Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting
November 12, 2025

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

www.harbouragecdd.org

Professionals in Community Management

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	Vice Chairman
	Vacant	Assistant Secretary
	Brenda Landers	Assistant Secretary
	Merril “Tod”Glentzer	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

November 4, 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 **Wednesday, November 12, 2025, at 12:30 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE
2. AUDIENCE COMMENTS
3. STAFF REPORTS
- **A.** District Counsel
- **B.** District Engineer
  1. Buffalo Creek Erosion…….....Tab 1
- **C.** Aquatic Maintenance Report……..Tab 2
- **D.** Review of Landscape Report…….USC
- **E.** Clubhouse Manager…….....USC
- **F.** District Manager
  1. Review of Insurance Claim……..Tab 3

4. BUSINESS ITEMS
- **A.** Acceptance of Third Quarter Website Audit…….....Tab 4
- **B.** Consideration of Resolution 2026-01, Setting 2025-2026 Meeting Schedule…….....Tab 5
- **C.** Resolution 2026-02, Amending 2024-2025 Budget…….....Tab 6

5. BUSINESS ADMINISTRATION
- **A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on October 8, 2025……..Tab 7
- **B.** Consideration of Operation and Maintenance Expenditures for September 2025…….....Tab 8
- **C.** Review of Financial Statement for September 2025……..Tab 9

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,
Stephanie DeLuna
District Manager

Tab 1















Tab 2

SOLITUDE
LAKE MANAGEMENT



Harborage at Braden River CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-10-30

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

Pg

SITE ASSESSMENTS

PONDS 1, 2, 3 ____ 3

PONDS 4, 5 ____ 4

MANAGEMENT/COMMENTS SUMMARY ____ 4-5

SITE MAP ____ 6

Site: 1

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October 2025



November 2025

Site: 2

Comments:

Normal growth observed

Minor amount of torpedograss observed growing along the perimeter. Minor amount of slender spikerush observed growing within the pond.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October 2025



November 2025

Site: 3

Comments:

Normal growth observed

Minimal amount of slender spikerush and algae observed growing within site 3.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October 2025



November 2025

Site: 4

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



October 2025



November 2025

Site: 5

Comments:

Normal growth observed

Chara observed growing within site 5.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



October 2025



November 2025

Management Summary

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

Pond #2: Minor amount of torpedograss observed growing along the perimeter. Minor amount of slender spikerush observed growing within the pond.

Pond #3: Minimal amount of slender spikerush and algae observed growing within site 3.

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

Pond #5: Chara observed growing within site 5.

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


Harborage/Braden CDD
Bradenton, Fl.
SOLITUDE
LAKE MANAGEMENT
Rev. 6/
Vertex Fountain
Vertex Aeration
1
2
3
4
5
55th St E
55th Ave Dr E
Natalie Way E
54th Ln E
Legend
Pond
Littoral
Sump

Tab 3

Egis Insurance & Risk Advisors

Is pleased to provide a

Confirmation of Insurance Coverage for:

Harbourage at Braden River Community Development District

Effective:
October 1, 2025
Coverage Confirmation Expiration Date:
November 30, 2025

Please review the Confirmation of insurance coverage terms and conditions carefully.

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 forms. Specimen forms are available upon request. The forms used in the specimen are tentative (per expiring). Updated versions of the forms will be provided once they are finalized and approved by the Office Of Insurance Regulation.

Coverage Confirmation 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**

Policy 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.

	Valuation	**Coinsurance**
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 content, inland marine, 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, All other perils.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

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
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	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.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$500,000 in any one occurrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	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
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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

CRIME COVERAGE

Description	**Limit**	**Deductible**
Forgery and Alteration	Not Included	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.

<u>Cyber Liability sublimit included under POL/EPLI</u>

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

FLORIDA INSURANCE ALLIANCE

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**

Policy Number: 100125679

PREMIUM BREAKDOWN

Property (Building & Contents)	$19,799
Inland Marine	$208
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)

Coverage Confirmation Terms & Conditions

1. Please review the coverage confirmation 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.

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2025

Property Schedule

Harbourage at Braden River Community Development District

Policy No.: 100125679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	**Recreation Center** **5705 Key West Place** **Bradenton FL 34203**	Complex		**2005** **Non combustible**	**10/01/2025** **10/01/2026**	**$519,983** **$62,730**	Metal panel			**$582,713**
2	**Pool, Pumps & Equipment** **5705 Key West Place** **Bradenton FL 34203**			**2005** **Below ground liquid storage tank / pool**	**10/01/2025** **10/01/2026**	**$305,450**				**$305,450**
3	**Gate House** **5414 Key West Place** **Bradenton FL 34203**			**2005** **Joisted masonry**	**10/01/2025** **10/01/2026**	**$72,611**				**$72,611**
4	**Entry Gate** **5414 Key West Place** **Bradenton FL 34203**	Simple hip		**2005** **Non combustible**	**10/01/2025** **10/01/2026**	**$101,475**	Metal panel			**$101,475**
5	**2 Pavilions at Pool** **5705 Key West Place** **Bradenton FL 34203**	Simple hip		**2005** **Frame**	**10/01/2025** **10/01/2026**	**$51,865**	Metal panel			**$51,865**
6	**Entryway Monument** **Harborage Ave and Natalie Way** **Bradenton FL 34203**			**2005** **Masonry non combustible**	**10/01/2025** **10/01/2026**	**$25,933**				**$25,933**
7	**Monument Tower** **Natalie Way E and 53rd Ave E** **Bradenton FL 34203**			**2005** **Masonry non combustible**	**10/01/2025** **10/01/2026**	**$16,913**				**$16,913**

FLORIDA INSURANCE ALLIANCE

Property Schedule

Harbourage at Braden River Community Development District

Policy No.: 100125679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Wire Fence - attached to Bradenton Water Reserve Bradenton Water Reserve Bradenton FL 34203			2005 Non combustible	10/01/2025 10/01/2026	$9,020				$9,020
9	Pavilion @ Marina Marina Area Bradenton FL 34203	Pyramid hip		2005 Frame	10/01/2025 10/01/2026	$25,933	Metal panel			$25,933
10	Boat Dock and 17 Lifts Marina Area Bradenton FL 34203			2005 Waterfront structures	10/01/2025 10/01/2026	$1,206,425				$1,206,425
11	Hoover Pump Station Nature Preserve Pond Bradenton FL 34203			2005 Pump / lift station	10/01/2025 10/01/2026	$148,523				$148,523
12	Lake #5 Bridge Nature Preserve Bradenton FL 34203			2005 Bridges	10/01/2025 10/01/2026	$130,278				$130,278
13	Fishing Pier Trail/Creek Bridge square feet 211 Nature Preserve Bradenton FL 34203			2005 Bridges	10/01/2025 10/01/2026	$17,843				$17,843
14	John's Island Bridge Nature Preserve Bradenton FL 34203			2005 Bridges	10/01/2025 10/01/2026	$119,064				$119,064
15	Fishing Pier w/Benches Nature Preserve Bradenton FL 34203			2005 Bridges	10/01/2025 10/01/2026	$42,845				$42,845

Schedule Items Effective As of: 10/01/2025

Property Schedule

Harbourage at Braden River Community Development District

Policy No.: 100125679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Total:	Building Value $2,794,161	Contents Value $62,730	Insured Value $2,856,891

Schedule Items Effective As of: 10/01/2025

Inland Marine Schedule

Harbourage at Braden River Community Development District

Policy No.: 100125679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / 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**	

HARBOURAGE
AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Date:	November 22, 2024
Payable to:	Boat Lift Warehouse
Address:	P. O. Box 798
City/State/Zip:	Snow Hill, NC 28580
Description:	Additional payment due to price change of the purchase of 17 TEC II remote control boat lift units prior payment of $8,272.45 for total purchase price and shipping of $9,370.93 = Balance $1,098.48
Total Check Amount	$ 1,098.48
Requestor:	Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature: _____ Date: 11/22/24

Manager Approval: _____

Boat Lift Warehouse
PO Box 798
Snow Hill, NC 28580
877-468-5438

CSR Associate
Daniel Hare

Date
11/21/2024

Quote Number
QT-2001

Proprose Ship Date
Upon Final Payment

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

Ship to
5705 Key West Place
Bradenton, FL 34203

P.O. No.	Rep	Ship Via	Terms
	AL	Best Way	Pre Paid

Qty	Item	Description	Unit Price	Amount
17	C-1029	TEC II Remote Control Unit	$ 535.99	$ 9,111.83
1	Discount	Discount - Included in pricing		$ -
1	Shipping	Shipping		$ 232.60
1	Shipping	Additional Shipping for 2 units		$ 26.50
		Note: shipped 15 units in stock, price change, additional 2 units to ship upon payment receipt		
			Sub Total	**$ 9,370.93**
			Down Payment	**$ (8,272.45)**
			Other	**$ -**
			Amount Due	**$ 1,098.48**

Construction Services, Inc.
3508 E Laurel Rd
Nokomis, FL 34275
Ph: 941-486-8137

Invoice

Date	Invoice #
3/20/2025	4615

Bill To	Job Address
Harbourage 5705 Key W Pl Bradenton, Fl 34203	5705 Key W Pl Bradenton, Fl 34203

Sales Rep	P.O. No.	Terms	Due Date
JH		Due on receipt	3/20/2025

Description	Qty	Rate	Amount
Lift Access: Provide labor and equipment to demo and dispose of the existing headers on each of the captain's walks. Install a new structural composite 2" x 10" header board with (2) stainless steel 5/8" through bolts per connection		9,090.00	9,090.00
Main Walk: Provide labor and material to demo and dispose of the selected headers on the access walk and install new structural composite 2" x 10" header boards with (2) stainless-steel 5/8" through bolt per connection - EACH	36	372.50	13,410.00
Dock Access: Provide labor and material to demo and dispose of the 5' x 8' access ramp an install new with composite headers and composite stringers. Pilings and decking to be reused on new substructure. All hardware will be stainless steel		3,800.00	3,800.00
Install one like piling on boardwalk		1,800.00	1,800.00
Out-of-state sale, exempt from sales tax		0.00%	0.00

Final Invoice

We accept Discover, Visa and Mastercard. A 3.99% interest charge will be added to the total.

Total	$28,100.00
Payments/Credits	$0.00
Balance Due	$28,100.00

RECEIVED
05/16/25

Construction Services, Inc.
3508 E Laurel Rd
Nokomis, FL 34275
Ph: 941-486-8137

Invoice

Date	Invoice #
8/21/2025	5617

RECEIVED
10/28/25

Bill To	Job Address
Harbourage 5705 Key W Pl Bradenton, Fl 34203	5705 Key W Pl Bradenton, Fl 34203

Sales Rep	P.O. No.	Terms	Due Date
RW		Due on receipt	8/21/2025

Description	Qty	Rate	Amount
Construct an additional 6' of access matching the original construction of the pier		4,500.00	4,500.00

Total	$4,500.00
Payments/Credits	$0.00
Balance Due	$4,500.00

We accept Discover, Visa and Mastercard. A 3.99% interest charge will be added to the total.

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

041825-2

HARBOURAGE AT BRADEN RIVER CDD
5705 KEY WEST PL.
BRADENTON

4.18.25
DATE

	LIFT 8B - Install new TECH remote at new higher level Pull new wire from pedestal Pull new sweep wire & re-connect. Replace box & outlet cover. Replace 20 AMP breaker in pedestal	
	MATERIALS	412.-
	LABOR	695.-
	TOTAL	1107.-

Thanks,
Dave

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

DAVID S.
REYNOLDS ELECTRIC INC.

041825

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

HARBOURAGE AT BRADEN RIVER CDD
5705 KEY WEST PL.
BRADENTON

4.18.25
DATE

LIFT 9 - Install new TECH remote at new higher level. Pull new wire from pedestal. Pull new sweep wire & re-connect

Thanks Dave

MATERIALS	310.-
LABOR	695.-
TOTAL	1005.-

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

harbourage cdd manager@gmail.com

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

HARBOURAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

3.8.25
DATE

Troubleshoot & repair
non working lift.
Replaced outlet & cover
by fish cleaning station
Bypassed key switch
in remote unit.

RECEIVED
03/10/25

MATERIALS	19.-
LABOR	495.-
TOTAL	514.-

Thanks
Dave

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

DAVID S.
REYNOLDS ELECTRIC INC.

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

HARBOURAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.1.25
DATE

Troubleshoot / repair dock lights	
MATERIALS	0
LABOR	395.-
TOTAL	395.-

Thanks,
Dave

RECEIVED
06/02/25

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

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

HARBOURAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.1.25
DATE

Install new tech remote at higher level. Pull new wire from pedestal. Pull new sweep wire x 2

1st Lift
not sure what number

MATERIALS 556
LABOR 695.-
TOTAL 1251.-

Lift 8A

MATERIALS 430.-
LABOR 695.-
TOTAL 1125.-

RECEIVED
06/02/25

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

Invoice 1

DAVID S.
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HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

Install GFCI breakers in pedestals that weren't done originally.

5- 120V
5- 220V

RECEIVED
09/02/25

MATERIALS	1457.50
LABOR	750.-
TOTAL	2207.50

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

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HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

LIFT 2A	Install new remote at higher level & re-wire. Install GFCI breakers in pedestal. MATERIALS LABOR	 670.- 795.-
LIFT 1B	Same work MATERIALS LABOR	 695.- 795.-
LIFT 2B	Same work	

RECEIVED
09/02/25

MATERIALS	695.-
LABOR	795.-
TOTAL	4445.

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

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HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

LIFT 3B	Install new remote at higher level & re-wire. Install GFCI breakers in pedestal MATERIALS LABOR	 710.- 795.-
LIFT 4A	Same work MATERIALS LABOR	 665.- 795.-
LIFT 3A	Same work plus replaced broken underwater PVC sweep. MATERIALS LABOR TOTAL	 805.- 880.- 4650.-

RECEIVED
09/02/25

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

062125

DAVID S.
REYNOLDS ELECTRIC INC.
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BRADENTON, FL 34280
Ph/Fax (941) 795-1011
www.reynoldselectricinc.com

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

LIFT 1	Install remote at higher level & re-wire. Install GFCI breakers in pedestal	
	MATERIALS	695.-
	LABOR	795.-
	TOTAL	1490.-
LIFT 2	Same work	
	MATERIALS	755.-
	LABOR	795.-
	TOTAL	1550.-
LIFT 3	Same work	
	MATERIALS	700.-
	LABOR	795.-
	TOTAL	1495.-

RECEIVED
06/22/25

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

062125A

DAVID S.
REYNOLDS ELECTRIC INC.
Lic.# EC13005979
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BRADENTON, FL 34280
Ph/Fax (941) 795-1011
www.reynoldselectricinc.com

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

LIFT 4	Install new remote at higher level & re-wire. Install GFCI breakers in pedestal	
	MATERIALS	760.-
	LABOR	795.-
	TOTAL	1555.-
LIFT 5	Same work	
	MATERIALS	700.-
	LABOR	795.-
	TOTAL	1495.-
LIFT 6	Same work	
	MATERIALS	760.-
	LABOR	795.-
	TOTAL	1555

RECEIVED
06/22/25

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

DAVID S.
REYNOLDS ELECTRIC INC.

092125

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

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

9.21.25
DATE

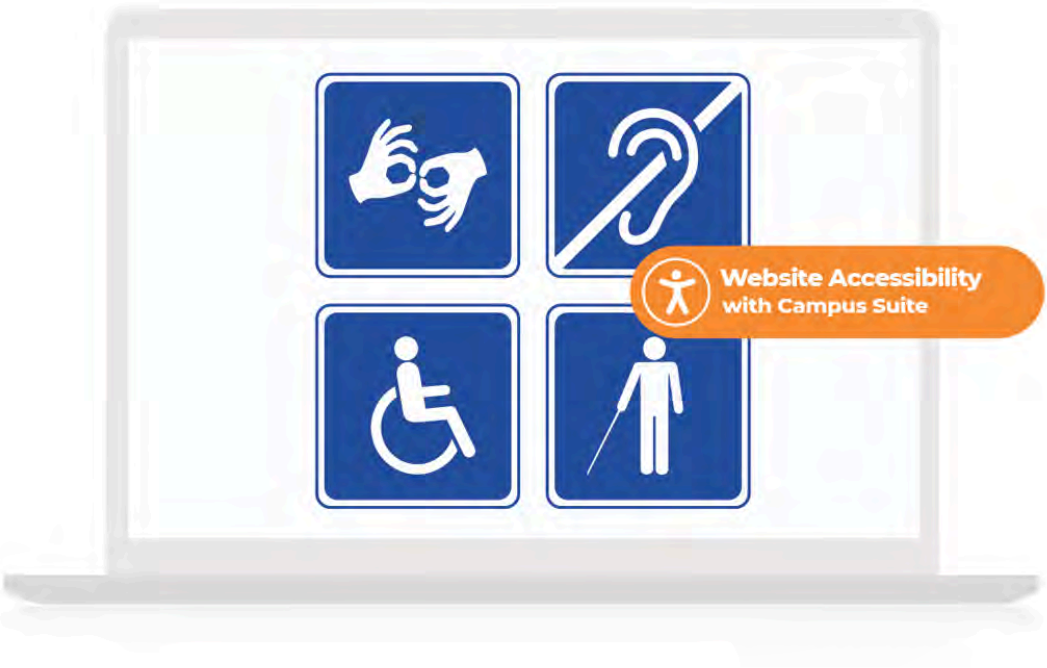
LAST LIFT	Install new remote at higher level & re-wire Install GFI breakers in pedestal. Replace 1 Motor	

RECEIVED
09/23/25

MATERIALS	685.-
LABOR	995.-
TOTAL	1680.-

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

Tab 4



Quarterly Compliance Audit Report

Harbourage at Braden River

Date: October 2025 - 3rd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

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

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ADA Compliance Categories 7
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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

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

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

Florida F.S. 189.069 Requirements

Result: PASSED

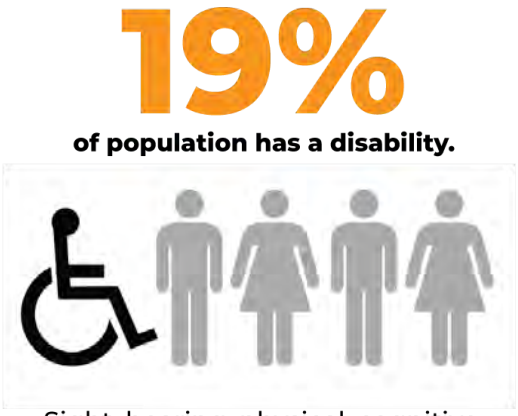
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

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

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



Properly formatting tables

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

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

Making PDFs accessible

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

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t

Making videos accessible

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

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

Making forms accessible

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

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

Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 5

RESOLUTION 2026-01

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 12th DAY OF NOVEMBER, 2025.

ATTEST:

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025 and 2026 Annual Meeting Schedule

EXHIBIT "A"

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

October 8, 2025
November 12, 2025
December , 2025
January , 2026
February , 2026
March , 2026
April , 2026
(Budget Workshop) April , 2026
May , 2026
June , 2026
August , 2026
September , 2026

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

Tab 6

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Harbourage at Braden River Community Development District (the "**District**") previously adopted its budget for fiscal year 2023/2024;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2023/2024 (the "**Amended Budget**"), attached hereto as **Exhibit "A"** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. **Amended Budget**. The Board hereby finds and determines as follows:

    a. That the Board has reviewed the Amended Budget, a copy of which is on the District's website, on file with the office of the District Manager, and at the District's Records Office.

    b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2023/2024.

    c. That the Amended Budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Amended Budget for the Harbourage at Braden River Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024".

    d. The Amended Budget shall be posted by the District Manager on the District's official website within five (5) days after adoption and remain on the website for at least two (2) years.

3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of

this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts**. This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2023/2024, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date**. This Resolution shall become effective upon its adoption.

Passed and adopted November 13, 2024.

Attest:	**Harbourage at Braden River Community Development District**
_____	_____
Name:_____	Name:_____
£ Secretary/ £ Assistant Secretary	£ Chair/ £ Vice Chair of the Board of Supervisors

Exhibit A: 2023/2024 Amended Budget

Tab 7

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, October 8, 2025, at 12:30 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	**Assistant Secretary**

Also present were:

Stephanie DeLuna	**District Manager, Rizzetta & Co., Inc.** *(via phone)*
Rachel Welborn	**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** *(via phone)*
Kyle Miller	**Solitude Lake Management** *(via Phone)*
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments were entertained regarding "Garage Sales" and HOA rules.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Webster spoke regarding updating Rules of Procedure every five years and mentioned that she would be providing updated rules at a future meeting.

Discussion was held regarding the drought and the ability for the District to turn off irrigation to meet current water restrictions. It was stated that since the district owns

DRAFT

the equipment it can do so.

The Board was asked to provide Ms. Webster with any updates to contracts and their termination clauses.

B. District Engineer

Mr. Schappacher stated that the storm drain repairs were completed. He stated that the pothole is a County issue.

C. Aquatic Maintenance Report

1. Presentation of Solitude Waterway Inspection Report

Mr. Miller with Solitude was not present. The Board indicated that the pond vegetation removal has not been what they expected. They requested that Mr. Miller be asked to confirm that the treatment is happening.

D. Review of Landscape Report

The landscape report was not available. A request was made for updates from Bloomings landscape. Mr. Gipe stated that the clubhouse project was done and presented a quote for the fence line clean up.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved $1,300 for the fence line cleanup along Natalie Way, for the Harbourage at Braden River CDD.

E. Clubhouse Manager Report

1. Presentation of Operations and Maintenance Report

Mr. Gipe presented the Operations & Maintenance Report , noting that the boat lift repair and the handrails replacement have been completed. He stated that he is still working on the Envera cancelation. The Board asked that he obtain a quote for a virtual gate attendant.

2. Consideration of Commercial Fitness Elliptical Proposal

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved Commercial Fitness Products proposal # L250835 in the amount of $5,088 for an elliptical, for the Harbourage at Braden River CDD.

3. Ratification of Commercial Fitness Elliptical Battery Replacement

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously ratified the expense of $287.15 for an elliptical battery replacement, for the Harbourage at Braden River CDD.

4. Consideration of Amendment to Marina Slip Lease Agreement

Mr. Gipe presented the amended marina slip lease agreement. A brief discussion ensued.

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> On a motion from Mr. Malik, seconded by Ms. Landers, the Board approved the amendment to the Marina Slip Lease Agreement., for the Harbourage at Braden River CDD.

F. District Manager

Ms. DeLuna stated that currently the next meeting is scheduled for November 12, 2025. A brief discussion was held regarding possibly making a change to the meeting schedule due to conflicts, because of growth of the company. The options to either change District Manager or day of the meeting were offered. The Board indicated they would like to keep Ms. DeLuna. Monday, November 10th at 1:00 p.m. was mentioned. No Board action was taken.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Fifth Addendum to District Management Services Agreement

Ms. Deluna presented the addendum, noting the changes being requested.

> On a motion from Mr. Glentzer, seconded by Mr. Malik, the Board unanimously accepted the fifth amendment to the District Management Services agreement, as presented, for the Harbourage at Braden River CDD.

B. Public Hearing of Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities

> On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously opened the public hearing on proposed revisions to policies, fees, and rates for recreational facilities, for the Harbourage at Braden River CDD.

There were no questions or comments from members of the general audience. Mr. Malik spoke regarding the agreements, fees, and rates. Discussion was held regarding additional fees for damage and insurance requirements.

> On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously closed the public hearing on proposed revisions to policies, fees, and rates for recreational facilities, for the Harbourage at Braden River CDD.

1. Clubhouse Private Event Use Agreement

Ms. Webster reviewed the redline version of the agreement and discussion was held regarding amending the cancellation policy to allow refunds if cancelled within 7 days of the event.

> On a motion from Mr. Malik, seconded by Mr. Glentzer, the Board unanimously accepted the clubhouse private event use agreement, in substantial form, for the Harbourage at Braden River CDD.

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2. Clubhouse Use Reservation Instructions

Ms. Webster reviewed the redline version of the agreement. No Board action was taken.

C. Ratification of Fy 2025-2026 Insurance Policy

> On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously ratified acceptance of the fiscal year 2025-2026 EGIS insurance proposal, for the Harbourage at Braden River CDD.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Minutes of the Board of Supervisors Regular Meeting Held on September 10, 2025

> On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the September 10, 2025 meeting minutes, as presented, for the Harbourage at Braden River CDD.

B. Consideration of Operation and Maintenance Expenditures for August 2025

> On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously ratified the Operation and Maintenance Expenditures for August 2025 ($41,947.09), for the Harbourage at Braden River CDD.

C. Review of Financial Statements for August 2025

Ms. DeLuna reviewed the financial statements, noting that she is working on insurance payouts.

> On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously accepted the August financial statement, as presented, for the Harbourage at Braden River CDD.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests put forward.

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SEVENTH ORDER OF BUSINESS **Adjournment**

On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously adjourned the CDD Board meeting at 1:51 p.m., for the Harbourage at Braden River CDD.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

DRAFT

Tab 8

HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950
MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614
www.harbouragecdd.org

Operation and Maintenance Expenditures
September 2025
For Board Approval

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

The total items being presented: **$102,482.62**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation, LLC	300234	39	Irrigation Repair 09/25	$14,160.00
Bloomings Landscape & Turf Management, Inc.	300229	2025-01312	Landscape Maintenance 09/25	$5,995.00
COMCAST	20250912-1	8535 10 045 0011288 09/25 ACH	5514 Harborage Ave Unit GRD 09/25	$132.55
COMCAST	20250925-1	8535 10 045 0006759 09/25 ACH	5705 Key West PL RM Rec 09/25	$432.32
Dwellwise, LLC	300225	777	Cleaning Services 09/25	$99.00
Egis Insurance Advisors, LLC	300235	29374	Policy #100125679 10/01/2025-10/01/2026	$26,425.00
Elite Heating & Air, Inc.	300226	3123830	AC Unit Installation 08/25	$15,124.00
Florida Department of Revenue	300219	51-8016045527-4 09/25	Sales Tax 09/25	$97.09
Florida Power & Light Company	20250926-1	FPL Electric Summary 08/25 ACH	FPL Electric Summary 08/25	$1,605.45
Frontier Florida, LLC	20250915-1	941-753-1478-093004-5 08/25	941-753-1478-093004-5 08/25	$262.81
Hidden Eyes, LLC	300216	758169	Gate Access Monitoring 09/25	$4,026.86
Main Gate Enterprises, Inc.	300227	36756	Hurrican Fence Repair 09/25	$5,329.00
Manatee County Utilities Department	300236	MCUD Summary 09/25	MCUD Water Summary 09/25	$684.23
Manatee County Utilities Department	20250911-1	MCUD Summary 08/25	MCUD Water Summary 08/25	$522.66

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	300217	182740751	Service Call for Pool repair 08/25	$962.50
Pools by Lowell, Inc.	300217	183031364	Service Call for Bumpers on Pool Ladder 08/25	$203.00
Pools by Lowell, Inc.	300230	183592407	Pool Repair 09/25	$214.77
Pools by Lowell, Inc.	300230	183592796	Pool Repair 09/25	$199.59
Pools by Lowell, Inc.	300230	183594225	Pool Repair 09/25	$94.50
Reynolds Electric, Inc.	300220	1	Marina Electrical Repairs 06/25	$2,207.50
Reynolds Electric, Inc.	300220	2	Marina Electrical Repairs 06/25	$4,445.00
Reynolds Electric, Inc.	300220	3	Marina Electrical Repairs 06/25	$4,650.00
Reynolds Electric, Inc.	300237	092125 Reynolds	Marina Electrical Repairs 09/25	$1,680.00
Rizzetta & Company, Inc.	300214	INV0000102355	Personnel Reimbursement 08/25	$1,546.80
Rizzetta & Company, Inc.	300215	INV0000102247	District Management Services 09/25	$3,570.59
Rizzetta & Company, Inc.	300223	INV0000102397	Cell Phone 08/25	$50.00
Rizzetta & Company, Inc.	300224	INV0000102422	Amenity Management & Overnight Personnel Reimbursement 09/25	$1,987.16
Schappacher Engineering, LLC	300218	2874	Engineering Services 06/25	$440.00

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Schappacher Engineering, LLC	300218	2919	Engineering Services 09/25	$80.00
Solitude Lake Management, LLC	300231	PSI197322	Aquatic Maintenance 09/25	$508.35
Solitude Lake Management, LLC	300231	PSI204632	Clearing, Trimming and Planting 09/25	$1,846.15
Straley Robin Vericker	300228	27097	Legal Services 08/25	$523.00
Suburban Propane, L.P.	300221	1564-564346	Propane Delivery 08/25	$491.87
Suburban Propane, L.P.	300232	1564-564700	Propane Delivery 09/25	$599.87
The Observer Group, Inc.	300233	25-01653M	Legal Advertising 09/25	$100.63
The Observer Group, Inc.	300233	25-01686M	Legal Advertising 09/25	$72.19
Valley National Bank	20250926-2	Valley CC 08/25	Credit Card Expense 08/25	$1,081.03
Water Boy Inc.	300222	24195942	Water Delivery 09/25	$32.15
Report Total				**$102,482.62**

INVOICE

A N J EXCAVATION LLC

1220 59th Ave E
Bradenton, FL 34203
941-405-5426
Mondoandjacob@gmail.com

INVOICE # 39
DATE: SEPTEMBER 14, 2025

RECEIVED
09/23/25

TO Harbourage at Braden River Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

JOB SITE ADDRESS	START DATE	END DATE
Harbourage CDD- Settlement at Mallory Sq and Whitehead Repair	August	September

	DESCRIPTION	LINE TOTAL
1	Climb into the boxes and seal any leaks in the boxes associated with the depression in the road, seal the leaks in the piping from JB 21 to CI 19, Once the inflatable plugs were available we climbed into the JB 47 structure and found a leak in the wall, We sealed this leak as after the plug was installed into this structure, The other structure that was plugged at CI 22, This box also had leaks above the waterline that were patched, once the line was plugged, we started pumping the pipe down with the 3 and 4" pump, we then climbed into the pipe once the water was pumped out, found a few leaks in the 30" pipe between JB 47 and JB 21, we then crawled into the 34x53" pipe and found a leak that was close to the box, We ended up finding about 3" of dirt within the whole line that was drained, once all visible leaks were patched we removed the plugs and let the water equalize, Came back and removed the asphalt, hauled to and approved disposal site, and dug the areas up where the depressions were, found a void next to the boxes in the road, compacted using a vibratory plate compactor and a jumping jack, leveled the dirt out so that we would have a minimum of 8" of crushed concrete, Compacted the crushed concrete and left level with the road so that the traffic could run over it and also compact it, Removed the concrete curbing that was sagging due to the depression and added crushed under the curb, graded the area, formed the curb and poured it, came back and dug out the area where the asphalt needed to be replaced, hauled in 6 tons of asphalt and installed by hand, cleaned and disposed of all debris	$14,160.00
	TOTAL	$14,160.00

RECOMMENDED FOR PAYMENT:

Make all checks payable to A N J EXCAVATION LLC

THANK YOU FOR YOUR BUSINESS!

Bloomings
Landscape & Turf Management, Inc.

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
9/1/2025	2025-01312

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	10/1/2025

Description	Qty	Amount
Month of September Monthly Grounds Maintenance Fee		5,995.00

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

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

Phone #	Fax #	E-mail	Web Site
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8535 10 045 0011288	Aug 18, 2025	Sep 01, 2025 to Sep 30, 2025	1 of 3

Hello Harborag Guard House,

Thanks for choosing Comcast Business.

RECEIVED
09/29/25

Your bill at a glance

For 5514 HARBORAGE AVE, UNIT GRD, BRADENTON, FL, 34203-0000

Previous balance		$132.55
EFT Payment - thank you	Aug 10	-$132.55
Balance forward		**$0.00**
Regular monthly charges	Page 3	$126.85
One-time charges	Page 3	$3.95
Taxes, fees and other charges	Page 3	$1.75
New charges		**$132.55**
Amount due		**$132.55**

Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number	**8535 10 045 0011288**
Automatic payment	Sep 09, 2025
Please pay	**$132.55**

Electronic payment will be applied Sep 09, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045001128800132555

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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.

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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

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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
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Additional billing information

More ways to pay:

Online
Visit My Account at **business.comcast.com/myaccount**

Comcast Business App
Download the Comcast Business App

In-Store
Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges $126.85

Comcast Business $126.85

Internet services **$126.85**

Starter Business Internet.	$71.95
Static IP - 1	$29.95
Equipment Fee Internet.	$24.95

One-time charges $3.95

Other charges $3.95

Paper Statement Fee	Aug 18	$3.95

Taxes, fees and other charges $1.75

Taxes & government fees $1.75

Sales Tax	$1.75

What's included?



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

Visit business.comcast.com/myaccount for more details

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8535 10 045 0006759	Sep 01, 2025	Sep 14, 2025 to Oct 13, 2025	1 of 3

Hello Cdd Harborage,

RECEIVED 09/29/25

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	Aug 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**
Amount due		**$432.32**

Thanks for paying by Automatic Payment

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

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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

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

HARBORAGE CDD
3434 COLWELL AVE #200
TAMPA, FL 33614

Account number	**8535 10 045 0006759**
Automatic payment	Sep 22, 2025
Please pay	**$432.32**

Electronic payment will be applied Sep 22, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8535100450006759004323 28

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- View upcoming appointments

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Additional billing information

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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	

What's included?

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

TV: Keep your employees informed and customers entertained

Visit business.comcast.com/myaccount for more details

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	#777
Date	September 3, 2025
Service receipt to	The Harbourage At Braden River CDD 5705 Key West Place, Bradenton, FL, USA 34203

Booking Details

Booking Summary

Booking Id	777
Date	09/03/2025 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

RECEIVED 09/09/25

Would you like to add any Notes?

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

Sub Total: $99

Extra Charges: $0

Total: $99

Thank you for your business!

Thanks for using **Clean Home Time**

Have a question? Contact us at

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

✍️ Leave us a review - Google, Yelp, Facebook, Nextdoor

📣 Refer friends/family and earn credit towards your next clean!

💌 Send a gift card - nothing better than Clean Home Time for all

INVOICE



RECEIVED
09/23/25

Customer	Harbourage at Braden River Community Development District
Acct #	679
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	$ 26,425.00
Payment Amount	
Payment for:	Invoice#29374
100125679	

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

Thank You

Please detach and return with payment

Customer: Harbourage at Braden River Community Development District

Invoice	Effective	Transaction	Description	Amount
29374	10/01/2025	Renew policy	Policy #100125679 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	26,425.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 26,425.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/16/2025

ELITE HEATING & AIR, INC.
2114 58TH AVE E
BRADENTON, FL 34203
(941) 377-6962

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

INVOICE	INVOICE DATE
3123830	Aug 13, 2025

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

Completed Date: 8/13/2025
Payment Term: Due Upon Receipt
Due Date: 8/13/2025

DESCRIPTION OF WORK

The application of the current equipment does not exist from any manufacturer. The 5 ton system is the largest system available. It is 1 ton smaller than current equipment. We recommend adding an additional mini split to supplement cooling needs.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
ACY-IAQ-F-4	Install Ultravation 5in. Media Filter with Install: Ultravation 5in Media Filter included with Install	1.00	$0.00	$0.00
ID-30	Air Conditioner and Air Handler - Closet: ***Air Conditioner and Air Handler Closet Installation*** Install Air Conditioner and Coil in Closet System Services: <u>Installation includes</u> • Mastic Seal Duct Connections • New Safety Disconnect • Verify Proper Condensate Drainage • Install Easy Access Filter • Recover Refrigerant per EPA Standards • Nitrogen Pressure Test the Lineset • 400 Micron System Evacuation • Remove and properly dispose of the existing equipment • Complete clean-up including drop cloths and shoe covers • Surge Protection • Drain Guard • Includes all applicable permits	1.00	$0.00	$0.00

RAC-5	Replace or Install New Refrigerant Lines w/ Cover - Included with Install: Replace or Install New Refrigerant Lines - Included with Install With Lineset Cover	1.00	$0.00	$0.00
Warr-12	AC or HP - 12 Year Labor: 12 Year Compressor 12 Year Parts 12 Year Elite Labor	1.00	$0.00	$0.00
Warr-4	Elite Guarantees: 100% Satisfaction No Lemon Smart Pricing No Surprises Professional Workmanship Temperature Selection	1.00	$0.00	$0.00
DISC - 022	Managers Daily Special Discount: Managers Daily Special Discount	1.00	-$983.15	-$983.15
REPDISC	Sales Rep Discount: Sales Rep Discount	1.00	-$3,555.85	-$3,555.85
S-ACAH-DC4SEAwithAMST-5	DC4SEA with AMST: 5 Ton Daikin Air Conditioner and Air Handler	1.00	$19,663.00	$19,663.00
AMST60DU1300	AMST R32 5 TON, 24.5", AIR HANDLER, SINGLE SPEED, DAIKIN Daikin AMST60DU1300 S/N: 2504080875	1.00	$0.00	$0.00
DC4SEA6010	DC4SEA R32 5 TON, 14 SEER2, SINGLE STAGE AIR CONDITIONER DAIKIN Daikin DC4SEA6010 S/N: 2506182949	1.00	$0.00	$0.00
HKTSD08X1	8KW ELECTRIC HEAT KIT w/ BREAKER DAIKIN 81-0627-01 Daikin HKTSD08X1	1.00	$0.00	$0.00

RECEIVED
09/17/25

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$15,124.00
TAX	$0.00
TOTAL DUE	$15,124.00
BALANCE DUE	**$15,124.00**

Thank you for choosing Elite Heating & Air

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.



Sign here Date 8/13/2025

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Elite Heating and Air pursuant to the contract terms agreed by me at Harbourage at Braden River CDD 5705 Key West Place, Bradenton, FL 34203 USA. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Elite Heating and Air to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.



Sign here Date 8/13/2025

FLORIDA DEPARTMENT OF REVENUE

Sales and Use Tax Return

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

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

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

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

Certificate Number: 51-8016045527-4 **SALES AND USE TAX RETURN** HD/PM Date: / / **DR-15 R. 01/15**

Taxpayer Copy

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	.	.	.	.
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.

Transient Rental Rate: Surtax Rate: 1% Reporting Period

5. Total Amount of Tax Due	.
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 Collection Allowance~~	E-file/E-pay Only
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	.

Name / Address / City/St ZIP
Harbourage at Braden River Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due:
Late After:
☐ Check here if payment was made electronically.

9100 0 20169999 0001003031 3 4999999999 0000 5

Certificate Number: 51-8016045527-4 **SALES AND USE TAX RETURN** HD/PM Date: / / **DR-15 R. 01/15**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	186.91	.	186.91	13.09
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	1200.00	.	1200.00	84.00
E. Food & Beverage Vending	.	.	.	.

Transient Rental Rate: Surtax Rate: 1% Reporting Period Aug 25

5. Total Amount of Tax Due	97.09
6. Less Lawful Deductions	.
7. Net Tax Due	97.09
8. Less Est Tax Pd / DOR Cr Memo	.
9. Plus Est Tax Due Current Month	.
10. Amount Due	97.09
~~11. Less Collection Allowance~~	E-file/E-pay Only
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	97.09

Name / Address / City/St ZIP
Harbourage at Braden River Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

RECEIVED 09/10/25

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: Aug 25
Late After: Aug 20 25
☐ Check here if payment was made electronically.

9100 0 20169999 0001003031 3 4999999999 0000 5

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

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

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer | Date | Signature of Preparer | Date

( ) Telephone Number ( ) Telephone Number

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a).	Exempt Amount of Items Over $5,000 (included in Column 3)	**15(a).**	
15(b).	Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3)	**15(b).**	
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	**15(c).**	
15(d).	**Total Amount of Discretionary Sales Surtax Due** (included in Column 4)	**15(d).**	
16.	Total **Enterprise Zone Jobs Credits** (included in Line 6)	**16.**	
17.	Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A)	**17.**	
18.	Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A)	**18.**	
19.	Taxable Sales from **Amusement Machines** (included in Line A)	**19.**	
20.	Rural and/or Urban High Crime Area Job Tax Credits	**20.**	
21.	Other Authorized Credits	**21.**	

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

[signature] Signature of Taxpayer | 9/10/25 Date | [signature] Signature of Preparer | 9/10/25 Date

(813) 933-5571 x5588 Telephone Number (813) 933-5571 x5588 Telephone Number

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a).	Exempt Amount of Items Over $5,000 (included in Column 3)	**15(a).**	
15(b).	Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3)	**15(b).**	
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	**15(c).**	
15(d).	**Total Amount of Discretionary Sales Surtax Due** (included in Column 4)	**15(d).**	13.87
16.	Total **Enterprise Zone Jobs Credits** (included in Line 6)	**16.**	
17.	Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A)	**17.**	
18.	Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A)	**18.**	
19.	Taxable Sales from **Amusement Machines** (included in Line A)	**19.**	
20.	Rural and/or Urban High Crime Area Job Tax Credits	**20.**	
21.	Other Authorized Credits	**21.**	

Harbourage at Braden River CDD

Florida Power & Light Company Summary

Period Covered: 08/05/25 - 09/04/25 **9/4/2025**

Account	Location	Service Address	Code	Amount
14034-95383	Marina	5651 Key West Pl #Marina	53100 4644	$ 34.01
19971-10141	Fountain	5705 Key West Pl # Fountain	53100 4674	$ 78.89
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	$ 25.81
26506-57121	Irrigation	5630 Whitehead St #IRR	53100 4318	$ 25.66
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	$ 632.94
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	$ 25.66
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	$ 82.94
72537-70148	Irrigation	5705 Key West Pl # IRR	53100 4318	$ 636.31
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	$ 25.75
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	$ 37.48
	Due Date:	**08/26/2025**	**TOTAL**	**$ 1,605.45**

Summary

ELECTRICITY-ENTRANCE	**52900 4632**	**$**	**82.94**
ELECTRICITY-IRRIGATION	**53100 4318**	**$**	**713.53**
ELECTRICITY-STREET LIGHTING	**53100 4307**	**$**	**63.14**
ELECTRICITY-REC CENTER	**53100 4304**	**$**	**632.94**
ELECTRICITY-BOAT DOC	**53100 4644**	**$**	**34.01**
ELECTRICITY-FOUNTAINS	**53100 4674**	**$**	**78.89**
	Total	**$**	**1,605.45**

Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 14034-95383
Service Address:
5651 KEY WEST PL # MARINA
BRADENTON, FL 34203

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

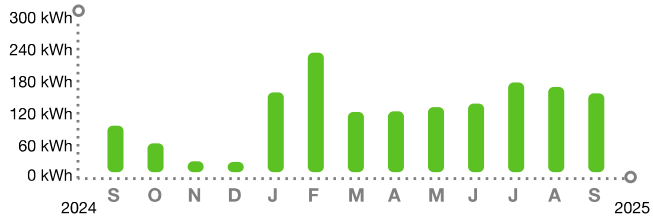
CURRENT BILL

$34.01
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	35.23
Payments received	-35.23
Balance before new charges	0.00
Total new charges	34.01
Total amount you owe	**$34.01**

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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

14034-95383	$34.01	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		35.23
Payment received - Thank you		–35.23
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$0.41	
Non-fuel: *($0.096100 per kWh)*	$15.47	
Fuel: *($0.027180 per kWh)*	$4.38	
Electric service amount	33.13	
Gross receipts tax (State tax)	0.85	
Taxes and charges	0.85	
Regulatory fee (State fee)	0.03	
Total new charges		$34.01
Total amount you owe		**$34.01**

METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	26666		26505		161

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	161	174	95
Service days	30	33	31
kWh/day	5	5	3
Amount	$34.01	$35.23	$29.53

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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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 19971-10141
Service Address:
5705 KEY WEST PL # FOUNTAIN
BRADENTON, FL 34203

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

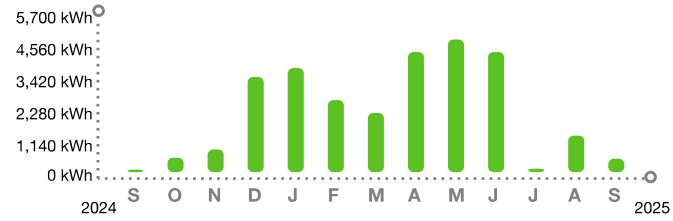
CURRENT BILL

$78.89
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	192.52
Payments received	-192.52
Balance before new charges	0.00
Total new charges	78.89
Total amount you owe	**$78.89**

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

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Hearing/Speech Impaired: 711 (Relay Service)
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19971-10141	$78.89	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		192.52
Payment received - Thank you		–192.52
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)*		$49.87
Fuel: *($0.027180 per kWh)*		$14.11
Electric service amount	76.85	
Gross receipts tax (State tax)	1.97	
Taxes and charges	1.97	
Regulatory fee (State fee)	0.07	
Total new charges		$78.89
Total amount you owe		**$78.89**

METER SUMMARY

Meter reading - Meter KN87589. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	37160		36641		519

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	519	1417	93
Service days	30	33	31
kWh/day	17	42	3
Amount	$78.89	$192.52	$29.43

KEEP IN MIND

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 20077-10151
Service Address:
5624 DUVAL ST # IRR
BRADENTON, FL 34203

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

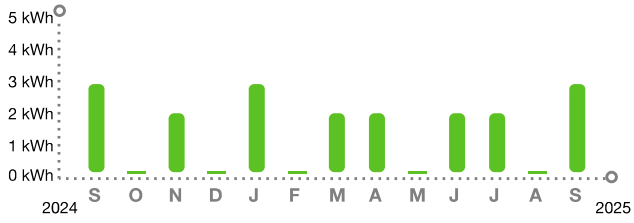
CURRENT BILL

$25.81
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.81
Total amount you owe	**$25.81**

(See page 2 for bill details.)

KEEP IN MIND

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RECEIVED 09/22/25

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Ways to Pay

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20077-10151	$25.81	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$11.91	
Non-fuel: *($0.096100 per kWh)*	$0.28	
Fuel: *($0.027180 per kWh)*	$0.08	
Electric service amount	25.14	
Gross receipts tax (State tax)	0.65	
Taxes and charges	0.65	
Regulatory fee (State fee)	0.02	
Total new charges		$25.81
Total amount you owe		**$25.81**

METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00208		00205		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	3	0	3
Service days	30	33	31
kWh/day	0	0	0
Amount	$25.81	$25.66	$25.77

KEEP IN MIND

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 26506-57121
Service Address:
5630 WHITEHEAD ST #IRR
BRADENTON, FL 34203

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

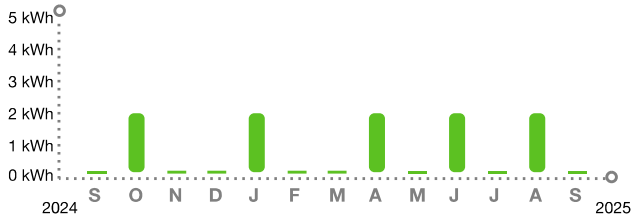
CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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26506-57121	$25.66	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.75
Payment received - Thank you		–25.75
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge:		
	$0.096100 per kWh	
Fuel charge:	$0.027180 per kWh	
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter AC96442. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00110		00110		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	0	2	0
Service days	30	33	31
kWh/day	0	0	0
Amount	$25.66	$25.75	$25.66

KEEP IN MIND

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

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 29316-45333
Service Address:
5705 KEY WEST PL # REC
BRADENTON, FL 34203

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

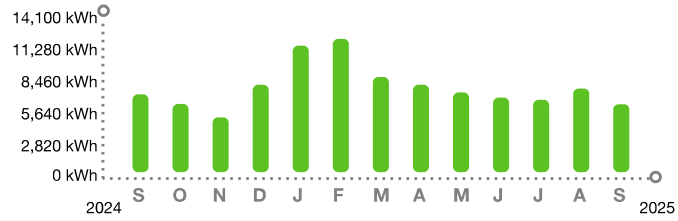
CURRENT BILL

$632.94
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	727.40
Payments received	-727.40
Balance before new charges	0.00
Total new charges	632.94
Total amount you owe	**$632.94**

(See page 2 for bill details.)

KEEP IN MIND

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RECEIVED 09/22/25

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29316-45333	$632.94	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		727.40
Payment received - Thank you		–727.40
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$221.11	
Fuel: *($0.027180 per kWh)*	$177.32	
Demand: *($13.41 per KW)*	$187.74	
Electric service amount	616.58	
Gross receipts tax (State tax)	15.82	
Taxes and charges	15.82	
Regulatory fee (State fee)	0.54	
Total new charges		$632.94
Total amount you owe		**$632.94**

METER SUMMARY

Meter reading - Meter KE83217. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	57211		50687		6524
Demand KW	14.36				14

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	6524	8031	7458
Service days	30	33	31
kWh/day	217	243	240
Amount	$632.94	$727.40	$674.77

KEEP IN MIND

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 43460-49218
Service Address:
5412 53RD AVE E # ENT LTS
BRADENTON, FL 34203

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

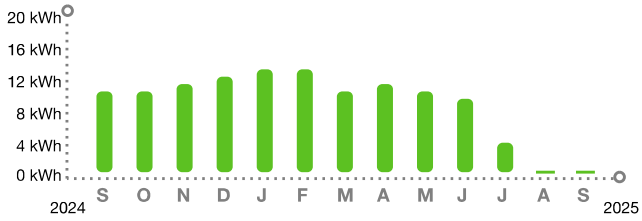
CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27

5203434604921886652000000

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

43460-49218	$25.66	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		25.66
Payment received - Thank you		–25.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$12.13	
Non-fuel energy charge:		
	$0.096100 per kWh	
Fuel charge:	$0.027180 per kWh	
Electric service amount	25.00	
Gross receipts tax (State tax)	0.64	
Taxes and charges	0.64	
Regulatory fee (State fee)	0.02	
Total new charges		$25.66
Total amount you owe		**$25.66**

METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04539		04539		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	0	0	11
Service days	30	33	31
kWh/day	0	0	0
Amount	$25.66	$25.66	$26.10

KEEP IN MIND

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

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 50311-56333
Service Address:
5414 HARBORAGE AVE #GATE HSE
BRADENTON, FL 34203

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

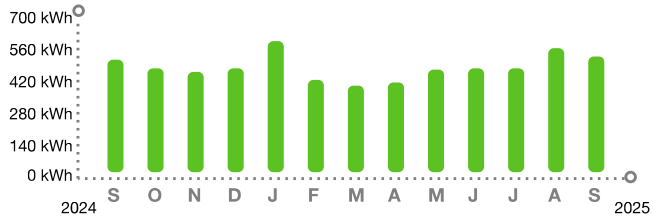
CURRENT BILL

$82.94
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

Pay $74.90 instead of $82.94 by your due date to enroll in FPL Budget Billing®. **FPL.com/BB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	87.88
Payments received	-87.88
Balance before new charges	0.00
Total new charges	82.94
Total amount you owe	**$82.94**

(See page 2 for bill details.)

KEEP IN MIND

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RECEIVED 09/22/25

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

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

50311-56333	$82.94	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		87.88
Payment received - Thank you		–87.88
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)*		$52.95
Fuel: *($0.027180 per kWh)*		$14.98
Electric service amount	80.80	
Gross receipts tax (State tax)	2.07	
Taxes and charges	2.07	
Regulatory fee (State fee)	0.07	
Total new charges		$82.94
Total amount you owe		**$82.94**

METER SUMMARY

Meter reading - Meter AC96444. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	33216		32665		551

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	551	590	536
Service days	30	33	31
kWh/day	18	18	17
Amount	$82.94	$87.88	$74.69

KEEP IN MIND

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 72537-70148
Service Address:
5705 KEY WEST PL # IRR
BRADENTON, FL 34203

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

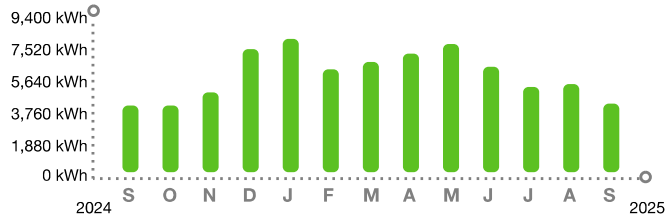
CURRENT BILL

$636.31
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	714.42
Payments received	-714.42
Balance before new charges	0.00
Total new charges	636.31
Total amount you owe	**$636.31**

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

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Customer Service: 1-800-375-2434
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Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 5203725377014831363600000

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72537-70148	$636.31	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		714.42
Payment received - Thank you		–714.42
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$148.51	
Fuel: *($0.027180 per kWh)*	$119.10	
Demand: *($13.41 per KW)*	$321.84	
Electric service amount	619.86	
Gross receipts tax (State tax)	15.91	
Taxes and charges	15.91	
Regulatory fee (State fee)	0.54	
Total new charges		$636.31
Total amount you owe		**$636.31**

METER SUMMARY

Meter reading - Meter KN94969. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	75698		71316		4382
Demand KW	24.14				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	4382	5628	4256
Service days	30	33	31
kWh/day	146	170	137
Amount	$636.31	$714.42	$618.10

KEEP IN MIND

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 78984-82513
Service Address:
5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203

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

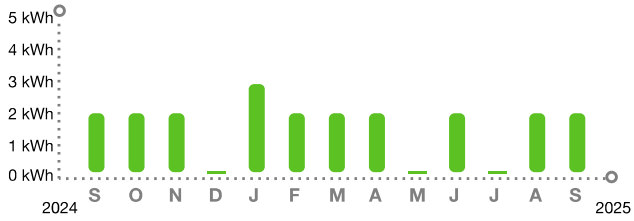
CURRENT BILL

$25.75
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	25.75
Total amount you owe	**$25.75**

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

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Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 5203789848251355752000000

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78984-82513	$25.75	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

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

METER SUMMARY

Meter reading - Meter AC96443. Next meter reading Oct 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00531		00529		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	2	2	2
Service days	30	33	31
kWh/day	0	0	0
Amount	$25.75	$25.75	$25.74

KEEP IN MIND

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

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Electric Bill Statement
For: Aug 5, 2025 to Sep 4, 2025 (30 days)
Statement Date: Sep 4, 2025
Account Number: 79846-64172
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

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

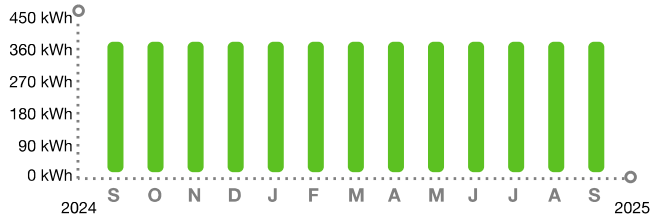
CURRENT BILL

$37.48
TOTAL AMOUNT YOU OWE

Sep 25, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

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

(See page 2 for bill details.)

KEEP IN MIND

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

RECEIVED 09/22/25

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Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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79846-64172	$37.48	Sep 25, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		37.48
Payment received - Thank you		–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)	0.89	
Franchise fee (Reqd local fee)	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:	$0.059770 per kWh
Fuel charge:	$0.026470 per kWh

METER SUMMARY

Next bill date Oct 6, 2025.

Usage Type	**Usage**
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	Sep 4, 2025	Aug 5, 2025	Sep 5, 2024
kWh Used	399	399	399
Service days	30	33	31
kWh/day	13	12	13
Amount	$37.48	$37.48	$28.14

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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For: 08-05-2025 to 09-04-2025 (30 days)
kWh/Day: 13
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

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

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

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TAMPA FL 33614-8390

For: 08-05-2025 to 09-04-2025 (30 days)
kWh/Day: 13
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		13.87
					Sub total	399	13.87
					Energy conservation cost recovery		0.16
					Capacity payment recovery charge		0.03
					Environmental cost recovery charge		0.20
					Storm restoration recovery charge		8.27
					Transition rider credit		–0.83
					Storm protection recovery charge		2.23
					Fuel charge		10.56
					Electric service amount		**34.49**
					Gross receipts tax (State tax)		0.89
					Regulatory fee (State fee)		0.03
					Franchise fee (Reqd local fee)		2.07
					Total	**399**	**37.48**

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

FRONTIER

HARBORAGE CDD Account Number:
941-753-1478-093004-5

Billing Date:
Aug 22, 2025

Billing Period:
Aug 22 - Sep 21, 2025

Hi HARBORAGE CDD,

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

RECEIVED 09/02/25

Total balance
$262.81
due
Sep 15

Bill history

Previous balance	$262.24
Payment received by Aug 22, thank you	-$262.24

Service summary

	Previous month	Current month
Bundle	$214.34	↑$214.84
Taxes and Fees	$47.90	↑$47.97
Total services	**$262.24**	**$262.81**
Total balance		**$262.81**

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FRONTIER

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6790 0107 DY RP 22 08252025 NNNNNNNY 01 992056

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

Total balance
$262.81

Due by
Sep 15

Account number
941-753-1478-093004-5

Amount enclosed
$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

651006941753147809300400000000000000262815

FRONTIER

HARBORAGE CDD Account Number:
941-753-1478-093004-5

Billing Date:
Aug 22, 2025

Billing Period:
Aug 22 - Sep 21, 2025

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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.

FRONTIER

HARBORAGE CDD Account Number:
941-753-1478-093004-5

Billing Date:
Aug 22, 2025

Billing Period:
Aug 22 - Sep 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

08.22-09.21		Frontier Freedom for Business	$116.00
		Business Line - 2 Yr Term	$47.95
		Federal Primary Carrier Multi Line Charge	$14.99
		Frontier Roadwork Recovery Surcharge	$4.50
	(2)	Multi-Line Federal Subscriber Line Charge	$18.40
	(2)	Access Recovery Charge Multi-Line Business	$6.00
		Non-Published Listing	$7.00
Bundle Total			**$214.84**

Taxes and Fees

		FCA Long Distance - Federal USF Surcharge	$13.68
		Federal USF Recovery Charge	$8.78
		Federal Excise Tax	$2.53
		Federal Taxes	**$24.99**
		FL State Communications Services Tax	$11.67
		County Communications Services Tax	$5.81
		FL State Gross Receipts Tax	$4.20
	(2)	Manatee Co 911 Surcharge	$0.80
		FL State Gross Receipts Tax	$0.34
	(2)	FL Telecommunications Relay Service	$0.16
		State Taxes	**$22.98**
Taxes and Fees Total			**$47.97**

Total current month charges **$262.81**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $255.08 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.

Effective with your next bill, the long distance component of your Frontier Freedom for Business service will increase $10.00 per month, per line.

Starting this month, the Road Recovery surcharge has increased 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.

FRONTIER

HARBORAGE CDD Account Number:
941-753-1478-093004-5

Billing Date:
Aug 22, 2025

Billing Period:
Aug 22 - Sep 21, 2025

Frontier

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jul 25	2:38P	5.0	DD	TAMPAEST FL 813-436-3995	$0.00	U
2	Jul 25	2:44P	1.0	DD	TAMPAEST FL 813-436-3995	$0.00	U
3	Jul 30	11:32A	25.0	DD	TAMPAEST FL 813-436-3995	$0.00	U
4	Aug 07	1:32P	5.0	DD	VENICE FL 941-946-4443	$0.00	U
Subtotal						$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	4	36	$0.00
Total	4	36	$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	4	36	$0.00
Total	4	36	$0.00

Envera

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

Invoice

Invoice Number	Date
758169	**08/01/2025**
Customer Number	Due Date
300015	**09/01/2025**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
300015 - Gate Access - Harborage on Braden River - 5705 Key West Place, Bradenton, FL				
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	1.00	$250.96	$250.96
1.00	Envera Kiosk System 09/01/2025 - 09/30/2025	1.00	$437.01	$437.01
1.00	Virtual Gate Guard Monitoring 09/01/2025 - 09/30/2025	1.00	$3,338.89	$3,338.89
			Subtotal:	**$4026.86**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$4026.86**

RECEIVED
0801/25

Date	Invoice #	Description	Amount	Balance Due
8/1/2025	758169	Monitoring Services	$4026.86	**$4026.86**

Envera

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

Invoice

Invoice Number	Date
758169	**08/01/2025**
Customer Number	Due Date
300015	**09/01/2025**

Net Due: $4,026.86
Amount Enclosed:_____

Harborage on Braden River
C/O Rizzetta Company
3434 Colwell Ave Ste 200
Tampa, FL 33614

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

MAIN GATE ENTERPRISES INC

240 Stenstrom Rd
Wauchula, FL 33873

Invoice

Date	Invoice #
9/16/2025	36756

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

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

Terms	Due Date
Due on receipt	9/16/2025

Description	Qty	Rate	Amount
THE HARBOURAGE - HURRICANE FENCE REPAIR (72LF) WHILE CAROLINA STYLE 6' TALL FENCING MISC LABOR	1	5,329.00	5,329.00

RECEIVED
09/15/25

Accounts past due will be subject to a monthly 1.5% finance charge (18% annual) with a minimum charge of $5.00. All invoices paid with credit or debit card will have an additional 2.9% fee added.

Subtotal	$5,329.00
Sales Tax (0.0%)	$0.00
Total	$5,329.00
Payments/Credits	$0.00
Balance Due	$5,329.00

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 ensure that your call is timely dispatched. We cannot guarantee that calls directly to technicians will be dispatched and completed in a timely manner. We appreciate your business and understanding.

Harbourage at Braden River CDD

Manatee County Utilities Dept

Invoice #: Sep 25

08/14/25 -09/11/25

Billng Date 9/22/2025

Account No.:	Amount	Due	Address:	Acct Coding
100184981	$614.18	10/13/2025	5705 Key West Pl (Rec Center)	53600-4301
100185040	$41.90	10/13/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	$28.15	10/13/2025	5651 Key West Pl (Docks)	53600-4644
Grand Total	**$684.23**			

Summary:

53600-4301	**$614.18**
52900-4308	**$41.90**
53600-4644	**$28.15**
	$684.23

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due	$614.18
Please Pay By	13-Oct-2025
Account Number	100184981

Account Summary

Previous Amount Due	$452.61
Payments Received	-$452.61
Balance Forward	$0.00
Contract Charges	$614.18
Total Amount Due	$614.18

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52637992

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/14	26996	09/14	27507	51.1 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details — Service Period 08/12 - 09/14 (34 Days)

Commercial Water Service (Meter # 52637992) (08/14 - 09/14)		
Water Base Rate	1 month(s) x $16.73	$16.73
Commercial Water Usage	51.1 kgal x $2.97	$151.77
Sewer Commercial Service (08/14 - 09/14)		
Sewer Base Rate	1 month(s) x $42.31	$42.31
Sewer Service	51.1 kgal x $6.59	$336.75
Commercial Can Service (08/12 - 09/11)		
32 gallon commercial cans	2 x $33.31	$66.62
Total New Charges		**$614.18**
Total Amount Due		**$614.18**

RECEIVED 09/22/25

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

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

SERVICE ADDRESS	5705 KEY WEST PL
ACCOUNT NUMBER	100184981
BILLING DATE	22-Sep-2025
DUE DATE	13-Oct-2025
TOTAL AMOUNT DUE	$614.18

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

1001849817000006141800000000

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due	$41.90
Please Pay By	13-Oct-2025
Account Number	100185040

Account Summary

Previous Amount Due	$41.90
Payments Received	-$41.90
Balance Forward	$0.00
Contract Charges	$41.90
Total Amount Due	$41.90

Usage Profile (Consumption x 1000 = GAL)

Meter Number 80273272

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/14	310	09/11	310	0 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details — Service Period 08/14 - 09/11 (29 Days)

Commercial Water Service (Meter # 80273272) (08/14 - 09/11)

Water Base Rate	1 month(s) x $12.38	$12.38

Sewer Commercial Service (08/14 - 09/11)

Sewer Base Rate	1 month(s) x $29.52	$29.52
Total New Charges		$41.90
Total Amount Due		$41.90

RECEIVED
09/22/25

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

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

SERVICE ADDRESS	5414 HARBORAGE AVE
ACCOUNT NUMBER	100185040
BILLING DATE	22-Sep-2025
DUE DATE	13-Oct-2025
TOTAL AMOUNT DUE	$41.90

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

1001850402000000419000000000

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5651 KEY WEST PL

Amount Due	$28.15
Please Pay By	13-Oct-2025
Account Number	100123820

Account Summary

Previous Amount Due	$28.15
Payments Received	-$28.15
Balance Forward	$0.00
Contract Charges	$28.15
Total Amount Due	$28.15

Usage Profile (Consumption x 1000 = GAL)

Meter Number 49978928

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/14	158	09/11	167	0.9 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details — Service Period 08/14 - 09/11 (29 Days)

Commercial Water Service (Meter # 49978928) (08/14 - 09/11)

Water Base Rate	1 month(s) x $25.48	$25.48
Commercial Water Usage	0.9 kgal x $2.97	$2.67
Total New Charges		**$28.15**

Total Amount Due $28.15

RECEIVED 09/22/25

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

Manatee County FLORIDA

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

SERVICE ADDRESS	5651 KEY WEST PL
ACCOUNT NUMBER	100123820
BILLING DATE	22-Sep-2025
DUE DATE	13-Oct-2025
TOTAL AMOUNT DUE	$28.15

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

1001238202000000281500000000

Harbourage at Braden River CDD

Manatee County Utilities Dept

Invoice #: Aug 25

07/12/25 - 08/13/25

Billng Date 8/21/2025

Account No.:	Amount	Due	Address:	Acct Coding
100184981	$452.61	9/11/2025	5705 Key West Pl (Rec Center)	53600-4301
100185040	$41.90	9/11/2025	5414 Harbourage Ave (Gate)	52900-4308
100123820	$28.15	9/11/2025	5651 Key West Pl (Docks)	53600-4644
Grand Total	**$522.66**			

Summary:

53600-4301	**$452.61**
52900-4308	**$41.90**
53600-4644	**$28.15**
	$522.66

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due	$452.61
Please Pay By	11-Sep-2025
Account Number	100184981

Account Summary

Previous Amount Due	$641.90
Payments Received	-$641.90
Balance Forward	$0.00
Contract Charges	$452.61
Total Amount Due	$452.61

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52637992

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/16	26654	08/13	26996	34.2 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details — Service Period 07/12 - 08/13 (33 Days)

Commercial Water Service (Meter # 52637992) (07/16 - 08/13)		
Water Base Rate	1 month(s) x $16.73	$16.73
Commercial Water Usage	34.2 kgal x $2.97	$101.57
Sewer Commercial Service (07/16 - 08/13)		
Sewer Base Rate	1 month(s) x $42.31	$42.31
Sewer Service	34.2 kgal x $6.59	$225.38
Commercial Can Service (07/12 - 08/11)		
32 gallon commercial cans	2 x $33.31	$66.62
Total New Charges		**$452.61**
Total Amount Due		**$452.61**

RECEIVED 8/21/25

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

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

SERVICE ADDRESS	5705 KEY WEST PL
ACCOUNT NUMBER	100184981
BILLING DATE	21-Aug-2025
DUE DATE	11-Sep-2025
TOTAL AMOUNT DUE	$452.61

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

ADDRESSEE:

RECEIVED

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

1001849817000004526100000000

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due	$41.90
Please Pay By	11-Sep-2025
Account Number	100185040

Account Summary

Previous Amount Due	$42.86
Payments Received	-$42.86
Balance Forward	$0.00
Contract Charges	$41.90
Total Amount Due	$41.90

Usage Profile (Consumption x 1000 = GAL)

Meter Number 80273272

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/15	310	08/13	310	0 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details — Service Period 07/15 - 08/13 (30 Days)

Commercial Water Service (Meter # 80273272) (07/15 - 08/13)		
Water Base Rate	1 month(s) x $12.38	$12.38
Sewer Commercial Service (07/15 - 08/13)		
Sewer Base Rate	1 month(s) x $29.52	$29.52
Total New Charges		$41.90
Total Amount Due		$41.90

RECEIVED 8/21/25

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

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

SERVICE ADDRESS	5414 HARBORAGE AVE
ACCOUNT NUMBER	100185040
BILLING DATE	21-Aug-2025
DUE DATE	11-Sep-2025
TOTAL AMOUNT DUE	$41.90

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

RECEIVED

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

1001850402000000419000000000

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5651 KEY WEST PL

Amount Due	$28.15
Please Pay By	11-Sep-2025
Account Number	100123820

Account Summary

Previous Amount Due	$28.15
Payments Received	-$28.15
Balance Forward	$0.00
Contract Charges	$28.15
Total Amount Due	$28.15

Usage Profile (Consumption x 1000 = GAL)

Meter Number 49978928

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/15	149	08/13	158	0.9 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details — Service Period 07/15 - 08/13 (30 Days)

Commercial Water Service (Meter # 49978928) (07/15 - 08/13)

Water Base Rate	1 month(s) x $25.48	$25.48
Commercial Water Usage	0.9 kgal x $2.97	$2.67
Total New Charges		$28.15

Total Amount Due $28.15

RECEIVED 8/21/25

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

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

SERVICE ADDRESS	5651 KEY WEST PL
ACCOUNT NUMBER	100123820
BILLING DATE	21-Aug-2025
DUE DATE	11-Sep-2025
TOTAL AMOUNT DUE	$28.15

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

RECEIVED

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

1001238202000000281500000000

Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

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

INVOICE	INVOICE DATE
182740751	Aug 21, 2025

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

Completed Date: 8/21/2025
Payment Term: Due Upon Receipt
Due Date: 8/21/2025

DESCRIPTION OF WORK

Issue(s): Wall fitting to the north vacuum line is cracked and requires replacement.

8-18-25 through 8-21-25 (Kyle):
- Turned off pumps and feeders.
- Turned off autofill and lights.
- Started draining the pool.
- Removed expandable plug and 3/4 inch PVC pipe.
- Cut the 2” vacuum line that is cracked.
- Ground around the vacuum return fitting and removed the cracked wall return fitting.
- Cleaned pipe and installed a new wall return fitting flush with the existing surface.
- Used a 2” pipe extension, 2” threaded female adapter, and 2” threaded wall return.
- Packed the wall return with thinset and allowed it to dry.
- Applied surface patch to match the existing surface and allowed to dry.
- Performed an acid rinse to patch work.
- Set up hoses in the pool and activated autofill.
- Cleaned up by picking up the sump pump and rolling up the waste hose.
- Activated the dual pump system and feeders, instructed to hold off opening until Jonathan arrives for service.

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.	7.50	$125.00	$937.50

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL

1	Misc Items	1.00	$25.00	$25.00

RECEIVED
08/28/25

SUB-TOTAL	$962.50
TOTAL DUE	$962.50
BALANCE DUE	**$962.50**

RECEIVED

Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

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

INVOICE	INVOICE DATE
183031364	Aug 20, 2025

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

Completed Date: 8/20/2025
Payment Term: Due Upon Receipt
Due Date: 8/20/2025

DESCRIPTION OF WORK

Automatic Repair
Issue(s): ladders are missing bumpers at the bottom

8-20-25 (Kyle):
- Installed ladder bumpers on pool ladders.

*Checked the water level; it is still moderately low. Tony will monitor it tonight and early morning. We will be prepared to start the pumps if the water level rises sufficiently, while Jonathan will conduct normal service based on the status.

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	YOUR TOTAL
1	Ladder Bumper - Female	4.00	$19.50	$78.00

SUB-TOTAL	$203.00
TOTAL DUE	$203.00
BALANCE DUE	**$203.00**

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due 8/20/2025. The total amount due is $203.00.

If payment has been made, please disregard this invoice.
Remit payment online at PoolsByLowell.MyServiceTitan.com
or mail a check to:
Pools by Lowell
P.O. Box 1906
Bradenton, FL 34206

Sign here Date 8/20/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Pools by Lowell, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address my concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My payment and/or signature signifies my full and final acceptance of all work performed.

*Returning a signed copy of this invoice is not required. Any payment made acknowledges and signifies your acceptance of the work done and final total.

Sign here Date 8/20/2025

RECEIVED
08/28/25

Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

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

INVOICE	INVOICE DATE
183592407	Sep 04, 2025

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

Completed Date: 9/4/2025
Payment Term: Due Upon Receipt
Due Date: 9/4/2025

DESCRIPTION OF WORK

RECEIVED 09/10/25

Automatic Repair
Issue(s): Feeder #7815 (Pool pH): water leaking from bottom of feeder

9/4/25
- Repaired feeder

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	$214.77	$214.77
Stenner S/N: 7815				

SUB-TOTAL	$214.77
TOTAL DUE	$214.77
BALANCE DUE	**$214.77**

Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

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

INVOICE	INVOICE DATE
183592796	Sep 08, 2025

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

Completed Date: 9/8/2025
Payment Term: Due Upon Receipt
Due Date: 9/8/2025

DESCRIPTION OF WORK

Issue(s): Steady leak coming from inline thermometer of the pool pump system.

9/8/25 (Romain):
- Replaced leaking inline thermometer to pool.

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	YOUR TOTAL
1	Inline Thermometer (if needed)	1.00	$74.59	$74.59

RECEIVED
09/15/25

SUB-TOTAL	$199.59
TOTAL DUE	$199.59
BALANCE DUE	**$199.59**

Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

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

INVOICE	INVOICE DATE
183594225	Sep 06, 2025

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

Completed Date: 9/6/2025
Payment Term: Due Upon Receipt
Due Date: 9/6/2025

DESCRIPTION OF WORK

Automatic Repair
Issue(s): Spa chlorine barrel leaking

9/5/25
- Replaced the spa chlorine barrel.

RECEIVED
09/11/25

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	32 Gallon Chemical Container, Yellow	1.00	$94.50	$94.50

SUB-TOTAL	$94.50
TOTAL DUE	$94.50
BALANCE DUE	**$94.50**

Invoice 1

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

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

Install GFCI breakers in pedestals that weren't done originally.

5- 120V
5- 220V

RECEIVED
09/02/25

MATERIALS	1457.50
LABOR	750.-
TOTAL	2207.50

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

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

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

LIFT 2A	Install new remote at higher level & re-wire. Install GFCI breakers in pedestal. MATERIALS LABOR	 670.- 795.-
LIFT 1B	Same work MATERIALS LABOR	 695.- 795.-
LIFT 2B	Same work	

RECEIVED
09/02/25

MATERIALS	695.-
LABOR	795.-
TOTAL	4445.

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

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

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

6.21.25
DATE

LIFT 3B	Install new remote at higher level & re-wire. Install GFCI breakers in pedestal MATERIALS LABOR	 710.- 795.-
LIFT 4A	Same work MATERIALS LABOR	 665.- 795.-
LIFT 3A	Same work plus replaced broken underwater PVC sweep. MATERIALS LABOR TOTAL	 805.- 880.- 4650.-

RECEIVED
09/02/25

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

DAVID S.
REYNOLDS ELECTRIC INC.

092125

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

HARBORAGE AT BRADEN RIVER CDD
5705 KEY WEST PL
BRADENTON

9.21.25
DATE

LAST LIFT	Install new remote at higher level & re-wire Install GFI breakers in pedestal. Replace 1 Motor	

RECEIVED
09/23/25

MATERIALS	685.-
LABOR	995.-
TOTAL	1680.-

PAYMENT DUE UPON RECEIPT
YOUR PROMPT PAYMENT IS APPRECIATED

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

Invoice

Date	Invoice #
8/29/2025	INV0000102355

Bill To:

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

RECEIVED
08/29/25

Services for the month of	Terms	Client Number
August	Upon Receipt	00046

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,546.80	$1,546.80

Subtotal	$1,546.80
Total	$1,546.80

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

Invoice

Date	Invoice #
9/2/2025	INV0000102247

Bill To:

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

RECEIVED 08/28/25

Services for the month of	Terms	Client Number
September	Upon Receipt	00286

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,379.00	$1,379.00
Administrative Services	1.00	$335.92	$335.92
Financial & Revenue Collections	1.00	$334.17	$334.17
Management Services	1.00	$1,421.50	$1,421.50
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$3,570.59
Total	$3,570.59

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

Invoice

Date	Invoice #
9/1/2025	INV0000102397

Bill To:

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

RECEIVED
09/12/25

Services for the month of	Terms	Client Number
August	Upon Receipt	00046

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
9/12/2025	INV0000102422

Bill To:

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

RECEIVED
09/15/25

Services for the month of	Terms	Client Number
September	Upon Receipt	00046

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,040.00	$1,040.00
Personnel Reimbursement	1.00	$947.16	$947.16

Subtotal	$1,987.16
Total	$1,987.16

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
6/3/2025	2874

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

Terms	Project
Due on receipt	CDD Engineering Services

Serviced	Description	Quantity	Rate	Amount
5/14/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Attend CDD meeting, research files and provide information to CDD chairperson regarding Water Use Permit.	2.75	160.00	440.00

RECEIVED 09/03/25

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $440.00

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
9/4/2025	2919

Bill To

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

Terms	Project
Due on receipt	CDD Engineering Services

Serviced	Description	Quantity	Rate	Amount
8/6/2025	Coordinate with contractor for the repairs to the fishing pier approach and notify community of schedule.	0.25	160.00	40.00
8/12/2025	Review easement document by FPL and respond to CDD manager.	0.25	160.00	40.00

RECEIVED 09/03/25

Due upon request. Please make checks payable to Schappacher Engineering

Total $80.00

SOLITUDE
LAKE MANAGEMENT

INVOICE

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 Number: PSI197322
Invoice Date: 9/1/2025

Bill To: Harbourage at Braden River CDD (Lake & Wetland)
Rizzetta & Company
9428 Camden Field Pkwy
Riverview, 33578

Ship To: Harbourage at Braden River CDD (Lake
Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

Ship Via
Ship Date 9/1/2025
Due Date 10/1/2025
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 9/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 Harbourage/Braden Cdd-Lake-ALL		1	1	508.35	508.35

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

RECEIVED
09/01/25

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

SOLITUDE
LAKE MANAGEMENT

INVOICE

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 Number: PSI204632
Invoice Date: 9/15/2025

Bill To: Harbourage at Braden River CDD (Lake & Wetland)
Rizzetta & Company
9428 Camden Field Pkwy
Riverview, 33578

Ship To: Harbourage at Braden River CDD (Lake
Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

Ship Via
Ship Date 9/15/2025
Due Date 10/15/2025
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 9/15/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Littoral, Planting, Clearing, Etc One-Time Service Sump 4 - Harbourage at Braden River CDD CLEARING / TRIMMING		1	1	1,846.15	1,846.15

RECEIVED
09/15/25

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,846.15

Subtotal:	**1,846.15**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	**1,846.15**

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

September 16, 2025
Client: 001435
Matter: 000001
Invoice #: 27097

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2025	CAW	PREPARE AC REPLACEMENT SERVICES AGREEMENT WITH ELITE HEATING & AIR; EMAIL CORRESPONDENCE WITH ELITE TO CONFIRM COMPANY INFORMATION.	1.6	$488.00
8/6/2025	LC	REVIEW PUBLIC RECORDS REQUEST FROM AMERICAN TRANSPARENCY; CORRESPONDENCE TO THE DISTRICT MANAGER RE PUBLIC RECORDS REQUEST AND RESPONDING TO SAME.	0.2	$35.00
		Total Professional Services	1.8	$523.00

Total Services	$523.00	
Total Disbursements	$0.00	
Total Current Charges		$523.00
Previous Balance		$1,799.50
Less Payments		*($1,799.50)*
PAY THIS AMOUNT		**$523.00**

RECEIVED
09/16//25

Please Include Invoice Number on all Correspondence

SUBURBAN PROPANE

DATE 08/23/25
START COUNT 100 GALLONS
END NET COUNT 87.8 GALLONS
NET DELIVERY 87.8 GALLONS
T LPG 1
VOLUME CORRECTED TO 60 DEG. F
SALE NUMBER 25639
METER NUMBER 420080103
UNIT ID 219164

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-564346	87.8 gallons	PROPANE @$5.345/GALLON	$469.29
		SAFETY P&T FEE	12.92
		TRANSPORTATION	9.66
		INVOICE SUBTOTAL	$491.87
		PLEASE PAY THIS AMOUNT	$491.87

SUBURBAN PROPANE-1564
PO# _____ Driver ID 237
Name: THE HARBORAGE ON BRADEN RIVER
ACCT.#: 1564-093972-001
Tank Serial #: 2SX017960

*If Safety P&T is noted above see "Fees" on reverse for a description of this Safety Practices & Training Fee

For Inquiries, please call 800-776-7263 or your local office 941-755-1531

Liquefied Petroleum Gas, 2.1, UN 1075, Product: Propane, Non-Corrosive

WHERE REQUIRED: LP Gas Volume has been corrected to standard volume at 60 degrees Fahrenheit

RECEIVED BY:

Customer: Please see reverse side for safety information
ALFREDO B.-FL LQ36173
Call 811 Before You Dig.
Item# 1515384 OPR 5209 1212 DUPLICATE

SUBURBAN PROPANE-1564
Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER
5705 KEY WEST PL
BRADENTON FL 342038095

INVOICE

ACCOUNT NO: 1564-093972
DELIVERY DATE: 8/23/25 7:21
INVOICE NO. 1564-564346

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE	$491.87
DUE DATE	8/30/25
AMOUNT ENCLOSED	$

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

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

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

PLEASE PAY FROM THIS INVOICE

Visit us at **www.suburbanpropane.com**
Please visit our website regarding changes to the Transportation Fuel Surcharge

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

Thank You For Your Business!

RECEIVED 08/23/25

1564400823252000049187000049187000000093971

SUBURBAN PROPANE

DATE 09/2025
START COUNT 0.0 GALLONS
END NET COUNT 108.0 GALLONS
NET DELIVERY 108.0 GALLONS
LPG 1
VOLUME CORRECTED TO 60 DEG. F
SALE NUMBER 26127
METER NUMBER 420060103
UNIT ID 219164

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-564700	108.0 gallons	PROPANE @$5.345/GALLON	$577.26
		SAFETY P&T FEE	12.92
		TRANSPORTATION	9.69
		INVOICE SUBTOTAL	$599.87
		PLEASE PAY THIS AMOUNT	$599.87

SUBURBAN PROPANE-1564
PO# _____ Driver ID 237
Name: THE HARBORAGE ON BRADEN RIVER
ACCT.#: 1564-093972-001
Tank Serial #: 2SX017960

*If Safety P&T is noted above see "Fees" on reverse for a description of this Safety Practices & Training Fee

For Inquiries, please call 800-776-7263 or your local office 941-755-1531

Liquefied Petroleum Gas, 2.1, UN 1075, Product: Propane, Non-Corrosive

WHERE REQUIRED: LP Gas Volume has been corrected to standard volume at 60 degrees Fahrenheit

RECEIVED BY:

Customer: Please see reverse side for safety information
ALFREDO B.-FL LQ36173
Call 811 Before You Dig.
Item# 1515384 OPR 5209 1212 DUPLICATE

SUBURBAN PROPANE-1564
Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER
5705 KEY WEST PL
BRADENTON FL 342038095

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

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

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

Thank You For Your Business!

INVOICE

ACCOUNT NO: 1564-093972
DELIVERY DATE: 9/20/25 7:04
INVOICE NO. 1564-564700

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE	$599.87
DUE DATE	9/27/25
AMOUNT ENCLOSED	$

PLEASE PAY FROM THIS INVOICE

Visit us at **www.suburbanpropane.com**
Please visit our website regarding changes to the Transportation Fuel Surcharge

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

1564400920256000059987000059987000000093975

RECEIVED
09/21/25

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01653M **Date 09/19/2025**

Attn:
Harbourage at Braden River CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description	Amount
Serial # 25-01653M **Notice of Meeting** **RE:** Meeting on October 8, 2025 at 1:00pm **Published:** 9/19/2025	$100.63

RECEIVED 09/18/25

Important Message	Paid	()
	Total	**$100.63**

Please include our Serial # on your check

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

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

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

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

Business Observer

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

INVOICE

Legal Advertising

Harbourage at Braden River Community Development District
Notice of Meeting and Public Hearing on Proposed Revisions to Polices, Fees, and Rates for Recreational Facilities

The Harbourage at Braden River Community Development District (the "**District**") hereby gives public notice of a meeting of its Board of Supervisors (the "**Board**") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "**Board**") meeting on **Wednesday, October 8, 2025, at 1:00 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, Florida 34203.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed rates and fees are:

Clubhouse Room Rental Fee	$150
Clubhouse Rental Deposit	$100

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rates and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: www.harbouragecdd.org or by contacting Stephanie DeLuna, the District Manager, via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

September 19, 2025 25-01653M

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

NOTICE

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01686M **Date 09/19/2025**

Attn:
Harbourage at Braden River CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description	Amount
Serial # 25-01686M **Notice of Meetings** **RE:** Fiscal Year 2025/2026 **Published:** 9/19/2025	$72.19

RECEIVED
09/18/25

Important Message	Paid	()
Please include our Serial # on your check	**Total**	**$72.19**

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

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

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

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Meetings
Fiscal Year 2025/2026
Harbourage at Braden River
Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harbourage at Braden River Community Development District shall be held at 12:30 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203. The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 at (813) 514-0400, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Rizzetta & Company, Inc. at (813) 514-0400. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rizzetta & Company, Inc., District Management
September 19, 2025 25-01686M

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

NOTICE

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Valley

09/19/25

0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$8,918.00
Statement Closing Date	August 31, 2025
Days in Billing Cycle	31
Previous Balance	$389.47
Payments & Credits	$389.47
Purchases & Other Charges	$1,081.03
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,081.03

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$1,081.03
Minimum Payment Due	**$1,081.03**
Payment Due Date	**September 25, 2025**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL 5 $389.47-	
08/25	08/25	F1515007D00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	389.47-
		MICHELLE WHITE	**TOTAL 8800 $0.00**	
		ANTHONY GIPE	**TOTAL 6054 $1,081.03**	
08/07	08/07	55500366VQM2HKDTM	WALMART.COM WALMART.COM AR	47.04
			MCC: 5310 MERCHANT ZIP: 72716	
08/08	08/08	55432866W5X7L8J8G	AMAZON MKTPL*US08B8HX3 AMZN.COM/BILL WA	115.99
			MCC: 5942 MERCHANT ZIP:	
08/08	08/08	05436846XBLJBT4NH	WM SUPERCENTER #5727 BRADENTON FL	68.43
			MCC: 5411 MERCHANT ZIP: 34202	
08/14	08/14	5543286725ZD88ZZD	AMAZON.COM*IE7T21XQ3 AMZN.COM/BILL WA	28.47
			MCC: 5942 MERCHANT ZIP:	
08/14	08/14	555008072QWR6DP2G	MUTT MITT SAN DIEGO CA	364.93
			MCC: 7299 MERCHANT ZIP: 92128	
08/15	08/15	5543286735ZFDR6WP	AMAZON MKTPL*XF0AN2D53 AMZN.COM/BILL WA	7.99
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Account Number:

Payment Due Date	**September 25, 2025**
New Balance	**$1,081.03**
Minimum Payment Due	$1,081.03
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: **$**

0 HARBOURAGE AT BRADEN C 0
HARBOURAGE AT BRADEN CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/17	08/17	52880347622Z0P712	PAYPAL *HOME DEPOT 4029357733 GA	38.91
			MCC: 5200 MERCHANT ZIP: 30339	
08/17	08/17	52880347622Z0P9J0	PAYPAL *HOME DEPOT 4029357733 GA	27.94
			MCC: 5200 MERCHANT ZIP: 30339	
08/20	08/20	55432867861Q99Q0T	AMAZON MKTPL*0F6DT9643 AMZN.COM/BILL WA	12.99
			MCC: 5942 MERCHANT ZIP:	
08/20	08/20	52707157909G3SMH2	THE HOME DEPOT #1863 BRADENTON FL	160.00
			MCC: 5200 MERCHANT ZIP: 34208000	
08/21	08/21	55432867961KS284Z	LOWES #00772* BRADENTON FL	43.72
			MCC: 5200 MERCHANT ZIP: 342038915	
08/24	08/24	55432867Q62DRXL4P	AMAZON MKTPL*9H8RP1HU3 AMZN.COM/BILL WA	99.96
			MCC: 5942 MERCHANT ZIP:	
08/26	08/26	52880347F22DDFSEE	PAYPAL *HOME DEPOT 4029357733 GA	64.66
			MCC: 5200 MERCHANT ZIP: 30339	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,081.03 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$3.44	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$2.70	$0-$500,000 = 0.25%
New Cashback Balance	$6.14	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

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

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

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Harbourage CDD Credit Card
Valley Credit Card
08/31/25 Statement

Date	Vendor	Description	GL Code		Amount	Cleared	Receipt
8/7/2025	Wal-Mart	Photos for clubhouse wall	57200-5101	$	47.04	Y	Y
8/8/2025	Amazon	Grill grates	57200-4647	$	115.99	Y	Y
8/8/2025	Wal-Mart	Maintenance Supplies	57200-4647	$	68.43	Y	Y
8/14/2025	Amazon	Frames for photos	57200-5101	$	28.47	Y	Y
8/14/2025	Mutt Mitt	Dog Bags	57200-4647	$	364.93	Y	Y
8/15/2025	Amazon	Hanger hooks	57200-5101	$	7.99	Y	Y
8/17/2025	Home Depot	Asphalt patch/concrete	54100-4662	$	38.91	Y	Y
8/17/2025	Home Depot	Asphalt patch/broom	54100-4662	$	27.94	Y	Y
8/20/2025	Amazon	Flowers	57200-5101	$	12.99	Y	Y
8/20/2025	Home Depot	Maintenance Supplies	57200-4647	$	160.00	Y	Y
8/21/2025	Lowe's	Maintenance Supplies	57200-4647	$	43.72	Y	Y
8/24/2025	Amazon	Pool ring/rail covers	57200-4647	$	99.96	Y	Y
8/26/2025	Home Depot	Maintenance Supplies	57200-4647	$	64.66	Y	Y

08/31/25 Statement	**001-10103**		
	Total activity		1,081.03
	Replenish card		-
	Credit/Refund		-
	Total charges		1,081.03
		$	**1,081.03**

0	**Expense Summary**	
	57200-4647	(917.69)
	54100-4741	-
	57200-4820	-
	54100-4662	(66.85)
	57200-4914	-
	57200-5101	(96.49)
		(1,081.03)

TRUE

Walmart

(1)

Aug 07, 2025 order
Order# 2000136-82988515

WI BOL 8x10 Print image

Qty 16 $47.04



Ray-Ban Meta glasses

Sponsored

Subtotal	**$47.04**
Tax	$0.00
Total	**$47.04**

Payment method

Photo prints for clubhouse picture display

(2)

Order Summary

Order placed August 7, 2025 Order # 111-9104272-6155412

Ship to

Mike Malik/CDD Chairman
5549 KEY WEST PL
BRADENTON, FL 34203-8067
United States

Payment method

Mastercard ending in 6054
View related transactions

Order Summary

Item(s) Subtotal:	$115.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$115.99
Estimated tax to be collected:	$0.00
Grand Total:	**$115.99**

Delivered August 8

Your package was left near the front door or porch.



GDCERIX Grill Briquettes Tray Replacement Kit for Summerset Sizzler 26" 32" 40" Grill, Heat Plate and Burner for RCS RJC26A RJC32A RJC40A Grill Accessories Replacement Parts, 4 Pack
Sold by: BOZETRADING
Return or replace items: Eligible through September 7, 2025
$115.99

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(10)

LOWE'S

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7195 52ND PLACE EAST
BRADENTON FL 34203 (941) 756-1812

- SALE -

SALES#: 0501 ST.ANN 1202075 TRANS#: 9080978 08-21-25

1136138 #8 PRI HOSE CLAMP 12.40
5 @ 2.48
379172 5/8-11 TC BRAIDED GUB NG 21.48
80313 SPLC 1-GAL G/B RTU 6.98

SUBTOTAL 40.86
TOTAL TAX 2.86
INVOICE 71380 TO AI 43.72
CD 43.72

$43.72

CC: XXXXXXXXXXXX0054 AMOUNT: 43.72 APPR#: 021583
CHIP AID:A0000000041010 TVR:8080008000 IAD:0110A40100
CUSTOMER COPY
VOID: 000000000
TID: EE00 AID: A0000000041010

STORE: 0772 TERMINAL: 47 08/21/25 16:40:29
OF ITEMS PURCHASED: 7
EXCLUDES FEES SERVICES AND OTHER ITEMS

THANK YOU FOR SHOPPING @LOWES

(9)

Hav doers get more done.

5820 ST RD 64E BRADENTON FL 34208
941-213-6700 STORE MANAGER JULIE FENNELL

0503 000051 15102 08/20/25 11:19 AM
YOU WERE CASHIER PATRICIA

0019275000063 KS GREEN <A> 9.96N
KLEAN STRIP GRN MURIATIC ACID GAL
2@9.98
0047480000010 CONCRETE ST <A> 39.98N
BEHR PREM SLD CNC STN 800 WHT 128OZ
0012196321 5 RM <A>
REAL-KILL W/SP & HORNET KILLER AEROS
2@3.97 7.94N
0070091430034 3/38 IN KNIT <A> 4.97N
BETTER 3 /8 IN KNIT ASSTMELY
0092300091210 SLG ANT KILL <A> 6.97N
TERRO ANT KILLER SHAKER BAG 2OZ
0023108547 GFSD LIGHTNG GREASER 128OZ <A> 4.98N
GREASER LIGHTNING GREASER 128OZ
0070087100491 LAW TR <A> 6.58N
LIME-A-WAY HARD WATER STAIN SPY 32OZ
0020768000186 SWITCH <A> 4.40N
8/4A ON/OFF SP TOGL SWITCH W/COVER
0020768000179 TOGGLE <A> 5.28N
6 AMP SINGLE-POLE MEDIUM DUTY TOGGLE
0034777 4041 GFCI <A>
15A GFCI, WHITE
2@15.98 31.96N
0000978000680 HDX 8 ROLL PAPER TOWELS 6.98N

SUBTOTAL 160.00
SALES TAX 0.00
TOTAL $160.00
XXXXXXXXXXXX6054 MASTERCARD USD$ 160.00
APPROVED - THANK YOU 021486 TA
Tap Read
AID A0000000041010 MasterCard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0500 SUMMARY
LAST RECEIPT POSTED NAME: SUPPLIES

08/15 PRO XTRA SPEND 08/15: $304.91

Use the CREDIT LINE your business needs
to earn Perks 4U FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO $100.
Learn more at homedepot.com/credit

$160

L 0503 08/20/25 11:19 AM

(3)

Give us feedback @ survey.walmart.com
Thank you! ID #:7V0B J200HVJ

Walmart

WM Supercenter
941-759-5538 Mgr: JOHN
5810 RANCH LAKE BLVD
BRADENTON FL 34202
ST# 05277 OP# 00317 TE# 17 TR# 03139

ITEMS SOLD 10
TC# 2034 3537 3 16 7539 6746

L LIQ CHLOR	01474565120	5.67
L LIQ CHLOR	01474565120	5.67
C 50F HD	04488210520	15.88
HD PIC SM	07830341430	4.88
HD PIC SM	07830341430	4.88
SK CALC	00095366970	5.87
STIT 323 Y	05114194150	5.88
GRIP 20CT	04988321200	5.97
ARS	07121918220	4.96
PY PAPER	84235501590	5.77

SUBTOTAL 63.43
TOTAL 63.43

MCARD TEND 68.43
CHANGE DUE 0.00

MASTERCARD 6054 I | APPR#008631
68.43 TOTAL PURCHASE
REF # 160284132 74
AID A0000000041010
TERMINAL # 55508330
No Signature Required
08/08/25 17:16:18

$68.43

(4)

Order Summary

Order placed August 14, 2025 Order # 111-6643915-5405045

Ship to

Mike Malik/CDD Chairman
5549 KEY WEST PL
BRADENTON, FL 34203-8067
United States

Payment method

Mastercard ending in 6054
View related transactions

Order Summary

Item(s) Subtotal:	$28.47
Shipping & Handling:	$0.00
Total before tax:	$28.47
Estimated tax to be collected:	$0.00
Grand Total:	**$28.47**

Arriving tomorrow



3

Americanflat 11x14 Picture Frame with Shatter-Resistant Glass - Use as 8x10 Frame with Mat or Display 11x14 Photo Without Mat - Signature Collection - Picture Frames for Wall Display - Black

Sold by: Amazon.com
Supplied by: Other
$9.49

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(5)

MUTT MITT

12316 World Trade Dr. #102
San Diego, CA 92128
TEL: 800-697-6084
www.MUTTMITT.com

Invoice

Date	Invoice #
8/14/2025	778218

PAID 08/14/2025

Bill To	Ship To
Harbourage Community Dev Accts Payable 5549 Key West Place Bradenton, FL 34203	Harbourage Community Dev 5705 Key West Place Clubhouse- Tony Gipe Bradenton, FL 34203

PLEASE MAKE ALL CHECKS PAYABLE TO: "MUTT MITT"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
MM-38071	MM	8/14/2025	FEDEX	INTERNET		

Quantity	Item Code	Description	Price Each	Amount
2	2660	Mutt Mitt® Singles/2000 per cs	149.99	299.98T
	Shipping	Shipping	64.95	64.95
		FedEx Package 1 Tracking #: 392124296300		

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

FED ID# 27-4523962

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

Order Summary

Order placed August 14, 2025 Order # 111-1193038-8578601

Ship to

Mike Malik/CDD Chairman
5549 KEY WEST PL
BRADENTON, FL 34203-8067
United States

Payment method

Mastercard ending in 6054
View related transactions

Order Summary

Item(s) Subtotal:	$7.99
Shipping & Handling:	$0.00
Total before tax:	$7.99
Estimated tax to be collected:	$0.00
Grand Total:	**$7.99**

Arriving tomorrow



Picture Hanging Strips Heavy Duty XL 20 Pairs/40Strips, Damage Free Hanging Picture Hangers, Removable Adhesive Hook and Loop Wall Strips, Frame Stickers No Nails for Home Decor Wall Posters
Sold by: Summerbrite-US
Supplied by: Other
$7.99

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HARBOURAGE CDD

Order # WJ90333646

PO/Job Name: WJ90333646

Buy Online Pickup In Store

Ordered
8/15/2025
Ready for Pickup
8/15/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
10 oz. Concrete Repair Tube SKU 403016	2	$5.97	$0.00	$5.97	$11.94
20 lb. Polymer Modified Structural Concrete Repair SKU 1001965221	1	$26.97	$0.00	$26.97	$26.97

Subtotal	$38.91
Discount	$0.00
Shipping	$0.0
Delivery Charge	$0.00
Sales Tax	$0.00
Order Total	**$38.91**

Printed On: August 15, 2025 12:59:11 EDT

7

HARBOURAGE CDD

Order # WG96433057

PO/Job Name: WG96433057

Buy Online Pickup In Store

Ordered
8/15/2025
Ready for Pickup
8/15/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
11 in. High Power Indoor/Outdoor Angle Broom with Steel Handle SKU 1008492701	1	$9.47	$0.00	$9.47	$9.47
3.5 Gal. Super Patch SKU 798985	1	$18.47	$0.00	$18.47	$18.47

Subtotal	$27.94
Discount	$0.00
Shipping	$0.0
Delivery Charge	$0.00
Sales Tax	$0.00

Printed On: August 15, 2025 12:59:45 EDT

Order Summary

Order placed August 20, 2025 Order # 111-8176022-6438652

Ship to

Mike Malik/CDD Chairman
5549 KEY WEST PL
BRADENTON, FL 34203-8067
United States

Payment method

Mastercard ending in 6054
View related transactions

Order Summary

Item(s) Subtotal:	$12.99
Shipping & Handling:	$0.00
Total before tax:	$12.99
Estimated tax to be collected:	$0.00
Grand Total:	**$12.99**
Refund Total	**$12.99**

Return complete

Your return is complete. Your refund has been issued.

When will I get my refund?



10Pack Natural Dried Flowers Bouquets Forget Me Not Mini Dried Rose Flowers Bundles with Stem Preserved Artificial Dry Flowers for Vase Wedding Baby Shower Teacher's Day Gift Home Decor -No Water Need

Sold by: BROWNKNOT

$12.99

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Order Summary

Order placed August 21, 2025 Order # 111-2221143-9243422

Ship to

Mike Malik/CDD Chairman
5549 KEY WEST PL
BRADENTON, FL 34203-8067
United States

Payment method

Mastercard ending in 6054
View related transactions

Order Summary

Item(s) Subtotal:	$99.96
Shipping & Handling:	$0.00
Total before tax:	$99.96
Estimated tax to be collected:	$0.00
Grand Total:	**$99.96**

Delivered August 24

Your package was left near the front door or porch.



2

20 Inch Swimming Foam Ring, Pool SafetyThrowing Ring with Perimeter Rope, Wall Decoration
Sold by: Peter Wakefield
Return or replace items: Eligible through September 23, 2025
$32.99

Delivered August 24

Your package was left near the front door or porch.



2

Junkin Pool Handrail Cover Swimming Pool Hand Rail Cover Slip Resistant Railing Blue Rail Grip for Swimming Hand Railing(6 ft)
Sold by: Reabderbeg
Return or replace items: Eligible through September 23, 2025
$16.99

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(12)

HARBOURAGE CDD

Order # WG97181139

PO/Job Name: WG97181139

Buy Online Pickup In Store

Ordered
8/24/2025
Complete
8/25/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
2 in. x 4 in. x 12 ft. 2 Prime Ground Contact Pressure-Treated Southern Yellow Pine Lumber SKU 1001753827	6	$9.28	$0.00	$9.28	$55.68
All Purpose Silicone 1 Caulk 10.1 oz Window and Door Sealant Clear SKU 502030	1	$8.98	$0.00	$8.98	$8.98

Subtotal	$64.66
Discount	$0.00
Shipping	$0.0
Delivery Charge	$0.00

Printed On: August 27, 2025 13:21:47 EDT



Water Boy, Inc.
4454 19th Street Court E.
Bradenton, FL 34203
941-744-9249
--
Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 24195942

Tue, Sep 02 2025, 09:32am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0090

Account # 025660

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

RECEIVED
09/04/25

Item	Qty	Price	Amount
5 Gal. Drinking	4 @	6.30	25.20
Delivery charge	1 @	6.95	6.95
Sales			32.15

Deposit Detail

5 Gallon Bottle	Deliv: 4	Ret: 4	Net: 0

Subtotal	32.15
Discount Total	0.00
Sales Tax	0.00
INVOICE TOTAL	**32.15**

Next Delivery: 09/30/2025

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 9

Rizzetta & Company

Harbourage at Braden River Community Development District

Financial Statements (Unaudited)

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org
rizzetta.com

Harbourage at Braden River Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	120,258	0	0	120,258	0	0
Investments	174,496	494,184	181,667	850,347	0	0
Prepaid Expenses	27,403	0	0	27,403	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	181,667
Amount To Be Provided Debt Service	0	0	0	0	0	1,183,333
Total Assets	322,357	494,184	181,667	998,208	4,953,663	1,365,000
Liabilities						
Accounts Payable	2,269	0	0	2,269	0	0
Deferred Revenue	7,383	0	0	7,383	0	0
Accrued Expenses	3,259	0	0	3,259	0	0
Other Current Liabilities	84	0	0	84	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	16,695	0	0	16,695	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	(28,659)	(9,850)	8,922	(29,588)	0	0
Total Fund Equity & Other Credits	305,662	494,184	181,667	981,513	4,953,663	0
Total Liabilities & Fund Equity	322,357	494,184	181,667	998,208	4,953,663	1,365,000

286 General Fund

Harbourage at Braden River Community Development District
Statement of Revenues and Expenditures
As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,334	4,334
Special Assessments				
Tax Roll	418,915	418,915	425,715	6,800
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	16,917	(1,083)
Miscellaneous Revenue	0	0	1,231	1,231
Total Revenues	436,915	436,915	448,197	11,282
Expenditures				
Legislative				
Supervisor Fees	12,000	12,000	7,800	4,200
Total Legislative	12,000	12,000	7,800	4,200
Financial & Administrative				
Accounting Services	16,548	16,548	16,548	0
Administrative Services	4,031	4,031	4,031	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	4,000	3,800	200
Bank Fees	150	150	321	(171)
District Engineer	10,000	10,000	4,960	5,040
District Management	17,058	17,058	17,058	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	4,010	4,010	0
Legal Advertising	750	750	1,099	(349)
Property Taxes	1,250	1,250	1,148	102
Public Officials Liability Insurance	3,112	3,112	3,027	85
Trustees Fees	5,500	5,500	5,741	(241)
Website Hosting, Maintenance, Backup & E	2,738	2,738	2,738	1
Total Financial & Administrative	74,891	74,891	70,225	4,667
Legal Counsel				
District Counsel	13,000	13,000	11,323	1,677
Total Legal Counsel	13,000	13,000	11,323	1,677
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,000	5,000	4,996	3
Security Monitoring Services	55,000	55,000	45,477	9,523
Utility - Electricity-Entrance	1,000	1,000	911	89
Utility - Water & Sewer	500	500	492	8
Total Security Operations	61,500	61,500	51,876	9,623
Electric Utility Services				
Utility - Boat Dock	550	550	402	148
Utility - Fountains	3,500	3,500	4,422	(922)
Utility - Irrigation	12,300	12,300	10,638	1,662
Utility - Recreation Facilities	14,000	14,000	10,549	3,451

Harbourage at Braden River Community Development District
Statement of Revenues and Expenditures
As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	750	793	(43)
Total Electric Utility Services	31,100	31,100	26,804	4,296
Gas Utility Service				
Utility Services	12,000	12,000	10,476	1,524
Total Gas Utility Service	12,000	12,000	10,476	1,524
Water-Sewer Combination Services				
Utility - Boat Dock	400	400	327	73
Utility Services	4,000	4,000	5,196	(1,196)
Total Water-Sewer Combination Services	4,400	4,400	5,523	(1,123)
Stormwater Control				
Aquatic Maintenance	6,159	6,159	6,100	59
Fountain Service Repair & Maintenance	1,000	1,000	1,205	(205)
Lake/Pond Bank Maintenance & Repair	1,000	1,000	3,692	(2,692)
Stormwater System Maintenance	4,000	4,000	0	4,000
Wetland Monitoring & Maintenance	7,500	7,500	8,233	(733)
Total Stormwater Control	19,659	19,659	19,230	429
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	500	0	500
General Liability Insurance	3,112	3,112	3,027	85
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	5,000	3,855	1,145
Landscape - Mulch	1,500	1,500	0	1,500
Landscape Maintenance	71,940	71,940	83,670	(11,730)
Landscape Replacement Plants, Shrubs, Tr	500	500	3,835	(3,335)
Miscellaneous Expense	150	150	0	150
Property Insurance	11,100	11,100	19,524	(8,424)
Tree Trimming Services	4,000	4,000	4,325	(325)
Total Other Physical Environment	98,402	98,402	118,536	(20,134)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	5,000	18,664	(13,664)
Sidewalk Maintenance & Repair	5,000	5,000	0	5,000
Street Light/Decorative Light Maintenanc	1,000	1,000	95	905
Street Sign Repair & Replacement	500	500	589	(89)
Total Road & Street Facilities	11,500	11,500	19,348	(7,848)
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	5,000	276	4,724
Cable & Internet	6,250	6,250	6,514	(264)
Computer Support, Maintenance & Repair	250	250	310	(60)
Dock Repairs and Maintenance	2,000	2,000	29,576	(27,576)
Fitness Equipment Maintenance & Repair	950	950	721	229
Maintenance & Repairs	12,000	12,000	9,283	2,717
Management Contract	44,763	44,763	48,054	(3,291)
Office Supplies	1,500	1,500	1,490	10

Harbourage at Braden River Community Development District
Statement of Revenues and Expenditures
As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	10,000	13,103	(3,103)
Pressure Washing	7,250	7,250	8,875	(1,625)
Telephone, Internet, Cable	2,500	2,500	3,169	(669)
Trail/Bike Path Maintenance	500	500	215	285
Vehicle Maintenance	500	500	90	410
Total Parks & Recreation	93,463	93,463	121,676	(28,213)
Contingency				
Miscellaneous Contingency	5,000	5,000	14,039	(9,039)
Total Contingency	5,000	5,000	14,039	(9,039)
Total Expenditures	436,915	436,915	476,856	(39,941)
Total Excess of Revenues Over(Under) Expenditures	0	0	(28,659)	(28,659)
Fund Balance, Beginning of Period	0	0	334,321	334,321
Total Fund Balance, End of Period	0	0	305,662	305,662

286 Reserve Fund

Harbourage at Braden River Community Development District
Statement of Revenues and Expenditures
As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	21,674	1,674
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	64,596	64,596	66,270	1,674
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	76,121	(11,525)
Total Contingency	64,596	64,596	76,121	(11,525)
Total Expenditures	64,596	64,596	76,121	(11,525)
Total Excess of Revenues Over(Under) Expenditures	0	0	(9,851)	(9,851)
Fund Balance, Beginning of Period	0	0	504,035	504,035
Total Fund Balance, End of Period	0	0	494,184	494,184

Harbourage at Braden River Community Development District
Statement of Revenues and Expenditures
As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,589	8,589
Special Assessments				
Tax Roll	179,773	179,773	182,354	2,581
Total Revenues	179,773	179,773	190,943	11,170
Expenditures				
Debt Service				
Interest	49,773	49,773	52,021	(2,248)
Principal	130,000	130,000	130,000	0
Total Debt Service	179,773	179,773	182,021	(2,248)
Total Expenditures	179,773	179,773	182,021	(2,248)
Total Excess of Revenues Over(Under) Expenditures	0	0	8,922	8,922
Fund Balance, Beginning of Period	0	0	172,745	172,745
Total Fund Balance, End of Period	0	0	181,667	181,667

Harbourage at Braden River CDD
Investment Summary
September 30, 2025

Account	Investment		Balance as of September 30, 2025
Valley National Bank	Governmental Checking	$	174,496
	Total General Fund Investments	**$**	**174,496**
US Bank Custody Reserve	SHS Institutional Fund	$	494,184
	Total Reserve Fund Investments	**$**	**494,184**
US Bank Series 2014 Revenue	SHS Institutional Fund	$	107,218
US Bank Series 2014 Prepayment	SHS Institutional Fund		2,489
US Bank Series 2014 Reserve	SHS Institutional Fund		71,960
	Total Debt Service Fund Investments	**$**	**181,667**

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 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349						
	286 General Fund	09/22/2025	Frontier Florida, LLC	941-753-1478-093004 -5 09/25	941-753-1478-093004 -5 09/25	277.76
	286 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103523	Personnel Reimburse-ment 09/25	1,294.78
	286 General Fund	09/30/2025	Valley National Bank	Valley CC 09/25 286	Credit Card Expense 09/25	111.66
	286 General Fund	09/30/2025	Valley National Bank	Valley CC 09/25 286	Credit Card Expense 09/25	549.93
	286 General Fund	09/30/2025	Water Boy Inc.	00567744	Quarterly Delivery OCT- DEC 10/25	9.00
	286 General Fund	09/30/2025	Water Boy Inc.	24197957	Water Delivery 09/25	25.85
Sum for 286, 2349						**2,268.98**
Sum for 286						**2,268.98**
Sum Total						**2,268.98**

Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
September 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 09/30/25.
2. See EMMA (Electronic Municipal Market Access) at http://www.emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.