



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting January 12, 2026

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

January 2, 2026

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, January 12, 2026, 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.....Tab 2
 1. Discussion of Parking and Towing Policy
 2. Consideration of Bloomings Landscape Annual Agreement.....USC
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** None
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on December 8, 2025.....Tab 3
 - B.** Consideration of Operation and Maintenance Expenditures
for November 2025.....USC
 - C.** Review of Financial Statement for November 2025.....Tab 4
- 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: 2025-12-29

Prepared for:

Ms. Stephanie DeLuna, District Manager
Rizzetta & Company
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578

Prepared by:

Alex Johnson, Service Manager

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SITE ASSESSMENTS

PONDS 1, 2, 3 3

PONDS 4, 5 4

MANAGEMENT/COMMENTS SUMMARY 4-5

SITE MAP 6

Site: 1

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

December 2025

January 2026

Site: 2

Comments:

Normal growth observed

Minor amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

December 2025

January 2026

Site: 3

Comments:

Normal growth observed

Minor amounts of slender spikerush and algae observed growing within site 3.



Action Required:

Routine maintenance next visit

Target:

Surface algae

December 2025

January 2026

Site: 4

Comments:

Normal growth observed
Minor amounts of slender spikerush and torpedograss observed within site 4.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

December 2025

January 2026

Site: 5

Comments:

Normal growth observed
Chara observed growing within site 5.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

December 2025

January 2026

Management Summary

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

Pond #2: Minor amount of torpedograss observed growing along the perimeter.

Pond #3: Minor amounts of slender spikerush and algae observed growing within site 3.

Pond #4: Minor amounts of slender spikerush and torpedograss observed within site 4.

Pond #5: Chara observed growing within site 5.

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



Tab 2

Monthly Manager's Report



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

Operations/Maintenance Updates: December 2025

- Finalized agreement for new entry gate vendor, Universal Access.
- Worked with Universal Access on community resident database, posted signed, issues email blast through HOA and COA.
- Started plumbing repairs on marina water hose connections that are broken.
- Perfect Finish Pressure Washing cleaned picnic tables and gazebo furniture and applied teak oil.
- Met with Bloomings Landscape and areas of nature trail needing shell and roots removed. Quote in agenda for December 8, 2025 meeting.
- Investigate and do police report for stolen planks from observation pier benched. Obtain quotes for replacement planks and/or new benches.
- Acquiring quotes for power washing of pool deck, terrazzo floor areas, cabanas, and eaves of clubhouse. Will including painting of pool deck.
- Completed the automation of marina lease renewals through the Square credit card and invoice system.
- Working with Piper Fire Protections Systems on fire department required testing of dry fire hydrant connections at the marina. Awaiting inspection and quote. Update Fire Marshal with the status.
- Guess Well replaced irrigation/augmentation well pump motor under warranty.
- Solitude investigated issue with lake fountain not working. Under warranty for possible motor replacement.
- Additional investigation on no electrical power to street lights on Harbourage. Contacted vendor for repairs.



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- Sent email blast on 12/29/25 on temporary visitor gate process to all residents.
- Investigated no electric power issues at two boat lifts as reported by residents but power was at both lifts when checked. Investigated wiring on lift 7A that was caused lift up/down function to be reversed. Rewired to correct function.
- Investigate irrigation issue at Mallory Park. Broken head, reported to Bloomings.

Irrigation Water Pumped: 2,304,612 (well pump out of service 5 days) **Recorded Rainfall:** 0.15"

Marina Waitlist Residents: 5 **Oldest Waitlist:** September 2024

Marina Leases – New: 0 **Renewals:** 2 **Amendments:** 0 **Vacant Lifts:** 0

Bank Deposits/Amount: \$ 0 **Credit Cards:** 0

New Resident MyEnvera Accounts Set up: 2

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

Pending Private Events (Parties): 0

Intruder Alarms at Clubhouse/Pool: 0

Trespass Letters/Notices Issued: 0

Pending Projects subject to review and budget:

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

Re-paint planters by pool

Power wash, repair cracks, and repaint pool deck, testing paint options (quotes in process)

Paint bike racks and park benches

Gazebo wood repairs, 2026 budget item

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



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Tab 3

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, December 8, 2025, at 12:30 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

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

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co., Inc.
Cari Webster	District Counsel, Straley Robin & Vericker (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Tony Gipe	Operations Manager: RASI (via phone)
Kyle Miller	Operations Manager, Solitude Aquatics
Sam Stevens	District Manager, Rizzetta & Co., Inc.
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Mr. Miller introduced himself as the new Operations Manager in the Sarasota office. Mr. Miller had reviewed the report that Mr. Johnson provided and just noted that the water levels are low.

51 **B. District Counsel**

52 Ms. Webster was present via phone and had no update.

53
54 Ms. DeLuna stated she printed out the Access installation and maintenance agreement
55 and the termination letter for Envera for the Board.

56
57 Mr. Gipe asked Ms. Webster if she had received the towing agreement that he had sent
58 to her. Ms. Webster recommended that the Board adopt a towing policy before any
59 towing agreement is signed.

60
61 Ms. Webster advised the Board that new residents must be given access fobs for CDD
62 amenities, regardless of HOA or COA paperwork. The Board also cannot interfere with
63 open houses being conducted. The roads are public so the CDD cannot turn people away
64 or restrict access.

65
66 **C. District Engineer**

67 Mr. Schappacher was present. He stated he evaluated the pothole by the entrance and
68 the resident with a void in the storm and sewer system. The sewer belongs to the
69 County and the storm drains belong to the CDD.

70
71 **D. Review of Landscape Report**

72 Landscape vendor was not present.

73
74 **E. Clubhouse Manager Report**

75 1. Consideration of Bloomings Landscape Proposal for Shell on Nature Trail

76 Mr. Gipe reviewed the proposal to the Board.

77
On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously approved
the Bloomings proposal for 17 yards of washed shell for \$3650.00, for the Harbourage
at Braden River CDD.

78
79 2. Ratification of Perfect Finish Picnic Table Power Wash and Teak Treatment

80
On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously ratified the
Perfect Finish proposal for \$600.00 to pressure wash and teak oil all picnic tables and
benches, for the Harbourage at Braden River CDD.

81
82 Mr. Gipe explained a proposal from Perfect Finish pressure washing the pool deck area
83 and clubhouse.

84
On a motion from Mr. Glentzer, seconded by Ms. Landers, the Board unanimously
approved a not to exceed amount of \$1500.00 for Perfect Finish to pressure wash the
pool deck area and clubhouse, for the Harbourage at Braden River CDD.

The slats on the pier benches were stolen, and a police report was done. To replace the boards on the benches it is \$562.00. It is planned to install a light at the top of the flagpole that is motion activated. A trail camera has already been installed. The picnic table at the pier will be taken to the park.

On a motion from Mr. Malik, seconded by Mr. Monte, the Board unanimously approved a not to exceed amount of \$600.00 to purchase slats to repair the pier benches, for the Harbourage at Braden River CDD.

December 16, 2025, is the visitor gate switch over to the new vendor. There is a master pin, as a temporary solution, until the full system is installed. The walk through gates are being discussed to open by a fob. Ms. DeLuna reminded everyone that the new vendor offered training to residents and asked that it get scheduled.

F. District Manager Report

Ms. DeLuna stated that the next scheduled meeting is on Monday, January 12, 2026, at 12:30 p.m.

A new proposal from Envera was presented to the Board and reviewed, even though a termination notice was given to them.

Ms. DeLuna reminded the Board next year is an election year and there is a vacancy on the Board. Ms. Webster advised the Board it is best to make a reasonable effort to obtain resumes and fill any vacancy. The Board does have

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Revised Universal Access Proposal

The revised proposal was reviewed with the Board and was approved. District Counsel will draft an agreement.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the revised Universal Access proposal for \$27,676.92, as presented, 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 November 12, 2025

On a motion from Ms. Landers, seconded by Mr. Glenzer, the Board unanimously approved the November 12, 2025 meeting minutes, as amended, for the Harbourage at Braden River CDD.

B. Consideration of Operation and Maintenance Expenditures for October 2025

On a motion from Mr. Monti, seconded by Mr. Glentzer, the Board unanimously ratified the Operation and Maintenance Expenditures for October 2025 (\$31,035.31), for the Harbourage at Braden River CDD.

C. Review of Financial Statements for October 2025

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

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Monti stated the Duval pothole was repaired as a temporary fix and is being worked on with the County for a permanent repair.

Ms. Landers stated the gate on the pool mechanical area was open. Mr. Gipe is getting new locks.

Mr. Glentzer stated the post at the Clubhouse steps needs replaced. Mr. Gipe has this on his list to do.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Landers, seconded by Mr. Glentzer, the Board unanimously adjourned the CDD Board meeting at 1:39 p.m., for the Harbourage at Braden River CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 4



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Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

**harbouragecdd.org
rizzetta.com**

Harbourage at Braden River Community Development District

Balance Sheet As of 11/30/2025 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	172,355	0	1,861	174,216	0	0
Investments	75,473	497,355	160,428	733,257	0	0
Accounts Receivable	448,221	44,596	177,912	670,728	0	0
Prepaid Expenses	395	0	0	396	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	340,201
Amount To Be Provided Debt Service	0	0	0	0	0	1,024,799
Total Assets	696,644	541,951	340,201	1,578,797	4,953,663	1,365,000
Liabilities						
Accounts Payable	23,086	0	0	23,086	0	0
Deferred Revenue	214	0	0	214	0	0
Accrued Expenses	4,550	0	0	4,550	0	0
Other Current Liabilities	255	0	0	255	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	4,000	0	0	4,000	0	0
Total Liabilities	32,305	0	0	32,305	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	358,676	47,767	158,534	564,978	0	0
Total Fund Equity & Other Credits	664,338	541,951	340,201	1,546,491	4,953,663	0
Total Liabilities & Fund Equity	696,644	541,951	340,201	1,578,797	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 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	997	997
Special Assessments				
Tax Roll	453,374	453,374	457,673	4,299
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	12,569	(5,431)
Miscellaneous Revenue	0	0	444	444
Total Revenues	471,374	471,374	471,683	309
Expenditures				
Legislative				
Supervisor Fees	12,000	2,000	2,400	(400)
Total Legislative	12,000	2,000	2,400	(400)
Financial & Administrative				
Accounting Services	18,548	3,091	3,092	0
Administrative Services	4,331	722	722	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	25	197	(173)
District Engineer	10,000	1,667	1,017	650
District Management	20,358	3,393	3,393	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	668	669	0
Legal Advertising	750	125	74	50
Property Taxes	1,250	1,250	1,110	140
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	1,000	5,324	(4,324)
Website Hosting, Maintenance, Backup & E	2,738	457	1,758	(1,301)
Total Financial & Administrative	80,491	21,254	26,309	(5,055)
Legal Counsel				
District Counsel	13,000	2,166	2,335	(168)
Total Legal Counsel	13,000	2,166	2,335	(168)
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	934	0	933
Security Monitoring Services	40,000	6,666	9,543	(2,877)
Utility - Electricity-Entrance	1,000	167	148	19
Utility - Water & Sewer	500	83	75	8
Total Security Operations	47,100	7,850	9,766	(1,917)
Electric Utility Services				
Utility - Boat Dock	550	92	79	12
Utility - Fountains	3,500	583	1,302	(718)
Utility - Irrigation	12,300	2,050	1,755	295
Utility - Recreation Facilities	14,000	2,334	1,821	512

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Utility - Street Lights	750	125	127	(1)
Total Electric Utility Services	31,100	5,184	5,084	100
Gas Utility Service				
Utility Services	12,000	2,000	0	2,000
Total Gas Utility Service	12,000	2,000	0	2,000
Water-Sewer Combination Services				
Utility - Boat Dock	400	66	50	17
Utility Services	4,000	667	794	(128)
Total Water-Sewer Combination Services	4,400	733	844	(111)
Stormwater Control				
Aquatic Maintenance	6,500	1,083	956	128
Fountain Service Repair & Maintenance	1,000	167	417	(251)
Lake/Pond Bank Maintenance & Repair	1,000	167	0	167
Stormwater System Maintenance	4,000	666	0	666
Wetland Monitoring & Maintenance	7,500	1,250	1,372	(122)
Total Stormwater Control	20,000	3,333	2,745	588
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	84	0	83
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	0	600
Irrigation Maintenance & Repair	5,000	833	1,769	(935)
Landscape - Mulch	1,500	250	0	250
Landscape Maintenance	71,940	11,990	13,290	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	83	2,285	(2,202)
Miscellaneous Expense	15,000	2,500	0	2,500
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	667	0	667
Total Other Physical Environment	124,520	42,487	40,560	1,927
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	250	0	250
Sidewalk Maintenance & Repair	5,000	833	0	833
Street Light/Decorative Light Maintenance	1,000	167	0	167
Street Sign Repair & Replacement	500	83	0	83
Total Road & Street Facilities	8,000	1,333	0	1,333
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	834	0	833
Cable & Internet	6,250	1,041	1,130	(88)
Computer Support, Maintenance & Repair	250	42	0	42
Dock Repairs and Maintenance	2,000	333	0	333
Fitness Equipment Maintenance & Repair	1,500	250	5,358	(5,108)
Maintenance & Repairs	10,000	1,667	783	884
Management Contract	44,763	7,460	7,244	216
Office Supplies	1,500	250	159	91

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Pool Service Contract	10,000	1,667	2,891	(1,224)
Pressure Washing	9,000	1,500	0	1,500
Telephone, Internet, Cable	2,500	417	603	(187)
Trail/Bike Path Maintenance	500	83	0	84
Vehicle Maintenance	500	83	0	83
Total Parks & Recreation	93,763	15,627	18,168	(2,541)
Contingency				
Miscellaneous Contingency	25,000	4,167	4,796	(629)
Total Contingency	25,000	4,167	4,796	(629)
Total Expenditures	471,374	108,134	113,007	(4,873)
Total Excess of Revenues Over(Under) Ex- penditures	0	363,240	358,676	(4,564)
Fund Balance, Beginning of Period	0	0	305,662	305,662
Total Fund Balance, End of Period	0	363,240	664,338	301,098

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	3,172	(16,828)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>47,768</u>	<u>(16,828)</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>47,768</u>	<u>47,768</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>541,951</u>	<u>541,951</u>

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

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,153	1,153
Special Assessments				
Tax Roll	179,773	179,773	181,325	1,552
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>182,478</u>	<u>2,705</u>
Expenditures				
Debt Service				
Interest	49,773	49,773	23,944	25,829
Principal	130,000	130,000	0	130,000
Total Debt Service	<u>179,773</u>	<u>179,773</u>	<u>23,944</u>	<u>155,829</u>
Total Expenditures	<u>179,773</u>	<u>179,773</u>	<u>23,944</u>	<u>155,829</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>158,534</u>	<u>158,534</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>181,667</u>	<u>181,667</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>340,201</u>	<u>340,201</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
November 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2025</u>
Valley National Bank	Governmental Checking	\$ 74,473
Total General Fund Investments		\$ 74,473
US Bank Custody Reserve	SHS Institutional Fund	\$ 497,355
Total Reserve Fund Investments		\$ 497,355
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 85,979
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		\$ 160,428

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 11/01/2025 to 11/30/2025

	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	448,220.64
Sum for 286, 2349							448,220.64
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	177,912.22
Sum for 286, 2351							177,912.22
Sum for 286							670,728.86
Sum Total							670,728.86

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349	286 General Fund	11/02/2025	A N J Excavation, LLC	40-286	Irrigation Repair 11/25	1,400.00
	286 General Fund	11/01/2025	Bloomings Landscape & Turf Management, Inc.	2025-01257	Irrigation Inspection 08/25	85.00
	286 General Fund	11/01/2025	Bloomings Landscape & Turf Management, Inc.	2025-01683	Landscape Maintenance 11/25	5,995.00
	286 General Fund	11/12/2025	Brenda L. Brandsma-Landers	BL111225	Board of Supervisors Meeting 11/12/25	200.00
	286 General Fund	11/01/2025	Commercial Fitness Products, Inc.	AC10131	Service Call for Battery 10/25	270.00
	286 General Fund	11/19/2025	Commercial Fitness Products, Inc.	L250835-INV balance	Final Payment or Elliptical for the Fitness room 11/19/25	2,544.00
	286 General Fund	11/22/2025	Frontier Florida, LLC	112225-94175314780930045	941-753-1478-093004 -5 11/25	301.65
	286 General Fund	11/01/2025	Ken Burton, Jr. Tax Collector	1734400109 10/25	Non-Ad Valorem Assessment Fees 10/25	1,109.70
	286 General Fund	11/18/2025	MCUD	100184981-111825	5705 Key West Pl (Rec Center) 11/25	356.98
	286 General Fund	11/18/2025	MCUD	100185040-111825	5414 Harbourage Ave (Gate) 11/25	33.52
	286 General Fund	11/18/2025	MCUD	100123820-111825	5651 Key West Pl (Docks) 11/25	21.87
	286 General Fund	11/12/2025	Merril Tod Glentzer	TG111225	Board of Supervisors Meeting 11/12/25	200.00
	286 General Fund	11/12/2025	Michael J Monti	MMo111225	Board of Supervisors Meeting 11/12/25	200.00
	286 General Fund	11/12/2025	Michael V. Malik	MM111225	Board of Supervisors Meeting 11/12/25	200.00
	286 General Fund	11/03/2025	Pools by Lowell, Inc.	207100043	Commercial Pool Service 11/25	590.00
	286 General Fund	11/21/2025	Rizzetta & Company, Inc.	INV0000105087	Personnel Reimbursement 11/25	1,583.71
	286 General Fund	11/01/2025	Schappacher Engineering, LLC	2933	Engineering Services 09/25	520.00
	286 General Fund	11/01/2025	School Now	INV-SN-1018	CDD Website Hosting Annual Service 10/25	1,537.50
	286 General Fund	11/01/2025	Solitude Lake Management, LLC	PSI215119	Wetland Maintenance 11/25	686.10
	286 General Fund	11/01/2025	Solitude Lake Management, LLC	PSI215118	Aquatic Maintenance 11/25	477.85
	286 General Fund	11/25/2025	U.S. Bank	7976277	Trustee Fees 11/01/25 - 10/31/2026	4,345.92
	286 General Fund	11/25/2025	U.S. Bank	7976277	Trustee Fees 11/01/25 - 10/31/2026	395.08
	286 General Fund	11/25/2025	Water Boy Inc.	24201981	Water Delivery 11/25	32.15
Sum for 286, 2349						23,086.03
Sum for 286						23,086.03
Sum Total						23,086.03

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/25.
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.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice AR00002797 totaling \$127,786.76 were received in December 2025.
6. Reserve Fund – Payment for Invoice AR00002797 in the amount of \$44,596.00 was received in December 2025.
7. Debt Service Fund – Payments for Invoice AR00002797 totaling \$61,149.03 were received in December 2025.