



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting February 9, 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

February 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, February 9, 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
 1. Consideration of Universal Access Proposal #AAAQ3595...Tab 2
 - F. District Manager
- 4. BUSINESS ITEMS**
 - A. Acceptance of Mr. Glentzer's Resignation from the Board of Supervisors.....Tab 3
 - B. Consideration of Resumes to Fill Board of Supervisor's Seat #3.....USC
 - C. Acceptance of Fourth Quarter Website Audit.....Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on January 12, 2026.....Tab 5
 - B. Consideration of Operation and Maintenance Expenditures for December 2025.....USC
 - C. Review of Financial Statement for December 2025.....Tab 6
- 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: 2026-01-20

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

Site: 2

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 3

Comments:

Normal growth observed

Minor amount of algae observed within site 3.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 4

Comments:

Site looks good
Minimal amount of slender spikerush observed growing within pond 4.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 5

Comments:

Site looks good
Minimal amount of chara observed within site 5.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Management Summary

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

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

Pond #3: Minor amount of algae observed within site 3.

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

Pond #5: Minimal amount of chara observed within site 5.

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



Tab 2



QUOTE

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

Number AAAQ3595
Date Jan 30, 2026

Sold To

Harborage at Braden River
Tony Gipe
Harborage Ave
Braden River, Florida 34203

Bill To

Harborage at Braden River
Tony Gipe
Harborage Ave
Braden River, 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
500	Awid Side View mirror Tags Initial setup price	\$10.00	\$5,000.00
		SubTotal	\$5,000.00
		Tax	\$0.00
		Shipping	\$0.00
		Total	\$5,000.00

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOUR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR 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 3

January 24, 2026

Dear Mike Malik, President of the CDD Board,

I regretfully feel the need to resign from the CDD Board at this time due to major personal health concerns. When my physical condition improves, I may apply again for an open position.

I appreciate how much I have learned from the other dedicated members, and I wish you all well in your future endeavors to improve our Harbourage.

Also, please accept my sincere gratitude for your positive thoughts and kindnesses shown to Virginia and me as I move forward in my treatment.

Sincerely,

M. Tod Glentzer

Tab 4



Quarterly Compliance Audit Report

Harbourage at Braden River

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

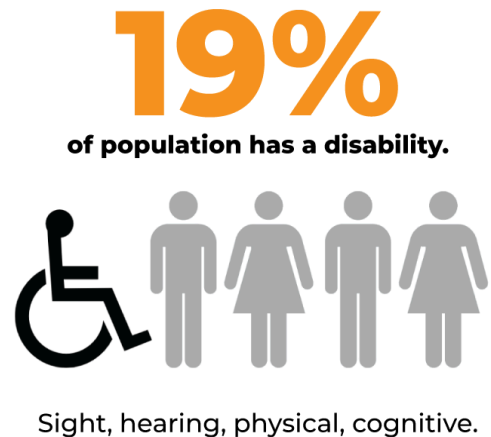
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 5

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 **Monday, January 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

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co., Inc.
Cari Webster	District Counsel, Straley Robin & Vericker <i>(via phone)</i>
Rick Schappacher	District Engineer, Schappacher Engineering
Tony Gipe	Operations Manager: RASI <i>(via phone)</i>
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. Mr. Malik stated Mr. Glentzer will be resigning.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Mr. Gipe gave an update on aquatics. He noted that water levels are low and the fountain repair is to take place on January 12, 2026. He explained that while the fountain repair is under warranty there will be some charges for shipping.

B. District Counsel

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

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

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

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

C. District Engineer

Mr. Schappacher was present, but had nothing new to report.

D. Review of Landscape Report

Landscape vendor was not present.

E. Clubhouse Manager Report

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

Mr. Gipe reviewed the proposal to the Board.

On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously approved the Bloomings proposal for 17 yards of washed shell for \$3,650.00, for the Harbourage at Braden River CDD.

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

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.

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

On a motion from Mr. Glentzer, seconded by Ms. Landers, the Board unanimously approved a not to exceed amount of \$1,500.00 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 filed. Mr. Gipe explained that replacing the boards on the benches costs \$562.00. Plans are in place to install a light at the top of the flagpole that is motion activated. He also stated that 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.

3. Consideration of Bloomings Landscape Annual Agreement

No action was taken on this matter.

F. District Manager Report

Ms. DeLuna stated that the next meeting scheduled is on Monday, January 12, 2026, at 12:30 p.m. She noted that an insurance review is scheduled for the 13th and accounting will be reviewing Board pay.

A brief discussion was held regarding a proposal that was received from Envera, even though a termination notice was given to them.

Ms. DeLuna reminded the Board that 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 one vacancy.

G. Chair Updates

Mr. Malik spoke regarding the motion activated light on the fishing pier, the universal walk through, and the status of gate access being tied to fobs, quotes for the bathroom, gazebo, and stair repairs (pending). He stated that the slats for the bench have been ordered.

FOURTH ORDER OF BUSINESS

Business Items

None

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Board of Supervisors Regular Meeting Held on December 8, 2025

A request was made to add that there is one vacancy to line #111.

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

B. Consideration of Operation and Maintenance Expenditures for November 2025

On a motion from Mr. Maliki, seconded by Ms. Landers, the Board unanimously ratified the Operation and Maintenance Expenditures for November 2025 (\$32,895.10), for the Harbourage at Braden River CDD.

C. Review of Financial Statements for November 2025

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

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Landers inquired how to receive a bond payoff on a property.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously adjourned the CDD Board meeting at 1:25 p.m., for the Harbourage at Braden River CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6



Rizzetta & Company

Harbourage at Braden River Community Development District

Financial Statements (Unaudited)

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

**harbouragecdd.org
rizzetta.com**

Harbourage at Braden River Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	508,929	0	95,525	604,454	0	0
Investments	75,701	543,417	223,913	843,031	0	0
Accounts Receivable	58,830	0	21,238	80,069	0	0
Prepaid Expenses	395	0	0	395	0	0
Refundable Deposits	200	0	0	200	0	0
Fixed Assets	0	0	0	0	5,021,042	0
Amount Available in Debt Service	0	0	0	0	0	340,676
Amount To Be Provided Debt Service	0	0	0	0	0	1,024,324
Total Assets	644,055	543,417	340,676	1,528,149	5,021,042	1,365,000
Liabilities						
Accounts Payable	1,833	0	0	1,833	0	0
Deferred Revenue	214	0	0	214	0	0
Accrued Expenses	4,477	0	0	4,477	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	10,724	0	0	10,724	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	5,021,042	0
Net Change in Fund Balance	327,670	49,233	159,009	535,913	0	0
Total Fund Equity & Other Credits	633,332	543,417	340,676	1,517,426	5,021,042	0
Total Liabilities & Fund Equity	644,055	543,417	340,676	1,528,149	5,021,042	1,365,000

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,245	1,245
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	450	450
Total Revenues	471,374	471,374	471,937	563
Expenditures				
Legislative				
Supervisor Fees	12,000	3,000	3,800	(800)
Total Legislative	12,000	3,000	3,800	(800)
Financial & Administrative				
Accounting Services	18,548	4,637	4,637	0
Administrative Services	4,331	1,083	1,083	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	37	197	(160)
District Engineer	10,000	2,500	1,570	930
District Management	20,358	5,090	5,089	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	1,002	1,003	0
Legal Advertising	750	188	74	114
Property Taxes	1,250	1,250	1,110	140
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	4,900	5,324	(424)
Website Hosting, Maintenance, Backup & E	2,738	684	1,868	(1,183)
Total Financial & Administrative	80,491	30,227	30,908	(680)
Legal Counsel				
District Counsel	13,000	3,250	3,436	(186)
Total Legal Counsel	13,000	3,250	3,436	(186)
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	1,400	215	1,185
Security Monitoring Services	40,000	10,000	13,765	(3,766)
Utility - Electricity-Entrance	1,000	250	229	21
Utility - Water & Sewer	500	125	117	8
Total Security Operations	47,100	11,775	14,326	(2,552)
Electric Utility Services				
Utility - Boat Dock	550	138	128	10
Utility - Fountains	3,500	875	1,693	(818)
Utility - Irrigation	12,300	3,075	2,500	575
Utility - Recreation Facilities	14,000	3,500	3,067	432

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	750	187	190	(1)
Total Electric Utility Services	31,100	7,775	7,578	198
Gas Utility Service				
Utility Services	12,000	3,000	3,023	(24)
Total Gas Utility Service	12,000	3,000	3,023	(24)
Water-Sewer Combination Services				
Utility - Boat Dock	400	100	80	20
Utility Services	4,000	1,000	1,240	(240)
Total Water-Sewer Combination Services	4,400	1,100	1,320	(220)
Stormwater Control				
Aquatic Maintenance	6,500	1,625	1,434	192
Fountain Service Repair & Maintenance	1,000	250	417	(168)
Lake/Pond Bank Maintenance & Repair	1,000	250	0	250
Stormwater System Maintenance	4,000	1,000	0	1,000
Wetland Monitoring & Maintenance	7,500	1,875	2,058	(183)
Total Stormwater Control	20,000	5,000	3,909	1,091
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	125	0	125
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	1,250	1,920	(670)
Landscape - Mulch	1,500	375	0	375
Landscape Maintenance	71,940	17,985	19,285	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	125	2,285	(2,160)
Miscellaneous Expense	15,000	3,750	0	3,750
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	1,000	0	1,000
Total Other Physical Environment	124,520	50,690	47,006	3,684
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	375	0	375
Sidewalk Maintenance & Repair	5,000	1,250	0	1,250
Street Light/Decorative Light Maintenance	1,000	250	0	250
Street Sign Repair & Replacement	500	125	0	125
Total Road & Street Facilities	8,000	2,000	0	2,000
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	1,250	0	1,250
Cable & Internet	6,250	1,563	1,722	(159)
Computer Support, Maintenance & Repair	250	62	0	62
Dock Repairs and Maintenance	2,000	500	0	500
Fitness Equipment Maintenance & Repair	1,500	375	5,358	(4,983)
Maintenance & Repairs	10,000	2,500	982	1,519
Management Contract	44,763	11,191	11,290	(100)
Office Supplies	1,500	375	160	215

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	2,500	2,987	(487)
Pressure Washing	9,000	2,250	719	1,531
Telephone, Internet, Cable	2,500	625	603	22
Trail/Bike Path Maintenance	500	125	0	125
Vehicle Maintenance	500	125	0	125
Total Parks & Recreation	93,763	23,441	23,821	(380)
Contingency				
Miscellaneous Contingency	25,000	6,250	5,140	1,110
Total Contingency	25,000	6,250	5,140	1,110
Total Expenditures	471,374	147,508	144,267	3,241
Total Excess of Revenues Over(Under) Expenditures	0	323,866	327,670	3,804
Fund Balance, Beginning of Period	0	0	305,662	305,662
Total Fund Balance, End of Period	0	323,866	633,332	309,466

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	4,638	(15,362)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>49,234</u>	<u>(15,362)</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>49,234</u>	<u>49,234</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>543,417</u>	<u>543,417</u>

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,628	1,628
Special Assessments				
Tax Roll	179,773	179,773	181,325	1,552
Total Revenues	179,773	179,773	182,953	3,180
Expenditures				
Debt Service				
Interest	49,773	49,773	23,944	25,829
Principal	130,000	130,000	0	130,000
Total Debt Service	179,773	179,773	23,944	155,829
Total Expenditures	179,773	179,773	23,944	155,829
Total Excess of Revenues Over(Under) Expenditures	0	0	159,009	159,009
Fund Balance, Beginning of Period	0	0	181,667	181,667
Total Fund Balance, End of Period	0	0	340,676	340,676

Harbourage at Braden River CDD
Investment Summary
December 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 75,701
Total General Fund Investments		\$ 75,701
US Bank Custody Reserve	SHS Institutional Fund	\$ 543,417
Total Reserve Fund Investments		\$ 543,417
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 149,464
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		\$ 223,913

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 12/01/2025 to 12/31/2025

	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	58,830.39
Sum for 286, 2349							58,830.39
286, 2351							
	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	21,238.43
Sum for 286, 2351							21,238.43
Sum for 286							80,068.82
Sum Total							80,068.82

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349	286 General Fund	12/21/2025	Bloomings Landscape & Turf Management, Inc.	2025-02011	Irrigation Inspection 12/25	151.00
	286 General Fund	12/19/2025	MCUD	100184981-121925	5705 KEY WEST PL 12/25	445.92
	286 General Fund	12/19/2025	MCUD	100185040-121925	5414 Harbourage Ave (Gate)12/25	41.90
	286 General Fund	12/19/2025	MCUD	100123820	5651 Key West Pl (Docks) 12/25	29.94
	286 General Fund	12/01/2025	Solitude Lake Management, LLC	PSI222086	Wetland Maintenance 12/25	686.10
	286 General Fund	12/01/2025	Solitude Lake Management, LLC	PSI222085	Aquatic Maintenance 12/25	477.85
Sum for 286, 2349						1,832.71
Sum for 286						1,832.71
Sum Total						1,832.71

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
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.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice AR00002797 in the amount of \$16,353.07 was received in January 2026.
6. Debt Service Fund – Payment for Invoice AR00002797 in the amount of \$5,903.64 was received in January 2026.