



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting December 8, 2025

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

www.harbouragecdd.org

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors

Mike Malik	Chairman
Michael Monti	Vice Chairman
Vacant	Assistant Secretary
Brenda Landers	Assistant Secretary
Merril "Tod" Glentzer	Assistant Secretary

District Manager

Stephanie DeLuna	Rizzetta & Company, Inc.
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District Counsel

Cari Webster	Straley Robin Vericker
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District Engineer

Rick Schappacher	Schappacher Engineering
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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
DISTRICT OFFICE – 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

December 5, 2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held **Monday, December 8, 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. Aquatic Maintenance Report.....Tab 1**
 - B. District Counsel
 - C. District Engineer
 - D. Review of Landscape Report
 - E. Clubhouse Manager
 1. Consideration of Blooming's Landscape Proposal for Shell on Nature Trail.....Tab 2
 - 2. Ratification of Picnic Table Power Wash and Teak Treatment.....Tab 3**
 - F. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of Revised Universal Access Proposal #AAAQ3094.....Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on November 12, 2025.....Tab 5
 - B.** Consideration of Operation and Maintenance Expenditures for October 2025.....Tab 6
 - C.** Review of Financial Statement for October 2025.....Tab 7
- 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

SOLITUDE

LAKE MANAGEMENT



Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-11-26

Prepared for:

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

Prepared by:

Alex Johnson, Service Manager

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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 alligatorweed observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

November 2025

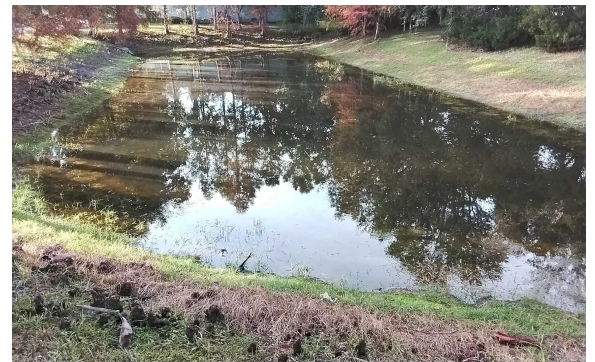
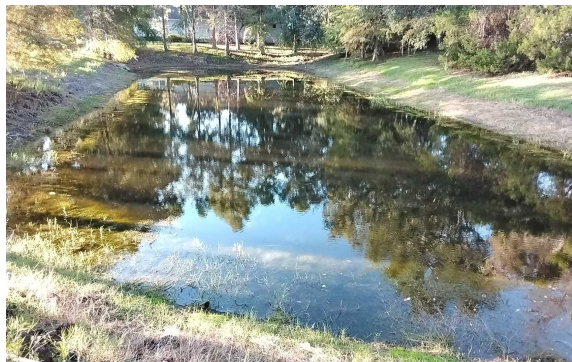
December 2025

Site: 2

Comments:

Normal growth observed

Minor amounts of torpedograss and slender spikerush observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

November 2025

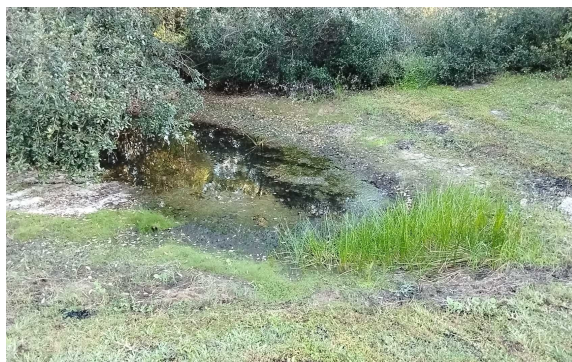
December 2025

Site: 3

Comments:

Site looks good

Minimal amount of torpedograss observed growing within site 3.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

November 2025

December 2025

Site: 4

Comments:

Site looks good

Minimal amount of alligatorweed observed growing within pond 4.



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

November 2025

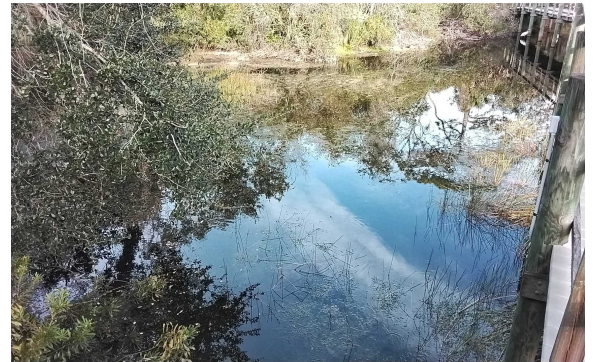
December 2025

Site: 5

Comments:

Normal growth observed

Chara observed growing within site 5.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

November 2025

November 2025

Management Summary

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

Pond #2: Minor amounts of torpedograss and slender spikerush observed growing along the perimeter.

Pond #3: Minimal amount of torpedograss observed growing within site 3.

Pond #4: Minimal amount of alligatorweed observed growing within pond 4.

Pond #5: Chara observed growing within site 5.

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



Tab 2



Proposal For Additional Extra Work
Estimate 33138

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

Customer

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

Service Location

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

Item(s)

Qty	Name	Description	Amount
17	Shell - Yard	Washed shell by yard -This includes all areas we looked at. -Areas by bridges and dock to keep lip walking level to avoid tripping hazard. -New trail that was created due to erosion from water, that is just soft sand now. -Area after 2nd bridge where all shell has been washed away and just creates muddy mess.	\$2,550.00
20	Labor - Landscape	Labor - Landscape	\$1,100.00

Subtotal	\$3,650.00
Tax	\$0.00
Total	\$3,650.00

Notes

Walking trail
-By bridges, new trail created, area after 2nd bridge, and by dock. Add shell to some parts of walking trail and remove all tree roots in trail that is causing a tripping hazard.

Terms

Due on receipt

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

Date

Signature

Tab 3

Pressure Washing, Soft Washing and more

To:

QUOTE

Expiration Date: 12/31/2025

Qty	Description	Unit price	Line total
6	Benches Pressure washed / oiled	\$600 ⁰⁰	\$600 ⁰⁰
Subtotal			600 ⁰⁰
Sales Tax			0
Total			600 ⁰⁰

To accept this quotation, sign here and return: Mahab V. Mahab

Thank you for your business!

Tab 4



QUOTE

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

Number AAAQ3094
Date May 21, 2025

Sold To

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

Bill To

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

Your Sales Rep

Paul Savage
9417059782

paul@universalacc.com

Phone
Fax

Phone
Fax

Here is the quote you requested.

Terms

P.O. Number

Ship Via

Qty	Description	Unit Price	Ext. Price
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1	Tekwave All box and Visitor Management Systems- ALLBOX - ENTRY SYSTEM Drivers license scanner Guest pass Phone directory entry Code entry Optional virtual guard	\$23,176.92	\$23,176.92
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Access Additions include-

Vehicle Access by vehicle tag system
Access by existing clicker fobs

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

Access Control Monthly cost - \$850.00 plus tax

All adds, moves and changes done By Universal Access Staff

Remote assistance to all residents

This includes unlimited apps and users

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

This cover maintenance of gates and systems-

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

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

Remote Guard -

Monthly based on minutes used-

Can be changed by months as use goes up or down-

0-125= \$700.00

125-250=\$1100.00

250-500=\$1900.00

MATERIALS:

Tekwave All Box

All Box Pedestal

Web Relay with Internet Fail over to open

Qty	Description	Unit Price	Ext. Price
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Tekwave setup

Awid 3000 Vehicle Tag Reader UHF

Sure -FI wireless

Keri Systems Access Control 2D- 2 RM3

Install and setup

1	Camera system Upgrades Includes 1`6 channel NVR 6tb Hard drive and remote view 3 Cameras with Color at Night	\$2,000.00	\$2,000.00
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Materials:

16 Channel NVR IP with color and time search

(3) 4mp General View Cameras with color at night

(3) Install and setup

1	One Time Setup Fee Virtual Guard - Script preperation (if no Virtual then not needed)	\$2,500.00	\$2,500.00
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		SubTotal	\$27,676.92
		Tax	\$0.00
		Shipping	\$0.00
		Total	\$27,676.92

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

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

To accept this quote please sign and return:

Thank you for your business!

Signature

Date

Tab 5

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, November 12, 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.
Cari Webster	District Counsel, Straley Robin & Vericker (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Tony Gipe	Operations Manager: RASI (via phone)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Webster had no update and there were no questions for her from the Board.

B. District Engineer

Mr. Schappacher had no updates. Mr. Malik inquired on the low pavement by the grate in front of the clubhouse. Mr. Gipe stated the County claimed that this is not their responsibility to repair. Mr. Schappacher disagrees and asked Mr. Gipe to call the County again or speak

to the Commissioner.

C. Aquatic Maintenance Report

1. Presentation of Solitude Waterway Inspection Report

The Solitude inspection report was included in the agenda. Ms. DeLuna asked for any feedback to take back to Solitude. Mr. Malik stated weeds were removed, but they quickly returned. A second crew came back out and removed the weeds again, and they have not returned a second time.

Ms. Landers asked for confirmation of watering hours for single family homes. Mr. Gipe reviewed the schedule. A discussion ensued regarding posting signs and adding information on the front page of the website for residents.

D. Review of Landscape Report

There was no report.

E. Clubhouse Manager Report

1. Presentation of Operations and Maintenance Report

The report was reviewed in detail. Bloomings did a cleaning of areas with weeds and mowing by the single family area, awaiting shell that has been washed away. New mulch and plantings were completed. The towing agreement was reviewed with District Counsel.

F. District Manager

Ms. DeLuna stated that the next scheduled meeting is on December 10, 2025, at 12:30 p.m. A motion was made to send Envera a notice of termination for gate services agreement effective December 16, 2025.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved to send Envera a gate services termination letter effective December 16, 2025, for the Harbourage at Braden River CDD.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously agreed for District Counsel to draft Envera termination letter, for the Harbourage at Braden River CDD.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Third Quarter Website Audit

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

B. Consideration of Resolution 2026-01, Setting 2025-2026 Meeting Schedule

The Board agreed to change the meeting date to the second Monday of the month at 12:30 p.m.

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.

C. Consideration of Resolution 2026-02, Amending 2024-2025 Budget

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved the 2024-2025 Amended Budget, 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 October 8, 2025

Amended to aquatic representative was on the phone.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the October 8, 2025 meeting minutes, as amended, for the Harbourage at Braden River CDD.

B. Consideration of Operation and Maintenance Expenditures for September 2025

On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously ratified the Operation and Maintenance Expenditures for September 2025 (\$102,482.62), for the Harbourage at Braden River CDD.

C. Review of Financial Statements for September 2025

On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously accepted the September 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. Malik, the Board unanimously adjourned the CDD Board meeting at 1:27 p.m., for the Harbourage at Braden River CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

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 October 2025 For Board Approval

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

The total items being presented: **\$31,035.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	300247	2025-01411	Irrigation Inspection 09/25	\$ 284.00
Bloomings Landscape & Turf Management, Inc.	300247	2025-01475	Landscape Maintenance 10/25	\$ 5,995.00
Brenda L. Brandsma-Landers	20251016-3	BL100825	Board of Supervisors Meeting 10/08/25	\$ 200.00
Brenda L. Brandsma-Landers	20251021-3	BL091025	Board of Supervisors Meeting 09/10/25	\$ 200.00
COMCAST	20251014-1	8535 10 045 0011288	5514 Harborage Ave Unit GRD 10/25 10/25 ACH	\$ 132.55
COMCAST	20251027-1	8535 10 045 0006759	8535 10 045 0006759 10/25 10/25	\$ 432.32
Florida Department of Revenue	300244	51-8016045527-4	Sales Tax 10/25 10/25	\$ 84.00
Florida Power & Light Company	20251020-1	FPL Summary 09/25 286	FPL Summary 09/25 286	\$ 2,069.64
Frontier Florida, LLC	300242	941-753-1478-093004-5 09/25	941-753-1478-093004-5 09/25	\$ 277.76
Hidden Eyes, LLC	300239	759251	Gate Access Monitoring 10/25	\$ 4,026.86
Merril "Tod" Glentzer	300245	TG100825	Board of Supervisors Meeting 10/08/25	\$ 200.00
Merril "Tod" Glentzer	300251	TG091025	Board of Supervisors Meeting 09/10/25	\$ 200.00
Michael J Monti	20251016-1	MM100825	Board of Supervisors Meeting 10/08/25	\$ 200.00

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michael J Monti	20251021-2	MM091025	Board of Supervisors Meeting 09/10/25	\$ 200.00
Michael V. Malik	20251016-2	MM100825	Board of Supervisors Meeting 10/08/25	\$ 200.00
Michael V. Malik	20251021-1	MM091025	Board of Supervisors Meeting 09/10/25	\$ 200.00
Pools by Lowell, Inc.	300248	184630216	Commercial Pool Service 10/25	\$ 590.00
Rizzetta & Company, Inc.	300238	INV0000103523	Personnel Reimbursement 09/25	\$ 1,294.78
Rizzetta & Company, Inc.	300240	INV0000103565	District Management Services 10/25	\$ 4,047.26
Rizzetta & Company, Inc.	300241	INV0000103681	Assessment Roll FY25-26	\$ 5,569.00
Rizzetta & Company, Inc.	300246	INV0000103778	Amenity Management & Overnight Personnel Reimbursement 10/25	\$ 2,304.43
Rizzetta & Company, Inc.	300250	INV0000103866	Cell Phone 09/25	\$ 50.00
Solitude Lake Management, LLC	300249	PSI210986	Aquatic Maintenance 10/25	\$ 477.85
Solitude Lake Management, LLC	300249	PSI210988	Wetland Maintenance 10/25	\$ 686.10
Solitude Lake Management, LLC	300249	PSI212128	Aerator Maintenance 10/25-3/26	\$ 208.10

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	300249	PSI212354	Fountain Maintenance 10/25-12/25	\$ 209.22
Valley National Bank	20251028-1	Valley CC 09/25 286	Credit Card Expense 09/25	\$ 661.59
Water Boy Inc.	300243	00567744	Quarterly Delivery OCT- DEC 10/25	\$ 9.00
Water Boy Inc.	300243	24197957	Water Delivery 09/25	<u>\$ 25.85</u>
Report Total				<u>\$31,035.31</u>



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date

Invoice #

9/30/2025

2025-01411

Bill To:

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

RECEIVED
10/02/25

Terms

Due on receipt

Description	Qty	Rate	Amount
Irrigation Inspection - 9/22			
MPR Nozzle	13	3.00	39.00
6" Popup	2	15.00	30.00
1/2" Poly Fitting	1	3.00	3.00
Otiker Clamp	2	1.00	2.00
Hunter Solenoid	1	50.00	50.00
King Connector	2	5.00	10.00
9-Volt Battery	2	10.00	20.00
Repair Hours - 2 Technicians @ 1 Hour Each	2	65.00	130.00

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

\$284.00

Payments/Credits

\$0.00

Balance Due

\$284.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 10/1/2025 Invoice # 2025-01475

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 10/31/2025

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

RECEIVED
10/03/25

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

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

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

Harbourage at Braden River CDD

Meeting Date: October 8, 2025

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Tod Glentzer	☒
Brenda Landers	☒
Mike Malik	☒
Michael Monti	☒

TG 100825

BL 100825

MM 100825

MM 100825

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
10/09/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over (3) Hours:	
-----------------------------	--

Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



Harbourage at Braden River CDD**Meeting Date: September 10, 2025****SUPERVISOR PAY REQUEST****Name of Board****Supervisor****Check if paid**

Vacant	
Tod Glentzer	
Brenda Landers	
Mike Malik	
Michael Monti	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

TG 091025

BL 091025

MM 091025

MM 091025

RECEIVED
10/09/25**EXTENDED MEETING TIMECARD**

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over (3) Hours:	
-----------------------------	--

Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

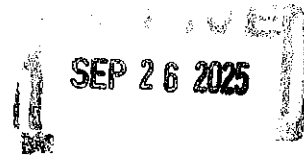
Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

Hello Harborag Guard House,

Thanks for choosing Comcast Business.



Your bill at a glance

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

Previous balance		\$132.55
EFT Payment - thank you	Sep 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 Oct 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
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
06331870 NO RP 18 20250918 NNNNNNNN 0001365 0004HARBORAGE GUARD HOUSE
JAMIE CASTRO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Account number 8535 10 045 0011288

Automatic payment Oct 09, 2025

Please pay \$132.55

Electronic payment will be applied Oct 09, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

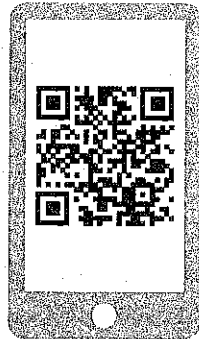
853510045001128800132555

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

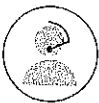


Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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



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

What's included?

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

Visit business.comcast.com/myaccount for more details

One-time charges		\$3.95
Other charges		\$3.95
Paper Statement Fee	Sep 18	\$3.95

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



Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a glance

For 5705 KEY WEST PL RM REC, BRADENTON, FL, 34203-8095

Previous balance		\$432.32
EFT Payment - thank you	Sep 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

Your bill explained

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

!

Thanks for paying by Automatic Payment

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

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

Oct 22, 2025

Please pay

\$432.32

Electronic payment will be applied Oct 22, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045000675900432328

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Visit us online

Get help and support at **business.comcast.com/help**



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800-391-3000

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We can help ensure it's a smooth transition.

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



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

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: % 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
				12. Plus Penalty
				13. Plus Interest
				14. Amount Due with Return

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

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

RECEIVED 10/07/25

E-file/E-pay Only

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	.	.	.	.
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: Sep 25				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
				12. Plus Penalty
				13. Plus Interest
				14. Amount Due with Return

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

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

E-file/E-pay Only

Due: Oct 1 25
Late After: Oct 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.

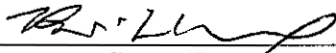
_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date
(_____)_____ Telephone Number		(_____)_____ Telephone Number	

T

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 of Taxpayer	_____ Signature of Preparer
10/7/25	10/7/25
_____ Date	_____ Date
(813) 933-5571 x9488	(813) 933-5571 x9488
_____ Telephone Number	_____ Telephone Number

T

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).	12.00
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:9/4/25-10/6/25

10/6/2025

Account	Location	Service Address	Code	Amount
14034-95383	Marina	5651 Key West Pl #Marina	53100 4644	\$ 36.12
19971-10141	Fountain	5705 Key West Pl # Fountain	53100 4674	\$ 345.55
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$ 25.66
26506-57121	Irrigation	5630 Whitehead St #IRR	53100 4318	\$ 25.66
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$ 688.70
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$ 25.66
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$ 86.59
72537-70148	Irrigation	5705 Key West Pl # IRR	53100 4318	\$ 772.47
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 **\$ 2,069.64**

	Summary	
ELECTRICITY-ENTRANCE	52900 4632	\$ 86.59
ELECTRICITY-IRRIGATION	53100 4318	\$ 849.54
ELECTRICITY-STREET LIGHTING	53100 4307	\$ 63.14
ELECTRICITY-REC CENTER	53100 4304	\$ 688.70
ELECTRICITY-BOAT DOC	53100 4644	\$ 36.12
ELECTRICITY-FOUNTAINS	53100 4674	\$ 345.55
	Total	\$ 2,069.64



Electric Bill Statement
For: Sep 4, 2025 to Oct 6, 2025 (32 days)
Statement Date: Oct 6, 2025
Account Number: 14034-95383
Service Address:
5651 KEY WEST PL # MARINA
BRADENTON, FL 34203

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

CURRENT BILL

\$36.12

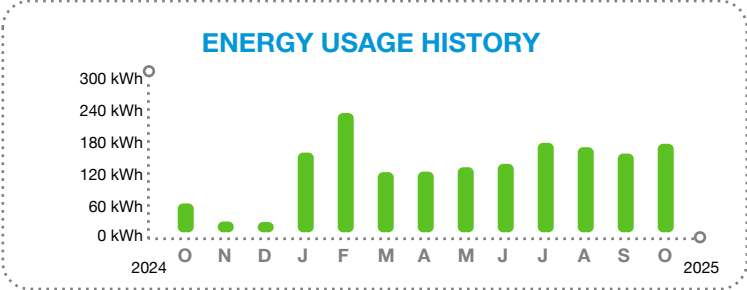
TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/
WaystoPay



KEEP IN MIND

- Payment received after December 26, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	34.01
Payments received	-34.01
Balance before new charges	0.00
Total new charges	36.12
Total amount you owe	\$36.12

(See page 2 for bill details.)

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

Report Power Outages:
Hearing/Speech Impaired:

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



Ways to Pay



/ 27

5203140349538312163000000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

14034-95383

ACCOUNT NUMBER

\$36.12

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	34.01
Payment received - Thank you	-34.01
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) \$17.40

Fuel: (\$0.027180 per kWh) \$4.92

Electric service amount 35.19

Gross receipts tax (State tax) 0.90

Taxes and charges 0.90

Regulatory fee (State fee) 0.03

Total new charges \$36.12

Total amount you owe \$36.12

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	26847		26666		181

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	181	161	59
Service days	32	30	28
kWh/day	5	5	2
Amount	\$36.12	\$34.01	\$28.05

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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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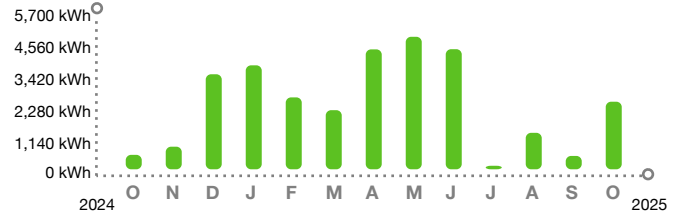
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 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****\$345.55**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	78.89
Payments received	-78.89
Balance before new charges	0.00
Total new charges	345.55
Total amount you owe	\$345.55

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2025 is considered LATE; a late payment charge of 1% will apply.

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FPL.com/OnlineCustomer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5203199711014125554300000

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
C/O MAIL ROOM
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

19971-10141

ACCOUNT NUMBER

\$345.55

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	78.89
Payment received - Thank you	-78.89
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) \$252.38

Fuel: (\$0.027180 per kWh) \$71.37

Electric service amount 336.62

Gross receipts tax (State tax) 8.64

Taxes and charges 8.64

Regulatory fee (State fee) 0.29

Total new charges \$345.55

Total amount you owe \$345.55

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	39786		37160		2626

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	2626	519	561
Service days	32	30	28
kWh/day	82	17	20
Amount	\$345.55	\$78.89	\$77.58

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.

Easy way to save lives

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Download the app

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

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

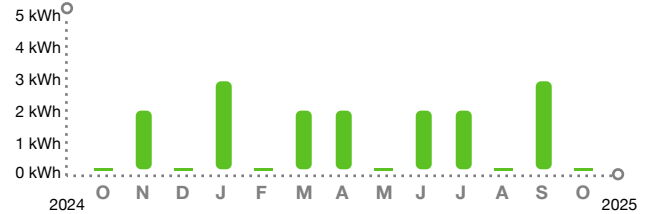
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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 2025**Account Number:** 20077-10151**Service Address:**5624 DUVAL ST # IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.81
Payments received	-25.81
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 December 26, 2025 is considered LATE; a late payment charge of 1% will apply.

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FPL.com/OnlineCustomer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5203200771015156652000000

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20077-10151

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	25.81
Payment received - Thank you	-25.81
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 AC96428. Next meter reading Nov 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00208		00208		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	0	3	0
Service days	32	30	28
kWh/day	0	0	0
Amount	\$25.66	\$25.81	\$25.66

KEEP IN MIND

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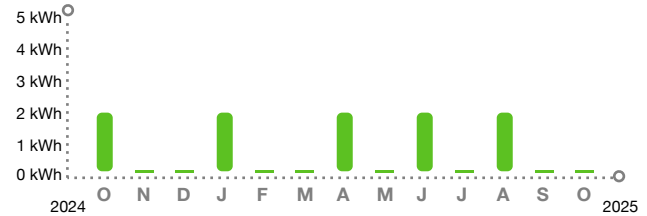
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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 2025**Account Number:** 26506-57121**Service Address:**5630 WHITEHEAD ST #IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://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

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711 (Relay Service)**Ways to Pay**

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26506-57121

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN
RIVER COMMUNITY
DEVELOPMENT DIST

Account Number: 26506-57121

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 AC96442. Next meter reading Nov 4, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	0	0	2
Service days	32	30	28
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.74

KEEP IN MIND

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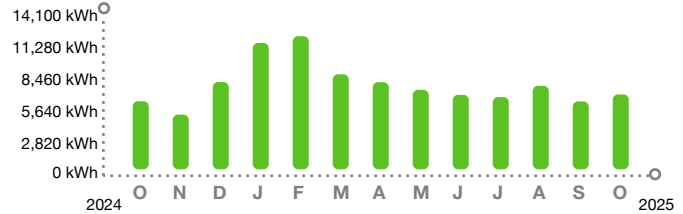
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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 2025**Account Number:** 29316-45333**Service Address:**5705 KEY WEST PL # REC
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$688.70**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	632.94
Payments received	-632.94
Balance before new charges	0.00
Total new charges	688.70
Total amount you owe	\$688.70

(See page 2 for bill details.)

KEEP IN MIND

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29316-45333

ACCOUNT NUMBER

\$688.70

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	632.94
Payment received - Thank you	-632.94
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$243.81

Fuel: (\$0.027180 per kWh) \$195.53

Demand: (\$13.41 per KW) \$201.15

Electric service amount 670.90

Gross receipts tax (State tax) 17.22

Taxes and charges 17.22

Regulatory fee (State fee) 0.58

Total new charges \$688.70

Total amount you owe \$688.70

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	64405		57211		7194
Demand KW	15.12				15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	7194	6524	6545
Service days	32	30	28
kWh/day	224	217	233
Amount	\$688.70	\$632.94	\$633.88

KEEP IN MIND

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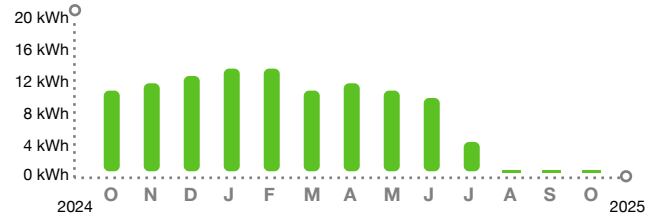
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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 2025**Account Number:** 43460-49218**Service Address:**5412 53RD AVE E # ENT LTS
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

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[FPL.com/
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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

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711 (Relay Service)**Ways to Pay**

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43460-49218

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

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 Nov 4, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	0	0	11
Service days	32	30	28
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$26.10

KEEP IN MIND

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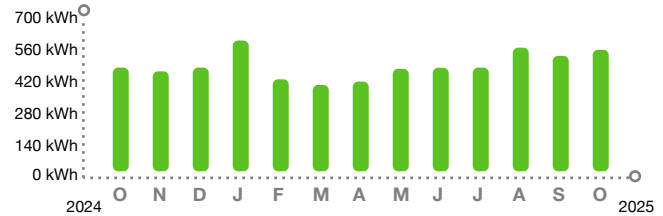
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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 2025**Account Number:** 50311-56333**Service Address:**5414 HARBORAGE AVE #GATE HSE
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$86.59**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

Pay \$76.29 instead of
\$86.59 by your due date
to enroll in FPL Budget
Billing®. FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	82.94
Payments received	-82.94
Balance before new charges	0.00
Total new charges	86.59
Total amount you owe	\$86.59

(See page 2 for bill details.)

KEEP IN MIND

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50311-56333

ACCOUNT NUMBER

\$86.59

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	82.94
Payment received - Thank you	-82.94
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) \$55.73

Fuel: (\$0.027180 per kWh) \$15.76

Electric service amount 84.36

Gross receipts tax (State tax) 2.16

Taxes and charges 2.16

Regulatory fee (State fee) 0.07

Total new charges \$86.59

Total amount you owe \$86.59

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	33796		33216		580

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	580	551	495
Service days	32	30	28
kWh/day	18	18	18
Amount	\$86.59	\$82.94	\$69.98

KEEP IN MIND

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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 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**\$772.47**

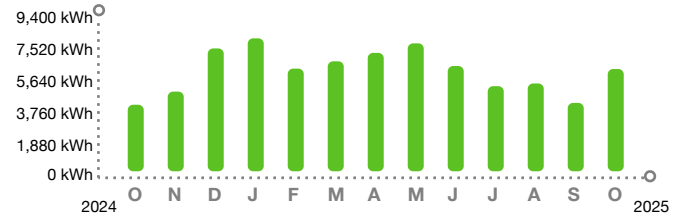
TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	636.31
Payments received	-636.31
Balance before new charges	0.00
Total new charges	772.47
Total amount you owe	\$772.47

(See page 2 for bill details.)

KEEP IN MIND

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**Ways to Pay**

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72537-70148

ACCOUNT NUMBER

\$772.47

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	636.31
Payment received - Thank you	-636.31
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$222.11

Fuel: (\$0.027180 per kWh) \$178.14

Demand: (\$13.41 per KW) \$321.84

Electric service amount 752.50

Gross receipts tax (State tax) 19.31

Taxes and charges 19.31

Regulatory fee (State fee) 0.66

Total new charges \$772.47

Total amount you owe \$772.47

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	82252		75698		6554
Demand KW	24.15				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	6554	4382	4265
Service days	32	30	28
kWh/day	204	146	152
Amount	\$772.47	\$636.31	\$618.64

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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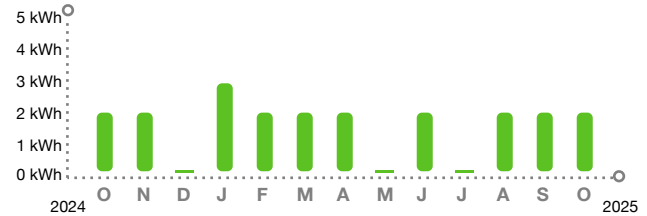
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**Electric Bill Statement****For:** Sep 4, 2025 to Oct 6, 2025 (32 days)**Statement Date:** Oct 6, 2025**Account Number:** 78984-82513**Service Address:**5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.75**

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://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

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711 (Relay Service)**Ways to Pay**

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HARBORAGE AT BRADEN RIVER
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C/O MAIL ROOM
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TAMPA FL 33614-8390The amount enclosed includes
the following donation:
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78984-82513

ACCOUNT NUMBER

\$25.75

TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

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 Nov 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00533		00531		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	2	2	2
Service days	32	30	28
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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

Download the app

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

[FPL.com/MobileApp](https://www.fpl.com/mobileapp)

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



Electric Bill Statement
For: Sep 4, 2025 to Oct 6, 2025 (32 days)
Statement Date: Oct 6, 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

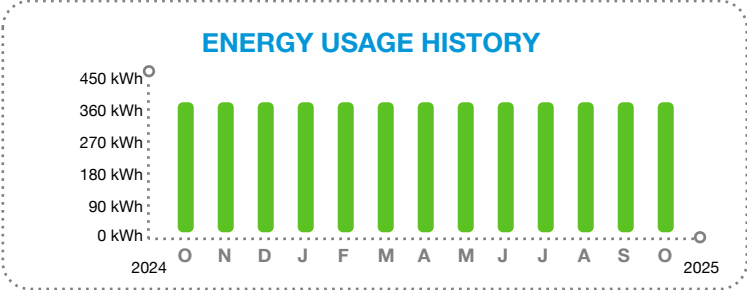
TOTAL AMOUNT YOU OWE

Oct 27, 2025

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/
WaystoPay



- KEEP IN MIND
- Payment received after December 26, 2025 is considered LATE; a late payment charge of 1% will apply.
 - Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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.)

Enroll in FPL eBill® by Nov. 7 and receive a \$10 eGift card.
[FPL.com/Online](https://www.fpl.com/Online)

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

Report Power Outages:
Hearing/Speech Impaired:

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

 Ways to Pay



/ 27 5203798466417288473000000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



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

FPL.com Page 2

E001

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 Nov 4, 2025.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2025	Sep 4, 2025	Oct 3, 2024
kWh Used	399	399	399
Service days	32	30	28
kWh/day	12	13	14
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.
- 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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

Download the app

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

[FPL.com/MobileApp](https://www.fpl.com/mobileapp)

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



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

For: 09-04-2025 to 10-06-2025 (32 days)
kWh/Day: 12
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

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

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



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



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

For: 09-04-2025 to 10-06-2025 (32 days)
kWh/Day: 12
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							13.87
Sub total						399	13.87
Energy conservation cost recovery							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



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

Billing Date:
Sep 22, 2025

Billing Period:
Sep 22 - Oct 21, 2025

RECEIVED
10/02/25

Hi HARBORAGE CDD,

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

Bill history

Previous balance	\$262.81
Payment received by Sep 22, thank you	-\$262.81

Service summary

	Previous month	Current month
Bundle	\$214.84	↑\$224.84
Taxes and Fees	\$47.97	↑\$52.92
Total services	\$262.81	\$277.76
Total balance		\$277.76

Total balance

\$277.76

due

Oct 16

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

6790 0107 DY RP 22 09242025 NNNNNNNY 01 992010

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

Total balance
\$277.76

Due by
Oct 16

Account number
941-753-1478-093004-5

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

45100494175314780930040000000000000000277765



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

Billing Date:
Sep 22, 2025

Billing Period:
Sep 22 - Oct 21, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

09.22-10.21	Frontier Freedom for Business	\$126.00
	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		\$224.84

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 \$270.03 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 this bill, the long distance component of your Frontier Freedom for Business service has increased \$10.00 per month, per line.



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$17.28
	Federal USF Recovery Charge	\$8.78
	Federal Excise Tax	\$2.53
Federal Taxes		\$28.59
	FL State Communications Services Tax	\$12.34
	County Communications Services Tax	\$6.15
	FL State Gross Receipts Tax	\$4.52
(2)	Manatee Co 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.36
(2)	FL Telecommunications Relay Service	\$0.16
State Taxes		\$24.33

Beginning with your next bill, your Business Line will increase to \$57.95 per month, per line. Questions? Please contact customer service.

Beginning with your next bill, your Business Line (standalone or part of your voice bundle) will increase to \$71.00 per month, per line. Questions? Please contact customer service.

Taxes and Fees Total **\$52.92**

Total current month charges **\$277.76**



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

Billing Date:
Sep 22, 2025
Billing Period:
Sep 22 - Oct 21, 2025

Frontier Com of America

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Sep 12	8:49A	2.0	DD	PUEBLO CO 719-251-0389	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	1	2	\$0.00
Total	1	2	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	1	2	\$0.00
Total	1	2	\$0.00



Envera

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

Invoice	
Invoice Number 759251	Date 09/02/2025
Customer Number 300015	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
300015 - Gate Access - Harborage on Braden River - 5705 Key West Place, Bradenton, FL				
1.00	Envera Kiosk System 10/01/2025 - 10/31/2025	1.00	\$437.01	\$437.01
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$250.96	\$250.96
1.00	Virtual Gate Guard Monitoring 10/01/2025 - 10/31/2025	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
09/03/25

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759251	Monitoring Services	\$4026.86	\$4026.86

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

Invoice

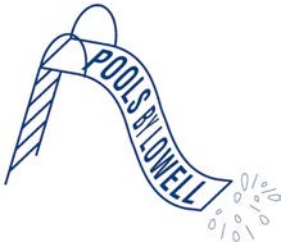
Invoice Number 759251	Date 09/02/2025
Customer Number 300015	Due Date 10/01/2025

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



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
184630216

INVOICE DATE
Oct 01, 2025

JOB ADDRESS

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

Billing Date: 10/1/2025

Payment Term: Due Upon Receipt

Due Date: 10/1/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$590.00	\$590.00

SUB-TOTAL \$590.00

TOTAL DUE \$590.00

BALANCE DUE **\$590.00**

RECEIVED
10/01/25

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

Invoice

Date	Invoice #
9/26/2025	INV0000103523

Bill To:

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



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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,294.78	\$1,294.78
		Subtotal	\$1,294.78
		Total	\$1,294.78

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

Invoice

Date	Invoice #
10/2/2025	INV0000103565

Bill To:

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

RECEIVED
09/29/25

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,545.67	\$1,545.67
Administrative Services	1.00	\$360.92	\$360.92
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Management Services	1.00	\$1,696.50	\$1,696.50
Website Compliance & Management	1.00	\$110.00	\$110.00

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

Invoice

Date	Invoice #
10/3/2025	INV0000103681

Bill To:

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

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09/29/25

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,569.00	\$5,569.00
Subtotal			\$5,569.00
Total			\$5,569.00

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

Invoice

Date	Invoice #
10/10/2025	INV0000103778

Bill To:

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

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10/09/25

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

[illegible]

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

Invoice

Date	Invoice #
10/1/2025	INV0000103866

Bill To:

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

RECEIVED
10/22/25

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

[illegible]



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

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10/02/25

INVOICE

Page: 1

Invoice Number: PSI210986
Invoice Date: 10/2/2025

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 10/2/2025
Due Date 11/1/2025
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 10/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	477.85	477.85
October Billing					
10/1/2025 - 10/31/2025					
Pond 1 - Harbourage at Braden River CDD					
Pond 2 - Harbourage at Braden River CDD					
Sump 3 - Harbourage at Braden River CDD					
Sump 4 - Harbourage at Braden River CDD					
Sump 5 - Harbourage at Braden River CDD					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 477.85

Subtotal: 477.85
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 477.85



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

RECEIVED
10/02/25

INVOICE

Page: 1

Invoice Number: PSI210988
Invoice Date: 10/2/2025

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 10/2/2025
Due Date 11/1/2025
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 10/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	686.10	686.10
October Billing					
10/1/2025 - 10/31/2025					
Preserve - Harbourage at Braden River CDD					
Upland 6 - Harbourage at Braden River CDD					
Wetland/MT 7 - Harbourage at Braden River CDD					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 686.10

Subtotal: 686.10
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 686.10



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

RECEIVED
10/02/25

INVOICE

Page: 1

Invoice Number: PSI212128
Invoice Date: 10/2/2025

Bill

To: Harbourage at Braden River CDD (Fountain/Aerator)
Rizzetta and Company
9428 Camden Field Parkway
Riverview, 33578

Ship

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

Ship Via
Ship Date 10/2/2025
Due Date 11/1/2025
Terms Net 30

Customer ID 0376380
P.O. Number
P.O. Date 10/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2025 - 3/31/2026 Harborage/Br VTX Aerator 1 Site #1Air		1	1	208.10	208.10

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 208.10

Subtotal: 208.10
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 208.10



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

RECEIVED
10/02/25

INVOICE

Page: 1

Invoice Number: PSI212354
Invoice Date: 10/2/2025

Bill

To: Harbourage at Braden River CDD (Fountain/Aerator)
Rizzetta and Company
9428 Camden Field Parkway
Riverview, 33578

Ship

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

Ship Via
Ship Date 10/2/2025
Due Date 11/1/2025
Terms Net 30

Customer ID 0376380
P.O. Number
P.O. Date 10/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2025 - 12/31/2025 Harborage/Br VTX Fountain 1 Site #1		1	1	209.22	209.22

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 209.22

Subtotal: 209.22
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 209.22



0 HARBOURAGE AT BRADEN C 0

Account Number:

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,338.00
Statement Closing Date September 30, 2025
Days in Billing Cycle 30
Previous Balance \$1,081.03
Payments & Credits \$1,081.03
Purchases & Other Charges \$661.59
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$661.59
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 \$661.59
Minimum Payment Due \$661.59
Payment Due Date October 27, 2025

RECEIVED
10/03/25

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,081.03-
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,081.03-
		MICHELLE WHITE	TOTAL ;	\$0.00
		ANTHONY GIPE	TOTAL ;	\$661.59
09/01	09/01	55432867L5VVDD3HX	AMAZON MKTPL*DA4TE2UE3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	271.01
09/03	09/03	55432867N5WBH38G5	AMAZON.COM*SR91P3U53 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	37.85
09/09	09/09	55432867W5VRRLT74	AMAZON MKTPL*HJ9FX4W93 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	9.90
09/16	09/16	5543286835Y1QLZ2M	AMAZON MKTPL*T96KI2ZS3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	22.89
09/17	09/17	5543286845YABBTE7	AMAZON MKTPL*T54YQ2TI3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	67.77
09/17	09/17	5543286845YAB9EZE	AMAZON MKTPL*470DQ9V03 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	13.99

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

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

PAYMENT INFORMATION

Account Number:
Payment Due Date October 27, 2025
New Balance \$661.59
Minimum Payment Due \$661.59
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/17	09/17	5543286845YQAQZ8S	AMAZON MKTPL*AG06P69L3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	22.99
09/19	09/19	5543286865YZ6EW3K	AMAZON MKTPL*OP2K87D73 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	139.56
09/20	09/20	5543286875Z3VBTZK	AMAZON MKTPL*1B73O4TO3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	9.99
09/28	09/28	55432868F61SHM0NW	AMAZON.COM*8P77734M3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	43.89
09/28	09/28	55432868F61SHNVXJ	AMAZON MKTPL*NJ7AC9WY0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	21.75

IMPORTANT ACCOUNT INFORMATION

\$0 - \$661.59 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$6.14	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.65	\$0-\$500,000 = 0.25%
New Cashback Balance	\$7.79	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

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

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

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

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

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

Harbourage CDD Credit Card
Valley Credit Card
09/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
9/1/2025	Amazon	Blinds	57200-4647	\$ 271.01	Y	Y
9/3/2025	Amazon	Paper Towels	57200-4647	\$ 37.85	Y	Y
9/9/2025	Amazon	Cups for fitness room cooler	57200-4647	\$ 9.90	Y	Y
9/16/2025	Amazon	Cups for fitness room cooler	57200-4647	\$ 22.89	Y	Y
9/17/2025	Amazon	Printer Ink/key tags	57200-5101	\$ 67.77	Y	Y
9/17/2025	Amazon	Bug traps	57200-4647	\$ 13.99	Y	Y
9/17/2025	Amazon	Flags	57200-4647	\$ 22.99	Y	Y
9/19/2025	Amazon	Lighting caps	57200-4647	\$ 139.56	Y	Y
9/20/2025	Amazon	Wire Tester	57200-4647	\$ 9.99	Y	Y
9/28/2025	Amazon	Printer Ink	57200-5101	\$ 43.89	Y	Y
9/28/2025	Amazon	Cups for fitness room cooler	57200-4647	\$ 21.75	Y	Y

09/30/25 Statement

001-10103

Total activity	661.59
Replenish card	-
Credit/Refund	-
Total charges	<u>661.59</u>
\$	661.59

0

Expense Summary

57200-4647	(549.93)
54100-4741	-
57200-4820	-
54100-4662	-
57200-4914	-
57200-5101	<u>(111.66)</u>
	<u>(661.59)</u>

TRUE

13

Order Summary

Order placed August 28, 2025 Order # 112-4476899-9721815

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:	\$307.97
Shipping & Handling:	\$0.00
Promotion Applied:	-\$36.96
Total before tax:	\$271.01
Estimated tax to be collected:	\$0.00
Grand Total:	\$271.01

Arriving September 18 - October 3



EVOZEN Faux Wood Blinds 2 Inch Cordless, Room Darkening Mini Venetian Horizontal Blinds & Shades for Indoor Windows, Office, Living Room, Bedroom, Multiple Colors
Sold by: EVOZEN
Supplied by: Other
\$103.99



2

EVOZEN Faux Wood Blinds 2 Inch Cordless, Room Darkening Mini Venetian Horizontal Blinds & Shades for Indoor Windows, Office, Living Room, Bedroom, Multiple Colors
Sold by: EVOZEN
Supplied by: Other
\$101.99

Order Summary

Order placed August 29, 2025 Order # 114-9988335-2142628

Ship to	Payment method	Order Summary	
Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States	Visa ending in 5617 View related transactions	Item(s) Subtotal:	\$37.85
		Shipping & Handling:	\$0.00
		Total before tax:	\$37.85
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$37.85

Arriving Wednesday



[Pacific Blue Select Multifold Premium 2-Ply Paper Towels by GP PRO \(Georgia-Pacific\), White, 21000, 125 Paper Towels Per Pack, 16 Packs Per Case](#)

Sold by: Amazon.com
Supplied by: Other

\$37.85

Auto-delivered: Every 6 months

Order Summary

Order placed September 9, 2025 Order # 113-5714327-2379405

Ship to

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

Payment method

Amazon gift card balance
Mastercard ending in 6054
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$22.89
Shipping & Handling:	\$0.00
Total before tax:	\$22.89
Estimated tax to be collected:	\$0.00
Gift Card Amount:	-\$12.99
Grand Total:	\$9.90

Delivered September 10

Your package was left near the front door or porch.



7oz Plastic Cups 300 Pack, Disposable Clear Party Cups for Home, School, Office & Events | Small Transparent Tumblers for Drinks, Samples & Commercial Use
Sold by: MEILISU
Return or replace items: Eligible through October 10, 2025
\$22.89

Order Summary

Order placed September 16, 2025 Order # 114-6166038-2931424

Ship to

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

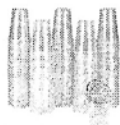
Payment method

Mastercard ending in 6054
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$22.89
Shipping & Handling:	\$0.00
Total before tax:	\$22.89
Estimated tax to be collected:	\$0.00
Grand Total:	\$22.89

Arriving tomorrow



7oz Plastic Cups 300 Pack, Disposable Clear Party Cups for Home, School, Office & Events | Small Transparent Tumblers for Drinks, Samples & Commercial Use

Sold by: MEILISU

Supplied by: Other

\$22.89

Order Summary

Order placed September 16, 2025

Order # 114-2295765-5893046

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:	\$67.77
Shipping & Handling:	\$0.00
Total before tax:	\$67.77
Estimated tax to be collected:	\$0.00
Grand Total:	\$67.77

Delivered September 19

Package was left in a parcel locker



Unicliffe 50 Pcs Key Tags 1.5 Inch Round Key Chain Tags Writable White Paper Labels with Metal Edges and Split Rings Sturdy Lightweight Key Item Identifiers

Sold by: Unicliffe

Return or replace items: Eligible through October 19, 2025

\$6.99



Brother Genuine High Yield Black Ink Cartridge, LC203BK, Replacement Black Ink, Page Yield Up To 550 Pages, Amazon Dash Replenishment Cartridge, LC203

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through October 19, 2025

\$25.29

Return started

Your refund will be processed when we receive your item.



Brother Genuine High Yield Color Ink Cartridge, LC203PKS, Replacement Color Ink Three Pack, Includes 1 Cartridge Each of Cyan, Magenta & Yellow, Page Yield Up To 550 Pages, Amazon Dash Replenishment Cartridge, LC203

Sold by: Amazon.com

Supplied by: Other

\$35.49

Order Summary

Order placed September 16, 2025 Order # 114-9579850-1753010

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:	\$14.94
Shipping & Handling:	\$0.00
Amazon Discount:	-\$0.95
Total before tax:	\$13.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$13.99

Arriving Friday



Zevo Flying Insect Trap Refill - for The Zevo MAX & Standard Indoor Fly Trap - Catch Gnats, House & Fruit Flies - Easy to Use - Mess-Free Disposal (4 Refill Cartridges)
Sold by: Front Row CPG
Supplied by: Other
\$14.94

Order Summary

Order placed September 16, 2025 Order # 114-7538049-4581850

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:	\$22.99
Shipping & Handling:	\$0.00
Total before tax:	\$22.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$22.99

Arriving Friday



Anley Fly Breeze 3x5 Foot Florida State Polyester Flag - Vivid Color and Fade proof - Canvas Header and Double Stitched - FL State Flags with Brass Grommets 3 X 5 Ft
Sold by: ANLEY
Supplied by: Other
\$6.95



ANLEY EverStrong Series American Flag 4x6 Foot Heavy Duty - Embroidered Stars and Sewn Stripes - 4 Rows of Lock Stitching - US National Banner Flags with Brass Grommets 4 X 6 Ft
Sold by: ANLEY
Supplied by: Other
\$16.04

Order Summary

Order placed September 18, 2025 Order # 114-7292706-5317833

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:	\$139.56
Shipping & Handling:	\$0.00
Total before tax:	\$139.56
Estimated tax to be collected:	\$0.00
Grand Total:	\$139.56

Arriving September 30 - October 2



RAB Lighting MCAP3B Mighty Post Cap for 3" Pipe, 2-7/8" OD, Black (Pack of 4)
Sold by: Beverly Hills Lighting
Supplied by: Other
\$69.78

Order Summary

Order placed September 18, 2025 Order # 114-6710459-5216258

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:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.99

Delivered September 22

Your package was left near the front door or porch.



VENLAB Voltage Tester, Non Contact Voltage Detector, Circuit Tester Dual Range
Voltage Sniffer 12V-1000V/48V-1000V, Live Wire Tester with Alarm and Flashlight,
Electrical Tester with LCD Display

Sold by: VENLAB US

Return or replace items: Eligible through October 21, 2025

\$9.99

Order Summary

Order placed September 26, 2025 Order # 112-5803677-0649052

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:	\$43.89
Shipping & Handling:	\$0.00
Total before tax:	\$43.89
Estimated tax to be collected:	\$0.00
Grand Total:	\$43.89

Delivered September 29

Package was left in a parcel locker



HP 67 Black/Tri-color Ink Cartridges for HP Printers | Works with Printer Series:
DeskJet 1255, 2700, 4100; ENVY 6000, 6400 | Eligible for Instant Ink | 3YP29AN
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through October 29, 2025
\$43.89

Order Summary

Order placed September 18, 2025 Order # 113-3876656-6454649

Ship to

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

Payment method

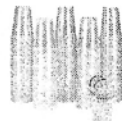
Mastercard ending in 6054
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$22.89
Shipping & Handling:	\$0.00
Subscribe & Save:	-\$1.14
Total before tax:	\$21.75
Estimated tax to be collected:	\$0.00
Grand Total:	\$21.75

Delivered September 29

Package was left in a parcel locker



7oz Plastic Cups 300 Pack, Disposable Clear Party Cups for Home, School, Office & Events | Small Transparent Tumblers for Drinks, Samples & Commercial Use
Sold by: MEILISU
Return or replace items: Eligible through October 29, 2025
\$22.89
Auto-delivered: Every 1 month



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

RECEIVED
10/01/25

--
Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 00567744
Tue, Sep 30 2025, 09:29am
Driver: Administrator
Rte-Day-Stop: RB06--0080

Account # 025660
HARBORAGE CDD*
5705 KEY WEST PLACE
CODE 4591 LOCKBX BY DOOR
BRADENTON, FL 33614

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

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



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

RECEIVED
10/01/25

--
Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 24197957
Tue, Sep 30 2025, 08:57am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0070

Account # 025660
HARBORAGE CDD*
5705 KEY WEST PLACE
CODE 4591 LOCKBX BY DOOR
BRADENTON FL 33614

Item	Qty	Price	Amount
5 Gal. Drinking	3 @	6.30	18.90
Delivery charge	1 @	6.95	6.95
Sales			25.85
Deposit Detail			
5 Gallon Bottle	Deliv: 3	Ret: 3	Net: 0
Subtotal			25.85
Discount Total			0.00
Sales Tax			0.00
INVOICE TOTAL			25.85

Next Delivery: 10/28/2025

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 7



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

**harbouragecdd.org
rizzetta.com**

Harbourage at Braden River Community Development District

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	94,105	0	855	94,960	0	0
Investments	175,051	495,779	182,241	853,071	0	0
Accounts Receivable	453,375	44,596	179,773	677,744	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	362,869
Amount To Be Provided Debt Service	0	0	0	0	0	1,002,131
Total Assets	722,731	540,375	362,869	1,625,975	4,953,663	1,365,000
Liabilities						
Accounts Payable	16,546	0	0	16,546	0	0
Deferred Revenue	107	0	0	107	0	0
Accrued Expenses	3,849	0	0	3,849	0	0
Other Current Liabilities	154	0	0	154	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	3,750	0	0	3,750	0	0
Total Liabilities	24,606	0	0	24,606	0	1,365,000
Fund Equity & Other Credits						
Beginning Fund Balance	305,662	494,184	181,667	981,513	0	0
Investment In General Fixed Assets	0	0	0	0	4,953,663	0
Net Change in Fund Balance	392,464	46,191	181,202	619,857	0	0
Total Fund Equity & Other Credits	698,126	540,375	362,869	1,601,370	4,953,663	0
Total Liabilities & Fund Equity	722,731	540,375	362,869	1,625,975	4,953,663	1,365,000

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	565	565
Special Assessments				
Tax Roll	453,374	453,374	455,742	2,368
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	9,076	(8,924)
Miscellaneous Revenue	0	0	397	397
Total Revenues	471,374	471,374	465,780	(5,594)
Expenditures				
Legislative				
Supervisor Fees	12,000	1,000	1,600	(600)
Total Legislative	12,000	1,000	1,600	(600)
Financial & Administrative				
Accounting Services	18,548	1,546	1,545	0
Administrative Services	4,331	361	361	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	12	96	(83)
District Engineer	10,000	833	0	834
District Management	20,358	1,697	1,696	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	334	334	0
Legal Advertising	750	63	0	62
Property Taxes	1,250	0	0	0
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	1,000	979	22
Website Hosting, Maintenance, Backup & E	2,738	228	110	118
Total Financial & Administrative	80,491	14,930	14,074	856
Legal Counsel				
District Counsel	13,000	1,083	958	125
Total Legal Counsel	13,000	1,083	958	125
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	467	0	467
Security Monitoring Services	40,000	3,333	4,027	(694)
Utility - Electricity-Entrance	1,000	83	78	5
Utility - Water & Sewer	500	42	42	0
Total Security Operations	47,100	3,925	4,147	(222)
Electric Utility Services				
Utility - Boat Dock	550	46	35	11
Utility - Fountains	3,500	292	781	(490)
Utility - Irrigation	12,300	1,025	920	105
Utility - Recreation Facilities	14,000	1,166	804	363

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	750	63	63	(1)
Total Electric Utility Services	31,100	2,592	2,603	(12)
Gas Utility Service				
Utility Services	12,000	1,000	0	1,000
Total Gas Utility Service	12,000	1,000	0	1,000
Water-Sewer Combination Services				
Utility - Boat Dock	400	33	29	5
Utility Services	4,000	333	437	(104)
Total Water-Sewer Combination Services	4,400	366	466	(99)
Stormwater Control				
Aquatic Maintenance	6,500	542	478	64
Fountain Service Repair & Maintenance	1,000	83	417	(334)
Lake/Pond Bank Maintenance & Repair	1,000	84	0	84
Stormwater System Maintenance	4,000	333	0	333
Wetland Monitoring & Maintenance	7,500	625	686	(61)
Total Stormwater Control	20,000	1,667	1,581	86
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	42	0	42
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	0	600
Irrigation Maintenance & Repair	5,000	416	284	132
Landscape - Mulch	1,500	125	0	125
Landscape Maintenance	71,940	5,995	7,295	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	42	2,285	(2,243)
Miscellaneous Expense	15,000	1,250	0	1,250
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	333	0	333
Total Other Physical Environment	124,520	34,283	33,080	1,203
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	125	0	125
Sidewalk Maintenance & Repair	5,000	417	0	417
Street Light/Decorative Light Maintenance	1,000	83	0	83
Street Sign Repair & Replacement	500	42	0	42
Total Road & Street Facilities	8,000	667	0	667
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	417	0	417
Cable & Internet	6,250	521	698	(177)
Computer Support, Maintenance & Repair	250	20	0	21
Dock Repairs and Maintenance	2,000	167	0	166
Fitness Equipment Maintenance & Repair	1,500	125	2,544	(2,419)
Maintenance & Repairs	10,000	833	761	72
Management Contract	44,763	3,731	3,280	451
Office Supplies	1,500	125	127	(2)

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Pool Service Contract	10,000	833	2,301	(1,468)
Pressure Washing	9,000	750	0	750
Telephone, Internet, Cable	2,500	208	301	(93)
Trail/Bike Path Maintenance	500	42	0	42
Vehicle Maintenance	500	42	0	41
Total Parks & Recreation	93,763	7,814	10,012	(2,199)
Contingency				
Miscellaneous Contingency	25,000	2,083	4,796	(2,712)
Total Contingency	25,000	2,083	4,796	(2,712)
Total Expenditures	471,374	71,410	73,317	(1,907)
Total Excess of Revenues Over(Under) Expenditures	0	399,964	392,463	(7,501)
Fund Balance, Beginning of Period	0	0	305,663	305,663
Total Fund Balance, End of Period	0	399,964	698,126	298,162

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	1,596	(18,404)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>46,192</u>	<u>(18,404)</u>
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	0	64,596
Total Contingency	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Expenditures	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>46,192</u>	<u>46,192</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>494,183</u>	<u>494,183</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>540,375</u>	<u>540,375</u>

286 Debt Service Fund S2014 **Harbourage at Braden River Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	574	574
Special Assessments				
Tax Roll	179,773	179,773	180,628	855
Total Revenues	179,773	179,773	181,202	1,429
Expenditures				
Debt Service				
Interest	49,773	49,773	0	49,773
Principal	130,000	130,000	0	130,000
Total Debt Service	179,773	179,773	0	179,773
Total Expenditures	179,773	179,773	0	179,773
Total Excess of Revenues Over(Under) Expenditures	0	0	181,202	181,202
Fund Balance, Beginning of Period	0	0	181,667	181,667
Total Fund Balance, End of Period	0	0	362,869	362,869

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 175,051
Total General Fund Investments		\$ 175,051
US Bank Custody Reserve	SHS Institutional Fund	\$ 495,779
Total Reserve Fund Investments		\$ 495,779
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 107,792
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		\$ 182,241

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

Harbourage at Braden River Community Development District
Summary A/R Ledger
From 10/01/2025 to 10/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
286, 2349							
	286-001	286 General Fund	Manatee County Tax Collector	AR00002797	12110	10/01/2025	453,374.96
Sum for 286, 2349							453,374.96
286, 2350							
	286-005	286 Reserve Fund	Manatee County Tax Collector	AR00002797	12110	10/01/2025	44,596.00
Sum for 286, 2350							44,596.00
286, 2351							
	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	179,772.98
Sum for 286, 2351							179,772.98
Sum for 286							677,743.94
Sum Total							677,743.94

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349	286 General Fund	10/01/2025	Abbotts Construction Services, Inc.	5617	Additional Pier Access construction 08/25	4,500.00
	286 General Fund	10/23/2025	Bloomings Landscape & Turf Management, Inc.	2025-01564	Cleaned up around Fence Line 10/25	1,300.00
	286 General Fund	10/09/2025	Bloomings Landscape & Turf Management, Inc.	2025-01519	Landscape Enhancement 10/25	2,285.00
	286 General Fund	10/18/2025	COMCAST	8535 10 045 0011288 11/25	8535 10 045 0011288 11/25	132.55
	286 General Fund	10/09/2025	Commercial Fitness Products, Inc.	L250835-INV	50% Deposit for Elliptical and Treadmill 10/25	2,544.00
	286 General Fund	10/01/2025	Dwellwise, LLC	802	Cleaning Services 10/25	99.00
	286 General Fund	10/01/2025	Florida Department of Commerce	92797	Special District Fee FY 25-26	175.00
	286 General Fund	10/22/2025	Frontier Florida, LLC	941-753-1478-093004 -5 10/25	941-753-1478-093004 -5 10/25	301.65
	286 General Fund	10/22/2025	Manatee County Utilities Department	MCUD Summary 10/25	MCUD Water Summary 10/25	437.35
	286 General Fund	10/22/2025	Manatee County Utilities Department	MCUD Summary 10/25	MCUD Water Summary 10/25	28.15
	286 General Fund	10/22/2025	Manatee County Utilities Department	MCUD Summary 10/25	MCUD Water Summary 10/25	41.90
	286 General Fund	10/21/2025	Pools by Lowell, Inc.	185367747	Pool Repair 10/25	90.60
	286 General Fund	10/01/2025	Pools by Lowell, Inc.	183481842	Commercial Pool Service 09/25	590.00
	286 General Fund	10/22/2025	Pools by Lowell, Inc.	185407177	Pool Repair 10/25	1,030.09
	286 General Fund	10/24/2025	Rizzetta & Company, Inc.	INV0000104433	Personnel Reimbursement 10/25	924.94
	286 General Fund	10/07/2025	Straley Robin Vericker	27254	Legal Services 09/25	980.50
	286 General Fund	10/31/2025	Valley National Bank	CC103125-286	Pet and Pool Maintenance 10/25	95.21
	286 General Fund	10/31/2025	Valley National Bank	CC103125-286	Pet and Pool Maintenance 10/25	662.59
	286 General Fund	10/09/2025	Virtual Access Communications and Control	5451	Mini Transmitters 10/25	295.30
	286 General Fund	10/28/2025	Water Boy Inc.	24199974	Water Delivery 10/25	32.15
Sum for 286, 2349						16,545.98
Sum for 286						16,545.98
Sum Total						16,545.98

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.