new charges 0.00

Total new charges 25.66

Total amount you owe \$25,66

KEEP IN MIND

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Vinit FPL.com/PayBill for ways to pay.

43460-49216 ACCOUNT NUMBER

\$25.66

Aug 26, 2025

\$

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



Customer Name: Account Number: HARBORAGE AT BRADEN 43450-49218 RIVER COMMUNITY DEVELOPMENT DIST

BILL DE	TAILS
Amount of your last bill	25.8
Payment received - Thank you	-25.8
Balance before new charges	\$0.0
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMA	TOTAL TRANSPORT OF THE PARTY OF
Base charge:	\$12.87
Minimum base bill charge: Non-fuel energy charge:	\$12.13
	00 per kWh
Fuel charge: \$0.0271	80 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	\$25.6
Total amount you owe	\$25.6

#### **METER SUMMARY**

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	0	4	11
Service days	33	29	31
kWh/day	0	0	0
Amount	\$25.66	\$25.67	\$26.08

#### KEEP IN MIND

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For: Jul 3, 2025 to Aug 5, 2025 (33 days)

Statement Date: Aug 5, 2025 **Account Number: 50311-56333** 

Service Address:

5414 HARBORAGE AVE #GATE HSE **BRADENTON, FL 34203** 

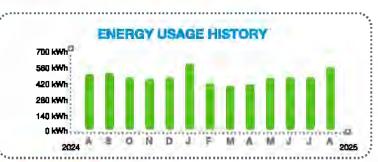
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.



TOTAL AMOUNT YOU OWE

Aug 26, 2025 NEW CHARGES DUE BY

Pay \$74.21 Instead of \$87.88 by your due date to enroll in FPL Budget Billing®, FPL.com/BB



## BILL SUMMARY

Amount of your last bill	75.85
Payments received	-75.85
Balance before new charges	0,00
Total new charges	87.88
Total amount you owe	\$87.88

(See page 2 for bill details.)

## KEEP IN MIND

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C/O MAIL ROOM

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Visit FPL.com/PayBill

50311-56333 ACCOUNT NUMBER

\$87.88

Aug 26, 2025

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



Customer Name: Account Number: HARBORAGE AT BRADEN 50311-56333 RIVER COMMUNITY DEVELOPMENT DIST

BILL DETAIL	LS	
Amount of your last bill		75.85
Payment received - Thank you	******************	-75.85
Balance before new charges		\$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND /	BUSINESS	
Base charge:	\$12.87	
Non-fuel: {\$0.096100 per kWh}	\$56.70	
Fuel: (\$0.027180 per kWh)	\$16.04	
Electric service amount	85.61	
Gross receipts tax (State tax)	2.20	
Taxes and charges	2.20	
Regulatory fee (State fee)	0.07	
Total new charges	A10.044.0.3.3.1	\$87.88
Total amount you owe		\$87.88

#### **METER SUMMARY**

Meter reading - Meter AC96444. Next meter reading Sep 4, 2025.

Usage Type	Current	-	Previous	Usage
kWh used	32665		32075	590

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	590	495	523
Service days	33	29	31
kWh/day	18	17	17
Amount	\$87.88	\$75.85	\$72.33

#### KEEP IN MIND

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For: Jul 3, 2025 to Aug 5, 2025 (33 days)

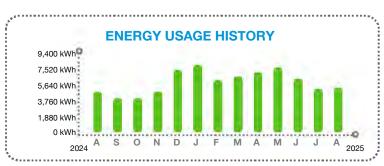
Statement Date: Aug 5, 2025 Account Number: 72537-70148

Service Address:

5705 KEY WEST PL # IRR BRADENTON, FL 34203

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

# Scan to Pay or visit Aug 26, 2025 NEW CHARGES DUE BY Scan to Pay or visit FPL.com/ WaystoPay



## **BILL SUMMARY**

 Amount of your last bill
 717.34

 Payments received
 -717.34

 Balance before new charges
 0.00

 Total new charges
 714.42

 Total amount you owe
 \$714.42

(See page 2 for bill details.)

#### **KEEP IN MIND**

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FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001





BILL DETAILS	
Amount of your last bill Payment received - Thank you Balance before new charges	717.34 –717.34 \$0.00
New Charges Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.	41
Non-fuel: (\$0.033890 per kWh) \$190.	
Fuel: (\$0.027180 per kWh) \$152.	
Demand: (\$13.41 per KW) \$321.	84
Electric service amount 695.	95
Gross receipts tax (State tax) 17.	86
Taxes and charges 17.	86
Regulatory fee (State fee) 0.	61
Total new charges	\$714.42
Total amount you owe	\$714.42

## **METER SUMMARY**

Meter reading - Meter KN94969. Next meter reading Sep 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	71316		65688		5628
Demand KW	24.11				24

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	5628	5455	5048
Service days	33	29	31
kWh/day	170	188	162
Amount	\$714.42	\$717.34	\$661.04

#### **KEEP IN MIND**

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

# Download the app

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

FPL.com/MobileApp

## Solar made simple

Lease or own? Go solar your way! Get monthly bill credits with FPL SolarTogether®. No panels installed.

FPL.com/SolarTogetherSMB

## Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

FPL.com/BusinessLighting

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement For: Jul 3, 2025 to Aug 5, 2025 (33 days) Statement Date: Aug 5, 2025 **Account Number: 78984-82513** Service Address:

5605 SOUTHERNMOST LN # IRR **BRADENTON, FL 34203** 

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

# **CURRENT BILL**

**\$25.75** 

TOTAL AMOUNT YOU OWE

Aug 26, 2025 NEW CHARGES DUE BY



# ENERGY USAGE HISTORY 5 kWh 4 kWh 3 kWh 2 kWh 1 kWh 0 kWh

## BILL SUMMARY

Amount of your last bill 25.66 Payments received -25.66 emonnomodicongodor Balance before new charges 25.75 Total new charges \$25.75

(See page 2 for bill details.)

Total amount you owe

Go paperiess and never miss a bill.

Enroll in FPL eBill by Sept. 7 and receive a \$10 eGift card.

FPL.com/Paparies

KEEP IN MIND

Payment received after October 27, 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 this 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: 1-800-40UTAGE (488-8243) 711 (Relay Service)



Wavs to Pay



27

5203789848251355752000000

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

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

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

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

Visit FPL.com/PayBill for ways to pay.

78984-82513 ACCOUNT NUMBER

\$25.75

Aug 26, 2025

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



**Customer Name:** HARBORAGE AT BRADEN 78984-82513 RIVER COMMUNITY DEVELOPMENT DIST

Account Number:

BILL DE	TAILS	
Amount of your last bill Payment received - Thank you		25.66 -25.66
Balance before new charges	(t+t):::::::::::::::::::::::::::::::::::	\$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMA Base charge: Minimum base bill charge: Non-fuel: (\$0.000700 per KWN)	ND / BUSINESS \$12.87 \$11.98 \$0.19 \$0.05	
Fuel: (\$0.027180 per kWh) Electric service amount	25.09	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		\$25.78
Total amount you owe		\$25.78

## METER SUMMARY

Meter reading - Meter AC96443. Next meter reading Sep 4, 2025.

Usage Type	Current	-	Previous	Usage
kWh used	00529		00527	2

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	2	0	2
Service days	33	29	31
kWh/day	0	0	0
Amount	<b>\$2</b> 5.75	\$25.66	\$25.74

#### **KEEP IN MIND**

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

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FPLcom/SolarTogetherSMB

## Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

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For: Jul 3, 2025 to Aug 5, 2025 (33 days) Statement Date: Aug 5, 2025

**Account Number: 79846-64172** 

Service Address:

5705 KEY WEST PL #SL **BRADENTON, FL 34203** 

ENERGY USAGE HISTORY

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



\$37.48 TOTAL AMOUNT YOU OWE

Aug 26, 2025 NEW CHARGES DUE BY



# KEEP IN MIND

450 kWh

380 kWh

270 kWh

180 kWh

90 kWh

0 kWh

2024

- Payment received after October 27, 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 this month due to greater number of service days. Visit www.FPL.com for more Information.



Amount of your last bill 37.48 Payments received -37.48 emoninomonicamonic Balance before new charges 37.48 Total new charges Total amount you owe \$37.48 (See page 2 for bill details.)

Go paperiess and never miss a bill. Enroll in FPL eBill by Sept. 7 and receive a \$10 eGift card.

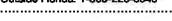
FPL.com/Paparles

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

Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (488-8243) 711 (Relay Service)



Wavs to Pay



27

5203798466417288473000000



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

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

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

79846-64172 ACCOUNT NUMBER

\$37.48 TOTAL AMOUNT YOU OWE Aug 26, 2025

NEW CHARGES DUE BY



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

Account Number:

E001

BILL DET	AILS	
Amount of your last bill Payment received - Thank you		37.48 -37.48
Balance before new charges		\$0.00
New Charges Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount	34.49	
Gross receipts tax (State tax) Franchise fee (Reqd local fee)	0.89 2.07	
Taxes and charges	2.96	
Regulatory fee (State fee)	0.03	
Total new charges		\$37.48
Total amount you owe		\$37.48

\*\* 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 Sep 4, 2025. Usage Type Usage Total kWh used

## **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 5, 2025	Jul 3, 2025	Aug 5, 2024
kWh Used	399	399	399
Service days	33	29	31
kWh/day	12	14	13
Amount	\$37.48	\$37.48	<b>\$27.27</b>

#### **KEEP IN MIND**

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FPL.com/BusinessLighting

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

> For: 07-03-2025 to 08-05-2025 (33 days) kWh/Day: 12 Service Address: 5705 KEY WEST PL #SL **BRADENTON, FL 34203**

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

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

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



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



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

> For: 07-03-2025 to 08-05-2025 (33 days) kWh/Day: 12 Service Address: 5705 KEY WEST PL #SL BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint*	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		13.87
					Sub total	399	13.87
			C Er :	Capacity payment of the control of t	ntion cost recovery nt recovery charge st recovery charge on recovery charge cusition rider credit on recovery charge Fuel charge cuservice amount sipts tax (State tax) tory fee (State fee) see (Reqd local fee)		0.16 0.03 0.20 8.27 -0.83 2.23 10.56 <b>34.49</b> 0.89 0.03 2.07
8.					Total	399	37.48



#### **HARBORAGE CDD** Account Number:

941-753-1478-093004-5

PIN:

Billing Date: Jul 22, 2025

Billing Period:

Jul 22 - Aug 21, 2025

## HI HARBORAGE CDD,

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

Bill	history		
Pre	vious balance		\$263.34
Pay	ment received by Jul 22	2, thank you	-\$263.34
Ser	vice summary	Previous month	Current month
<b>0</b> 8	Bundle	\$214.78	<sup>√\$</sup> 214.34
盒	Taxes and Fees	<sup>\$</sup> 48.56	<sup>√\$</sup> 47.90
Tota	al services	\$263.3 <b>4</b>	\$262.2 <b>4</b>
Tota	al balance		\$262.2 <b>4</b>



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

**Total balance** \$262.24

Due by Aug 15

**Account number** 941-753-1478-093004-5

**Amount enclosed** 

Mail payment to:

**FRONTIER** PO BOX 740407 CINCINNATI, OH 45274-0407





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For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

#### **PAYING YOUR BILL**

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

## **IMPORTANT MESSAGES**

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

## **SERVICE TERMS**

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



## HARBORAGE CDD Account Number:

941-753-1478-093004-5

PIN:

Billing Date: Jul 22, 2025

Billing Period:

Jul 22 - Aug 21, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

	Bundle		
	Monthly Charges		
	07.22-08.21	Frontier Freedom for Business	\$116.00
		Business Line - 2 Yr Term	\$47.95
		Federal Primary Carrier Multi Line Charge	<sup>\$</sup> 14.99
		Frontier Roadwork Recovery Surcharge	\$4.00
	(2)	Multi-Line Federal Subscriber Line Charge	<sup>\$</sup> 18.40
	(2)	Access Recovery Charge Multi-Line Business	\$6.00
		Non-Published Listing	\$7.00
	<b>Bundle Total</b>		\$ <b>214.3</b> 4
<u></u>	Taxes and Fees		
		FCA Long Distance - Federal USF Surcharge	\$13.68
		Federal USF Recovery Charge	\$8.78
		Federal Excise Tax	\$2.51
		Federal Taxes	\$24.97
		FL State Communications Services Tax	\$11.65
		County Communications Services Tax	\$5.80
		FL State Gross Receipts Tax	\$4.18
	(2)	Manatee Co 911 Surcharge	\$0.80
		FL State Gross Receipts Tax	<sup>\$</sup> 0.34
	(2)	FL Telecommunications Relay Service	\$0.16
		State Taxes	\$22. <b>9</b> 3
	Taxes and Fees Total		\$47.90
	Total current mo	nth charges	\$262.24

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 \$254.51 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.

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.





## HARBORAGE CDD Account Number:

**941-753-1478-093004-5** 

PIN:

Billing Date: Jul 22, 2025

Billing Period:

Jul 22 - Aug 21, 2025

**Frontier** 

941-727-5500

Call # Date Time Min \*Type Place and number called Charge Plan code \$0.00 Jul 10 11:08A DD TAMPAEST FL 813-436-3995 23.0 \$0.00 Subtotal

## **Legend Call Types:**

DD - Day

## **Caller Summary Report**

Phone #	Calls	Minutes	Amount
941-727-5500	1	23	\$0.00
Total	1	23	\$0.00

## **Caller Summary Report**

Phone #	Calls	Minutes	Amount
Intra-Lata	1	23	\$0.00
Total	1	23	\$0.00



## **FINAL INVOICE**

## **GUEST WELL & PUMP SERVICES, INC.**

7/29/2025

3112 49th Street, Sarasota, FL 34234

(941)371-4311 fax: 941-866-1099

To: Harbourage At Braden River CDD□

**Contact: Tony Gipe** 

Email- harbouragecddmanager@gmail.com

Cell: 941-650-2780 Office:941-727-5505 Job Location 5707 Key W PI, Bradenton, FL 34203

# **FINAL INVOICE**

	7.5-hp Sub. Pump System			
1	7.5-hp 460 volt. 3-wire 3- phase motor ( 3 yr. warranty)	ea	3225.00	3,225.0
1	7.5-hp gpm stainess steel sub. pump (3yr. Warranty)	ea	3650.00	3,650.0
100	12X3 Double jacket wire	ft	4.00	400.0
1	5X2 inch Well Seal	ea	85.00	85.0
1	2-inch brass check valve	ea	175.00	175.0
1	Misc. Parts	ea	250.00	250.0
1	Labor to install new pump and equipment.	ea	2,500.00	2.500.0

7.5-hp sub pump system

10,285.00

Balance Due

\$10,285.00



## **Envera**

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

# Invoice Invoice Number Date 757088 07/01/2025 Customer Number Due Date 300015 08/01/2025

Page: 1

Custo	mer Name	Customer Number	PO Number	Invoice	Date	Due Date
Harborage on Braden River		300015		07/01/2025		08/01/2025
Quantity	Description			Months	Rate	Amount
300015 - Gate A	Access - Harborage	on Braden River - 5705 Key V	Vest Place, Bradenton, FL			
1.00	Envera Kiosk S 08/01/2025 - 08	•		1.00	\$437.01	\$437.01
1.00	Service & Main 08/01/2025 - 0			1.00	\$250.96	\$250.96
1.00	Virtual Gate Gu 08/01/2025 - 0	uard Monitoring 8/31/2025		1.00	\$3,338.89	\$3,338.89
					Subtotal:	\$4026.86
	Tax					\$0.00
	Payments/Cre	dits Applied				\$2670.46
			DECEIVED	Invoice B	alance Due:	\$1356.40

Date	Invoice #	Description	Amount	Balance Due
7/1/2025	757088	Monitoring Services	\$4026.86	\$1356.40

## Envera

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

Invoice			
Invoice Number	Date		
757088	07/01/2025		
Customer Number	Due Date		
300015	08/01/2025		

Net Due: \$1,356.40 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

### Envera

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

 Invoice Number
 Date

 754401
 4/24/2025

 Customer Number
 Due Date

 400110
 6/1/2025

To: Harbourage CDD C/O Rizzetta & Company 3434 Colwell Ave. Ste 200 Tampa, FL 33614 Remit To: Envera

PO Box 2086

Hicksville, NY 11802

Net Due: \$1,446.60

Customer Na	me Cus	stomer Number	PO Number	Invoice Date	Due Date	
Harbourage C	DD	400110		4/24/2025	6/1/2025	
Quantity	Description			Rate	Amoun	
Harborage CDI	D - Clubhouse 62	219 45th Lane East,	Bradenton, FL			
3.00	Burglar Alarm 05/01/2025-07			42.98	128.9	
3.00	Data Managen 05/01/2025-07			95.37	286.1	
Harborage CDI	D - Pool 6219 45	oth Lane East, Brade	enton, FL			
3.00	Active Video 3 05/01/2025-07	Monitoring		343.85	1,031.5	
	Tax				\$ 0.0	
Date 4/24/2025	Invoice # 754401	Description Monitoring Ser	vices RECEIVE	Amount 1,446.60	Balance Du 1,446.6	
		Retu	ırn Stub Below			
	ourage CDD			r ' NT 1	75440	
Customer: Harbo			1			
Customer: Harbo  Due This Inv. 1	,446.60 Amou	ant Remitted	]	Invoice Number Bill Payer ID:		
Due This Inv. 1	<u></u>	ant Remitted			40011	
Due This Inv. 1	ck Check			Bill Payer ID:	40011	
Due This Inv. 1 Payment Chec Method	ck Check	Number		Bill Payer ID:  Date Remitted	40011	

### Envera

8281 Blaikie Court Sarasota, FL 34240 Tel: (941) 556-7066 
 Invoice
 Date

 757532
 7/1/2025

 Customer Number
 Due Date

 400110
 8/1/2025

To: Harbourage CDD C/O Rizzetta & Company 3434 Colwell Ave. Ste 200 Tampa, FL 33614 Remit To: Envera

PO Box 2086

Hicksville, NY 11802

Net Due: \$1,446.60

Customer N Harbourage		stomer Number 400110	PO Number	Invoice Date 7/1/2025	Due Date 8/1/2025
Quantity	Description			Rate	Amoun
-	-	5219 45th Lane East,	Bradenton EI	Kate	Amoun
3.00	Burglar Alarr 08/01/2025-1	n Monitoring	Diagenton, I-L	42.98	128.9
3.00	Data Manage 08/01/2025-1			95.37	286.1
Harborage CI 3.00	DD - Pool 6219 4 Active Video 08/01/2025-1		enton, FL	343.85	1,031.5
	Tax				\$ 0.0
Date 7/1/2025	Invoice # 757532	Description  Monitoring Ser	vices RECEI 08/25/25	Amount 1,446.60	Balance Du 1,446.6
Customer: Har	bourage CDD			Invoice Number	75753
Due This Inv.	1,446.60 Amo	unt Remitted		Bill Payer ID:	40011
Payment Ch Method	eck Chec	k Number		Date Remitted	
	Card	Number		Exp Da	te
Ch	arge* 🔲 Nam	e On Card		Card II	) [



### MAIN GATE ENTERPRISES INC

## Invoice

240 Stenstrom Rd Wauchula, FL 33873



Date	Invoice #
8/5/2025	36650

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

		T	Terms Due	
		Due	on receipt	8/5/2025
Description	Qty	Rate		Amount
08-06-2025 SERVICE CALL - HARBOURAGE - PER TONY - THE RESIDENT SWING GATE WILL NOT CLOSE, THEY HAVE CALLED ENVERA AND HE SAID THEY SEE A SWING GATE OPEN MESSAGE, HE HAS REBOOTED THE SYSTEM AND NOTHING HAPPENED BUT HE DOES NOT HAVE A KEY FOR THE MAX CONTROLLER BOX TO CHECK ANY MESSAGES ON THE DISPLAY.  Tech went on site and stated that Tony mentioned there was a power outage when this happened and it put a hold on the resident's side. Tech spoke with Ty, and he was able to remove the hold, tech tested the equipment, and everything is working properly again as it should.  TRIP CHARGE HRS OF LABOR			75.00 125.00	75.00 125.00
Accounts past due will be subject to a monthly 1.5% finance charge (18% minimum charge of \$5.00. All invoices paid with credit or debit card will 2.9% fee added.		Subtotal		\$200.00
		Sales Tax	(0.0%)	\$0.00
		Total		\$200.00
We would greatly appreciate if you call 863-773-3066 or send an e-mail to servicedept@main-gates.com for all service related issues. This is to ensur timely dispatched. We cannot guarantee that calls directly to technicians we	e that your call is	Payments/0	Credits	\$0.00
and completed in a timely manner. We appreciate your business and under		Balance	Due	\$200.00



INVOICE

The Harbourage at Braden River c/o Rizzetta & Company Attn: Accounts Payable 5706 Key West Place Bradenton, FL 34203

DATE:

INVOICE:

PAGE:

08/18/25

13556

1

Job Site: Harbourage Braden River

**Proposal Rep: Larry Freeman** 

P.O. # CONTRACT

Job #: 2581021

### FOR SERVICES RENDERED AT:

The Harbourage at Braden River 5706 Key West Place Bradenton, FL 34203

LATEX PAINT RESTRIPING: AS PER CONTRACT

**Payment Due Upon Completion** 

**Original Contract Sum** 

\$4,389.00

Please Remit Payment To: Parking Lot Services

P. O. Box 23125

Tampa, FL 33623

No.

Tax

\$0.00

Thank You.

**Due Upon Completion** 

\$4,389.00

GO GREEN WITH PLS!



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

INVOICE 181202601 INVOICE DATE Jul 28, 2025

### **JOB ADDRESS**

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA Completed Date: 7/28/2025

Payment Term: Due Upon Receipt

**Due Date:** 7/28/2025

#### **DESCRIPTION OF WORK**

Repaired Spa CHL Feeder #9330

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	\$143.88	\$143.88

Stenner S/N: 9330

**SUB-TOTAL** \$143.88

**TOTAL DUE** \$143.88

BALANCE DUE \$143.88



Invoice #181202601 Page 1 of 1



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

INVOICE 181347162 INVOICE DATE Aug 01, 2025

JOB ADDRESS

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA Billing Date: 8/1/2025

Payment Term: Due Upon Receipt

**Due Date: 8/1/2025** 

TASK	DESCRIPTION		QTY	PRICE	TOTAL
1	Commercial Pool Service		1.00	\$590.00	\$590.00
			SUB-TOTAL		\$590.00
		RECEIVED	TOTAL DUE		\$590.00
		1 08701/25 E	BALANCE DUE		\$590.00

Invoice #181347162 Page 1 of 1



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

INVOICE 182793923 INVOICE DATE Aug 18, 2025

### JOB ADDRESS

Harbourage at Braden River CDD 5705 Key West Place Bradenton, FL 34203 USA Completed Date: 8/18/2025

Payment Term: Due Upon Receipt

**Due Date:** 8/18/2025

### **DESCRIPTION OF WORK**

Issue(s): Minor Black Dot; Dive Needed

### 8-18-25 (Kyle):

- Dove the pool to remove black dot algae

TASK	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 DUE		\$150.00
	RECEIVE D 08/27/25	BALANCE DUE		\$150.00

Invoice #182793923 Page 1 of 1



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

INVOICE 182871901 INVOICE DATE Aug 18, 2025

JOB ADDRESS
Harbourage at Braden River CDD

5705 Key West Place Bradenton, FL 34203 USA Completed Date: 8/18/2025

Payment Term: Due Upon Receipt

**Due Date:** 8/18/2025

### **DESCRIPTION OF WORK**

Issue(s): Spa Chemical sensor probes need replacement

### 8-18-25 (Kyle):

- Replaced probes in the spa's chemical automation system.
- Calibrated the system and reactivated feeders.

TASK	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 YOUR PRICE	
1	CAT Controller Pro ORP Sensor Probe	1.00 \$448.4	8 \$448.48
2	CAT Controller Pro PH Sensor Probe	1.00 \$448.4	8 \$448.48
		SUB-TOTAL	\$1,021.96
		TOTAL DUE	\$1,021.96



**BALANCE DUE** 

\$1,021.96

Invoice #182871901 Page 1 of 1

### Invoice

Date	Invoice #
8/2/2025	INV0000101202

### Bill To:

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

RECEIVED

Services for the month of **Client Number** Terms **Upon Receipt** August: 00286 Description Rate Amount Qty **Accounting Services** 1.00 \$1,379.00 \$1,379.00 Administrative Services 1.00 \$335.92 \$335.92 Financial & Revenue Collections 1.00 \$334.17 \$334.17 Management Services 1.00 \$1,421.50 \$1,421.50 \$100.00 Website Compliance & Management 1.00 \$100.00 Subtotal \$3,570.59 Total \$3,570.59

### Invoice

Date	Invoice #
8/2/2025	INV0000101309

### Bill To:

Harbourage at Braden River CDD 3434 Colwell Avenue Suite 200

Tampa FL 33614



Services for the month of August	Terms Upon Rec	CI seigt 0	ient Number 0046
	1.00 1.00	\$1,040.00 \$1,173.11	\$1,040.0 \$1,173.1
	Services for the month of August	August Upon Rec	August Upon Receipt 0

п					
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и	8-8	•	•		=

Date	Invoice #
8/1/2025	INV0000101348

### BIII 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 Amount Qly Rate Cell Phone \$50.00 50.00 \$1.00 \$50.00 Subtotal Total \$50.00

### Invoice

Date	Involce #
8/15/2025	INV0000101381

### BIII To:

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



	Services for the month of	Terms Upon Rece	CII		
	August	Upon Rece	ipt oc		
Description		City	Rate	Amount	
ersonnel Reimbursement		1.00	\$1,355.61	<b>\$1</b> ,355.6	
				\$1,355.61	
		Subtotal		\$1,355,61	

### Schappacher Engineering LLC

PO Box 21256 Bradenton, FL 34204 941-251-7613

### **Invoice**

Date	Invoice #
8/6/2025	2902

Bill To

Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Pro	oject
		Due on receipt	CDD Engine	eering Services
Serviced	Description	Quantity	Rate	Amount
7/1/2025	Site review to check on depression in roadway at northwest corner of Mallory and Whitehead.	1	160.00	160.00
7/2/2025	Prepare photo summary, maps, plans for road repair on Mallory and Whitehead. Coordinate with vendor for fishing pier approach repairs.	1.75	160.00	280.00
7/22/2025	Coordinate with field manager and CDD chairperson regarding fishing pier erosion and depressions in roadway at Mallory and Whitehead. Reach out to vendor for repairs to fishing pier and roadway	0.5	160.00	80.00
7/30/2025	depressions.  Prep work for CDD meeting, review agenda items, coordinate with vendors for storm system repairs and fishing pier approach. Attend CDD meeting.	2.5	160.00	400.00
Please make checks Thank you for your	payable to Schappacher Engineering business!  RECEIVE 08/07/25	Tot	al	\$920.00



**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:

PSI189133

8/1/2025

Invoice Date:

8/1/2025

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

Ship Via

8/1/2025

Ship Date Due Date

8/31/2025

Terms

Net 30

Customer ID 9014 P.O. Number

P.O. Date

Our Order No.

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

8/1/2025 - 8/31/2025

Amount Subject to Sales Tax

Amount Exempt from Sales Tax

Harbourage/Braden Cdd-Lake-ALL



0.00

508.35



### **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

August 15, 2025

Client: Matter: 001435 000001

Invoice #:

26938

Page:

1

RE: General

For Professional Services Rendered Through July 31, 2025

### SERVICES

Date	Person	Description of Services	Hours	Amount
7/7/2025	CAW	REVIEW RECREATIONAL POLICIES; EMAIL CORRESPONDENCE WITH T. GIPE REGARDING POLICIES.	0.2	\$61.00
7/10/2025	CAW	PHONE CORRESPONDENCE WITH T. GIPE REGARDING RECREATIONAL POLICIES AND POND IRRIGATION MATTERS.	0.5	\$152.50
7/11/2025	CAW	FINALIZE REVISED CLUBHOUSE PRIVATE EVENT INSTRUCTIONS AND AGREEMENT; SEND TO DISTRICT MANAGER FOR NEXT AGENDA.	1.0	\$305.00
7/25/2025	CAW	PREPARE WELL PUMP PURCHASE AND INSTALLATION AGREEMENT WITH GUEST WELL & PUMP SERVICES; PREPARE ANTI-HUMAN TRAFFICKING AFFIDAVIT; CORRESPONDENCE WITH DISTRICT MANAGEMENT REGARDING AGREEMENT.	1.9	\$579.50
7/30/2025	CAW	REVIEW AGENDA AND PREPARE FOR JULY 30TH BOARD MEETING; PHONE CORRESPONDENCE WITH T. GIPE REGARDING AGENDA ITEMS; ATTEND JULY 30TH MEETING VIA PHONE.	2.3	\$701.50
		Total Professional Services	5.9	\$1,799.50

August 15, 2025

Client: 001435 Matter: 000001 Invoice #: 26938

Page: 2

Total Services \$1,799.50
Total Disbursements \$0.00

Total Current Charges \$1,799.50

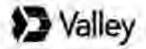
Previous Balance \$610.00

Less Payments (\$610.00)

PAY THIS AMOUNT \$1,799.50



Please Include Invoice Number on all Correspondence



### O HARBOURAGE AT BRADEN CO

International Collegi - 1-801-685-4442 TTY 1-301-685-4443

ACCOUNT SUMMARY	
Credit Unit	\$10,000.00
Credit Avallable	\$9,610.00
Statement Closing Date	July 81, 2025
Days in Billing Cycle	31
Provious Balanca	\$734.35
Payments & Cradits	\$734.36
Purchases & Other Charges	\$389,47
Bulannos Transfer	50.00
FEER CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$369,47
Questions? Call Customer Service	4000000
Toll Frag - 1-844-625-6581	

PAYMENT INFORMATION	
New Balance	\$359.47
Winterson Payment Due	\$259.47
Payment Due Date	August 25, 2025

#### Notice SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS				
Than Date	Post Date	Reference Number	Transaction Description	Amount
-	7		THE	
07/25	07/25	F1815000EDOCHGODA	AUTOMATIC PAYMENT - THANK YOU	734.25
		MICHELLE WHITE	\$0.0\$	
		ANTHONY OFF	\$380.47	
07/01	07/01	DOUGHOUSE LIGHT	WAL-MART \$7907 BRADENTON FL	21.03
			NCC: 6411 MERCHANT ZIP: 34202	
07/06	07/06	6643289G95VN9CBLL	AMAZON MKTPL*NSSDSSD/1 AMZNLCOM/BILL WA	15.98
			NCC: 6942 MERCHANTZIP:	4-4
07/08	07/06	65432845V5VTTYFB0	AMAZON COMPNICACZEST AMZN COMPILL WA	37,85
-			MCC: 6942 MERCHANTZIP:	1000
07/21	07/21	52707156809G3Q1D9	THE HOME DEPOT \$1663 BRADENTON FL.	47.84
			MCC: 5200 MERCHANT ZIP: 34200000	
07/22	07/22	52707156009G52LTZ	THE HOME DEPOT \$1869 BRADENTON FL.	120.66
-			MCC: \$200 MERCHANT ZIP: \$4200000	
07/24	07/24	65454916D1VIONEGS4	TEC BOAT LIFT CONTROLS 5854798736 NY	122.00
		and the second second	Transactions continued on next page	

#### Please delsoft bottom portion and automit with payment using enclosed envelope



Velley Bank Commissial Services 180 February Paraway N & Petersburg FL \$5716 PAYMENT INFORMATION

Peyment Dus Date
New Balanca
New Balanca
Minimum Psyment Due
Paci Due Amount
Amount Enclosed: \$

Make Check Payable to:

> Valley Bank PLEASE DO MDT MAIL CHECKS at Petersburg FL 35716

O HARBOURAGE AT BRADEM C ... HARBOURAGE AT BRADEN CDD 3634 COLWELL AVE SUITE 200 TAMPA FL 53619

### 0 HARBOURAGE AT BRADEN C 0

TRAN	TRANSACTIONS (continued)						
Tran Date	Post Date	Reference Number	Transaction Description	Amount			
07/29	07/29	55432866J63EWLE8Y	MCC: 5065 MERCHANT ZIP: AMAZON MKTPL*XY7934G13 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	12.99			

### **IMPORTANT ACCOUNT INFORMATION**

\$0 - \$389.47 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY		
Previous Cashback Balance	\$2.47	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.97	\$0-\$500,000 = 0.25%
New Cashback Balance	\$3.44	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12.500.001+ = 1.00%

### INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

Tiers	Cashback %
\$0 - \$500,000	0.25
\$500,001 - \$1,500,000	0.60
\$1,500,001 - \$4,000,000	0.75
\$4,000,001 - \$12,500,000	0.90
\$12,500,001 +	1.00

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were que 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 Valley Credit Card 07/31/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
7/1/2025	Wal-Mart	Bug spray/deodorizer	57200-4647	\$ 31.93	Y	Y
7/5/2025	Amazon	Drill bits for bollards	54100-4662	\$ 15.98	Y	Y
7/6/2025	Amazon	Paper Towels	57200-4647	\$ 37.85	Y	Y
7/21/2025	Home Depot	Paint brushes/spray bottles/asphalt patch	57200-4647	\$ 47.84	Y	Y
7/22/2025	Home Depot	Garbage cans/spray nozzles/hand pump	57200-4647	\$ 120.88	Y	Y
7/24/2025	TEC Boat Lift Controls	Boat lift control cover	57200-4820	\$ 122.00	Y	Y
7/29/2025	Amazon	Garbage can lid handles	57200-4647	\$ 12.99	Y	Y



07/31/25 Statement		001-10103	
		Total activity	389.47
		Replenish card	-
		Credit/Refund	 -
		Total charges	389.47
			\$ 389.47
	0	Expense Summary	
		57200-4647	(251.49)
		54100-4741	-
		57200-4820	(122.00)
		54100-4662	(15.98)
		57200-4914	-
		54100-4635	_
			(389.47)

TRUE

Neighborhood Market 941-213-6911 Mgr:GEORGE 4536 53RD AVENUE EAST BRADENTON FL 34203 ST# 07307 OP# 000011 TE# 01 TR# 00730 SALE GLD LGAUTO A 004650076102 ZEVO 081813501766 OFF DNA 2C1 004650002405 SUBTOTAE .98 .98 .97 .93 REASON: GOVERNMENT (5)

Single Purchase Exemption

WISCONSIN SALES AND USE TAX EXEMPTION CERTIFICATE
S-211
S-211
Purchaser's Business Name
HARBOURAGE AT BRADEN RIVER CONSISTENCY
5800 LAKENOOD RANCH BLV N
LAKENOOD RANCH
FL 34240
The above purchaser, whose signature appears on the bottom of this form, claims exemption from Wisconsin state, county baseball or football stadium, and premier resort sales or use tax on the purchase, lease, or rent?

the purchase, lease, or rentrangible personal propert services, as indicated ! I hereby certify that I the business of selling.

renting:
9112/
GOVERNMENT, LOCAL
General description of property or
services purchased (itemize property
purchased if single purchase): see

above
WALMART NHM 7307
4536 53RD AVENUE EAS
BRADENTON
FL 34203
PROPOSED EXEMPT USE

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* \* TAX EXEMPT SALE 07/01/25 09:45:13

### Order Details

Order placed July 3, 2025 Order # 113-0618575-0039445

Ship to	Payment method	Order Summary	
Mike Malik/CDD Chairman	Mastercard ending in 6054	Item(s) Subtotal:	\$15.98
5549 KEY WEST PL		Shipping & Handling:	\$0.00
BRADENTON, FL 34203-8067		Total before tax:	\$15.98
United States		Estimated tax to be	\$0.00
		collected:	
		Grand Total:	\$15.98

### **Arriving Sunday**



LDEXIN 10ntm/0.4inch Diameter Carbide Tipped Masonry Impact Concrete Drill Bit SDS-Plus Rotary Hammer Bit 150mm/5.9inch Long Sold by: Jiaji Supplied by: Other

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Acs Privacy Chaires © 1996-2025, Amazon contitod or its affiliates

### Order Details

Order placed July 3, 2025 Order # 113-8755038-3639445

Ship to	Payment method	Order Summary	
Mike Malik/CDD Chairman	Mastercard ending in 6054	Item(s) Subtotal:	\$37.85
5549 KEY WEST PL		Shipping & Handling:	\$0.00
BRADENTON, FL 34203-8067		Total before tax:	\$37.85
United States		Estimated tax to be	\$0.00
		collected:	
		Grand Total:	\$37.85

### **Arriving Sunday**



Pacific Blue Select Multifold Premium Z-Ply Paper Towels by GP PRO (Georgia-Pacific), White, 21000,125 Paper Towels Per Pack,16 Packs Per Case Sold by: Amazon.com
Supplied by: Other
\$37.85

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Add Privacy Churles © 1996–2025, Amazon.com, Inc. or its affiliates



### **HARBOURAGE CDD**

### Order # WG94469767

PO/Job Name: WG94469767

### **Buy Online Pickup In Store**

Ordered 7/21/2025 Complete 7/22/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
UTILITY 2 in. Flat Cut, 3 in. Flat Cut and 2 in. Angled Sash Utility Paint Brush Set (3-Piece) SKU 971847	1	\$9.98	\$0.00	\$9.98	\$9.98
32 oz. All-Purpose Spray Bottle SKU 1007754880	4	\$2.98	\$0.00	\$2.98	\$11.92
3.5 Gal. Super Patch	1	\$18.47	\$0.00	\$18.47	\$18.47
16 OZ. PAINT CUP SKG 638752	1	\$2.97	\$0.00	\$2.97	\$2.97

Printed On: July 24, 2025 15:31:34 EDT

3 ft. Chrome Beaded Chain with Connector SKT 226025	1	\$4.50	\$0.00	\$4.50	<b>\$4</b> .50
				Subtotal	\$47.84
				Discount	\$0.00
				Shipping	\$0.0
			Deliv	ery Charge	\$0.00
				Sales Tax	\$0.00
			0	rder Total	\$47.84

Printed On: July 24, 2025 15:31:34 EDT



### HARBOURAGE CDD

### Order # WG94560470

PO/Job Name: WG94560470

### **Buy Online Pickup In Store**

Ordered 7/22/2025 Complete

7/22/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Pump A Way Manual Non-Submersible Hand Pump	1	\$34.98	\$0.00	\$34.98	\$34.98
31 Gal. Galvanized Steel Round Metal Household Trash Can with Lid SKU 807006	2	\$34.97	\$0.00	\$34.97	\$69.94
Hi-Visibility Nozzle SKU 1010096203	2	\$7.98	\$0.00	\$7.98	\$15.96
				Subtotal Discount Shipping	\$120.88 \$0.00 \$0.0

Printed On: July 24, 2025 15:32:00 EDT

Page 1 of 2

 Delivery Charge
 \$0.00

 Sales Tax
 \$0.00

 Order Total
 \$120.88

Printed On: July 24, 2025 15:32:00 EDT

### TEC Boatlift Controls LLC

Sales Receipt

3411 Chenunda Dr Wellsville, NY 14895 US 585-479-8738 nyjerry1@gmail.com

BILL TO

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

SHIP TO

The Harbourage at Braden River CDD 5705 Key West Place

Bradenton, FL 34203

SALES #

DATE

4246

07/24/2025

SHIP DATE 07/24/2025 SHIP VIA

UPS

P.O. NUMBER Verbal - Tony PMT METHOD

Master Card

DATE	ACTIVITY	DESCRIPTION		RATE	AMOUNT
	TEC Parts	TEC II Cover (Stahlin)	1	105.00	105.00
	Freight	Shipping and Handling	1	17.00	17.00
UPS Tracking# 1Z 485 53F 03 7312 7105		TOTAL			122.00
		BALANCE D	DUE		\$0.00

### **Order Summary**

Order placed July 29, 2025 Order # 113-3757954-8086641

Ship to	Payment method	Order Summary	
Mike Malik/CDD Chairman	Mastercard ending in 6054	Item(s) Subtotal:	\$12.99
5549 KEY WEST PL		Shipping & Handling:	\$0.00
BRADENTON, FL 34203-8067		Total before tax:	\$12.99
United States		Estimated tax to be	\$0.00
		collected:	
		Grand Total:	\$12.99

### **Arriving tomorrow**



Untorspy 10 Pcs 135mm/5.3 Inch Self Adhesive Cabinet Handles Pulls, Sturdy ABS Plastic Adhesive Cabinet Stick On Door Handles for Kitchen Cabinet Drawer (White) Sold by: Moreniro Direct Supplied by: Other \$12.99

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6: 1996-2025 Amazon com Inc. or its affiliates



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

Billing@WaterBoyInc.com www.WaterboyInc.com

Invoice # 24193718
Mon, Aug 04 2025, 08:56am
Driver: Haywood, Dorian Rte-Day-Stop: RB06-10-0070



### Account # 025660

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

Item			Qty	Price		Amount
5 Gal. Drinking Delivery charge				6.30 6.95		18.90 6.95
Sales		Donogit	Dotoil			25.85
5 Gallon Bottle	Deliv	Deposit 3	Ret	: 3	Net: 0	
Subtotal Discount Total Sales Tax INVOICE TOTAL						25.85 0.00 0.00 <b>25.85</b>

Next Delivery: 09/02/2025

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

# **Tab 13**



# Harbourage at Braden River Community Development District

# Financial Statements (Unaudited)

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org rizzetta.com

### Harbourage at Braden River Community Development District

Balance Sheet As of 08/31/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	206,375	0	0	206,375	0	0
Investments	173,929	507,581	181,066	862,576	0	0
Prepaid Expenses	979	0	0	978	0	0
Refundable Deposits	200	0	0	200	0	0
Fixed Assets	0	0	0	0	4,953,663	0
Amount Available in Debt Service	0	0	0	0	0	181,066
Amount To Be Provided Debt Service	0	0	0	0	0	1,183,934
Total Assets	381,483	507,581	181,066	1,070,129	4,953,663	1,365,000
Liabilities						
Accounts Payable	14,977	0	0	14,977	0	0
Deferred Revenue	6,206	0	0	6,206	0	0
Accrued Expenses	4,077	0	0	4,077	0	0
Other Current Liabilities	97	0	0	97	0	0
Due To Other	200	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,365,000
Deposits Payable	3,500	0	0	3,500	0	0
Total Liabilities	29,057	0	0	29,057	0	1,365,000
Fund Equity & Other Credits						
Beginning Fund Balance	334,321	504,034	172,745	1,011,101	0	0
Investment In General Fixed Assets	0	0	0	0	4,953,663	0
Net Change in Fund Balance	18,105	3,547	8,321	29,971	0	0
Total Fund Equity & Other Credits	352,426	507,581	181,066	1,041,072	4,953,663	0
Total Liabilities & Fund Equity	381,483	507,581	181,066	1,070,129	4,953,663	1,365,000

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	25
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	3,753	3,753
Special Assessments Tax Roll	418,915	418,915	425,714	6,799
Other Misc. Revenues Marina Rental Revenues Miscellaneous Revenue Total Revenues	18,000 0 436,915	18,000 0 436,915	16,894 1,232 447,593	(1,106) 1,232 10,678
•	100,010		117,000	10,070
Expenditures				
Legislative Supervisor Fees Total Legislative	12,000 12,000	11,000 11,000	7,800 7,800	3,200 3,200
· ·	,	,	,	,
Financial & Administrative Accounting Services Administrative Services Assessment Roll Auditing Services Bank Fees District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Property Taxes Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup	16,548 4,031 5,569 4,000 150 10,000 17,058 175 4,010 750 1,250 3,112 5,500 2,738	15,169 3,695 5,569 4,000 138 9,166 15,637 175 3,676 687 1,250 3,112 5,500 2,638	15,169 3,695 5,569 3,800 264 4,480 15,637 175 3,676 926 1,148 3,027 5,741 2,637	0 0 200 (127) 4,687 0 0 0 (239) 103 85 (241) 0
& E Total Financial & Administrative	74,891	70,412	65,944	4,468
Legal Counsel District Counsel Total Legal Counsel	13,000 13,000	11,917 11,917	11,007 11,007	910 910
Security Operations Guard & Gate Facility Maintenance & Repa	5,000	4,583	4,997	(414)
Security Monitoring Services Utility - Electricity-Entrance Utility - Water & Sewer Total Security Operations	55,000 1,000 500 61,500	50,417 916 459 56,375	41,450 825 450 47,722	8,967 92 8 8,653
Electric Utility Services Utility - Boat Dock Utility - Fountains Utility - Irrigation Utility - Recreation Facilities	550 3,500 12,300 14,000	504 3,208 11,275 12,834	366 4,519 9,978 9,948	137 (1,310) 1,297 2,886

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	687	730	(43)
Total Electric Utility Services	31,100	28,508	25,541	2,967
Gas Utility Service	40.000	44.000	0.070	4.404
Utility Services	12,000	11,000	9,876	1,124
Total Gas Utility Service	12,000	11,000	9,876	1,124
Water-Sewer Combination Services				
Utility - Boat Dock	400	367	299	68
Utility Services	4,000	3,666	4,581	(915)
Total Water-Sewer Combination Services	4,400	4,033	4,880	(847)
Stormwater Control				
Aquatic Maintenance	6,159	5,646	5,592	54
Fountain Service Repair & Maintenance	1,000	<sup>°</sup> 917	1,205	(288)
Lake/Pond Bank Maintenance & Repair	1,000	916	1,845	(929)
Stormwater System Maintenance	4,000	3,667	0	3,667
Wetland Monitoring & Maintenance	7,500	6,875	8,233	(1,358)
Total Stormwater Control	19,659	18,021	16,875	1,146
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	458	0	458
General Liability Insurance	3,112	3,112	3,027	85
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	4,584	3,856	728
Landscape - Mulch	1,500	1,375	0	1,375
Landscape Maintenance	71,940	65,945	77,675	(11,730)
Landscape Replacement Plants,	500	458	3,835	(3,377)
Shrubs, Tr				
Miscellaneous Expense	150	138	0	137
Property Insurance	11,100	11,100	19,524	(8,424)
Tree Trimming Services	4,000	3,666	4,325	(658)
Total Other Physical Environment	98,402	91,436	112,542	(21,106)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	4,584	4,437	147
Sidewalk Maintenance & Repair	5,000	4,583	0	4,583
Street Light/Decorative Light Mainte-	1,000	917	95	822
nanc				
Street Sign Repair & Replacement	500	458	589	(131)
Total Road & Street Facilities	11,500	10,542	5,121	5,421
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	4,583	276	4,307
Cable & Internet	6,250	5,729	5,949	(219)
Computer Support, Maintenance & Re-	250	230	310	(81)
pair Dock Repairs and Maintenance	2,000	1,833	27,896	(26,063)
Fitness Equipment Maintenance & Re-	950	871	721	150
pair	000	011		100
Maintenance & Repairs	12,000	11,000	7,716	3,284
Management Contract	44,763	41,033	44,722	(3,690)
Office Supplies	1,500	1,375	1,215	`´161 <sup>´</sup>
	*	•	•	

	Year Ending 09/30/2025	Through 08/31/2025	Year T 08/31	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	9,166	12,594	(3,428)
Pressure Washing	7,250	6,646	8,875	(2,229)
Telephone, Internet, Cable	2,500	2,292	2,892	(600)
Trail/Bike Path Maintenance	500	458	214	244
Vehicle Maintenance	500	458	90	368
Total Parks & Recreation	93,463	85,674	113,470	(27,796)
Contingency				
Miscellaneous Contingency	5,000	4,584	8,711	(4,127)
Total Contingency	5,000	4,584	8,711	(4,127)
Total Expenditures	436,915	403,502	429,489	(25,987)
Total Excess of Revenues Over(Under) Ex-	0	33,413	18,104	(15,309)
penditures				
Fund Balance, Beginning of Period	0	0	334,322	334,321
Total Fund Balance, End of Period	0	33,413	352,426	319,012

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	20,000	20,000	19,947	(53)
Special Assessments Tax Roll Total Revenues	44,596 64,596	44,596 64,596	44,596 64,543	(53)
-	64,596_	64,596	64,543	(55)
Expenditures				
Contingency Capital Reserve	64,596	64,596	60,997	3,599
Total Contingency	64,596	64,596	60,997	3,599
Total Expenditures	64,596	64,596	60,997	3,599
Total Excess of Revenues Over(Under) Expenditures	0	0	3,546	3,546
Fund Balance, Beginning of Period	0	0	504,035	504,035
Total Fund Balance, End of Period	0	0	507,581	507,581

# 286 Debt Service Fund S20 Harbourage at Braden River Community Development District Statement of Revenues and Expenditures

	Year Ending 09/30/2025	Through 08/31/2025	Year T 08/31	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	7,987	7,987
Special Assessments Tax Roll	179,773	179,773	182,355	2,582
Total Revenues	179,773	179,773	190,342	10,569
Expenditures				
Debt Service				
Interest	49,773	49,773	52,022	(2,249)
_Principal	130,000	130,000	130,000	0
Total Debt Service	179,773	179,773	182,022	(2,249)
Total Expenditures	179,773	179,773	182,022	(2,249)
Total Excess of Revenues Over(Under) Ex-	0	0	8,320	8,320
penditures	·		<u> </u>	<del></del> -
Fund Balance, Beginning of Period	0	0	172,746	172,746
Total Fund Balance, End of Period	0	0	181,066	181,066

### Harbourage at Braden River CDD Investment Summary August 31, 2025

Account	<u>Investment</u>		dance as of gust 31, 2025
Valley National Bank	Governmental Checking		173,929
	<b>Total General Fund Investments</b>	\$	173,929
US Bank Custody Reserve	SHS Institutional Fund	\$	507,581
	<b>Total Reserve Fund Investments</b>	\$	507,581
US Bank Series 2014 Revenue	SHS Institutional Fund	\$	106,617
US Bank Series 2014 Prepayment	SHS Institutional Fund		2,489
US Bank Series 2014 Reserve	SHS Institutional Fund		71,960
	<b>Total Debt Service Fund Investments</b>	\$	181,066

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

# Harbourage at Braden River Community Development District Summary A/P Ledger From 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349						_
, i	286 General Fund	08/21/2025	Manatee County Utilities Department	MCUD Summary 08/25	MCUD Water Sum- mary 08/25	28.15
:	286 General Fund	08/21/2025	Manatee County Utilities Department	MCUD Summary 08/25	MCUD Water Sum- mary 08/25	452.61
:	286 General Fund	08/21/2025	Manatee County Utilities Department	MCUD Summary 08/25	MCUD Water Sum- mary 08/25	41.90
	286 General Fund	08/20/2025	Pools by Lowell, Inc.	183031364	Service Call for Bumpers on Pool Lad- der 08/25	203.00
:	286 General Fund	08/21/2025	Pools by Lowell, Inc.	182740751	Service Call for Pool repair 08/25	962.50
:	286 General Fund	08/01/2025	Reynolds Electric, Inc.	2	Marina Electrical Repairs 06/25	4,445.00
:	286 General Fund	08/01/2025	Reynolds Electric, Inc.	1	Marina Electrical Repairs 06/25	2,207.50
:	286 General Fund	08/01/2025	Reynolds Electric, Inc.	3	Marina Electrical Repairs 06/25	4,650.00
:	286 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102355	Personnel Reimburse- ment 08/25	1,546.80
:	286 General Fund	08/01/2025	Schappacher Engi- neering, LLC	2874	Engineering Services 06/25	440.00
Sum for 286, 2349 Sum for 286 Sum Total			3,			14,977.46 14,977.46 <b>14,977.46</b>

### Harbourage at Braden River Community Development District Notes to Unaudited Financial Statements August 31, 2025

### **Balance Sheet**

- 1. Trust statement activity has been recorded through 08/31/25.
- 2. See EMMA (Electronic Municipal Market Access) at <a href="http://www.emma.msrb.org">http://www.emma.msrb.org</a> for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.