



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](http://www.harbouragecdd.org)

# **HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

<b>District Board of Supervisors</b>	Mike Malik Michael Monti Vacant Brenda Landers Merril "Tod"Glentzer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Cari Webster	Straley Robin Vericker
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT  
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**

**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, 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.....Tab 2**
    - 1. Consideration of Universal Access Proposal #AAAQ3595...Tab 3**
  - F. District Manager**
- 4. BUSINESS ITEMS**
  - A. Acceptance of Mr. Glentzer's Resignation from the Board of Supervisors.....Tab 4**
  - B. Consideration of Resumes to Fill Board of Supervisor's Seat #3.....Tab 5**
  - C. Acceptance of Fourth Quarter Website Audit.....Tab 6**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on January 12, 2026.....Tab 7**
  - B. Consideration of Operation and Maintenance Expenditures for December 2025.....Tab 8**
  - C. Review of Financial Statement for December 2025.....Tab 9**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

*Stephanie DeLuna*  
District Manager

**Tab 1**



## 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

**TABLE OF CONTENTS**

---

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1, 2, 3	3
PONDS 4, 5	4
<b>MANAGEMENT/COMMENTS SUMMARY</b>	4-5
<b>SITE MAP</b>	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

## Monthly Manager's Report



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

### Operations/Maintenance Updates: January 2026

- Worked with vendor and residents on temporary visitor gate process. Updated database as requested by residents for kiosk. Answered numerous questions on process from residents. Set up CDD mailing list based on resident online form
- Continue with plumbing repairs at the marina and answered calls and water issue with broken hose bibb at the marina. Water left running possibly all night when not reported
- Investigated and worked on four (4) barrier arm gate strikes. Amazon, FedEx, two residents
- Bloomings Landscape added crushed shell to nature trails and removed roots
- Met with two prospective vendors on clubhouse restroom refresh project in FY2026 budget and other small repairs needed at gazebo, porch, cabanas, bridges
- Met with insurance adjuster for inspection of marina storm damage claim
- Perfect Finish Power Washing power washed pool deck, cabanas, travertine floors in grill porch, restrooms, breezeway and clubhouse front porch
- Contacted Reynolds Electric for more information on boat lift control replacement for insurance claim
- Contacted Nostalgic Street Lamps, Inc. to investigate new power to two street lamps on Harbourage. Still awaiting site visit.
- Performed additional research on pool deck crack repairs and contacted Florida Paints on larger quantities of necessary pool deck paint and confirmed reduced pricing for purchase.



Rizzetta & Company

- Working with Piper Fire Protections Systems on fire department required testing of dry fire hydrant connections at the marina. Awaiting inspection and quote. Updated Fire Marshal with the status.
- Solitude confirmed replacement of fountain pump is covered by warranty but awaiting new pump replacement from Kasco.
- Removed garbage cans at Mallory Park due to resident use with one day a week garbage collection program by Manatee County. Will replace cans as needed for events at the park.
- Reported one of the heat pump pool heaters was not working properly to Hawkins Services. They provided a quote for repair which was approved. Awaiting parts and schedule
- Coordinate delivery of the replacement rails for the observation pier benches. Will schedule installation within the next few weeks.

**Irrigation Water Pumped:** 2,786,745      **Recorded Rainfall:** 0.76

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

**Marina Leases – New:** 2    **Renewals:** 4    **Amendments:** 0    **Vacant Lifts:** 0

**Bank Deposits/Amount:** \$ 0      **Credit Cards:** \$4,744.00

**New Residents set up for Kiosk:** 3

**Community Events:** 4      **Private Events:** 0      **Association Meetings:** 3

**Pending Private Events (Parties):** 3

**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

Paint bike racks and park benches

Gazebo wood repairs, 2026 budget item, quotes in process

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



Rizzetta & Company

## **Tab 3**



# QUOTE

5265 University Pkwy  
Unit 101-175  
University 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
		<b>SubTotal</b>	\$5,000.00
		<b>Tax</b>	\$0.00
		<b>Shipping</b>	\$0.00
		<b>Total</b>	<b>\$5,000.00</b>

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 4

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 5

Tanner S. French  
2311 14<sup>th</sup> st w  
Bradenton, FL 34209

616-201-6992  
tannerfrench2002@yahoo.com

### **Objective:**

To apply my training, education and experience in a growth position in the field of electronics and automation.

### **Experience:**

#### 2015 – Present

##### **Kruse Industries, Kalamazoo, MI..... CTO and Site Engineer**

- Kruse is an employee leasing company for several production facilities. I supervise existing locations to make sure they are running efficient as possible. We design every building to work the most effective in the climate its located. Then use the building controllers I program to monitor for maintenance. In the new facilities I help the design and do all the equipment and controls work. I also do all the packaging automation as well.
- Troubleshooting all types of production equipment and programming at multiple facilities.
- Customer Service
- Planning and building new installs (HVAC, Lighting, automated growing-packaging equipment, INNOTECH programming, fertigation machine, plant feeding sensors, valves, actuators, pumps, ppm-ph sensors, automated batch making, reverse osmosis, fire alarm, security alarms, efficiency )
- I have only used INNOTECH building controllers at this time. It is compatible with all other languages.

#### 2007 – 2015

##### **Verizon Communications, Sarasota, FL..... Electronics Technician**

- Handled copper and fiber optic communications
- Troubleshooting all types of equipment cell towers, e911, high cap, fiber optic slicing, data networking, dsl, Central Office
- Worked in the field with no supervision residential, commercial, and industrial settings.

#### 2005 – 2007

##### **Tropica Marine Technologies, Sarasota, FL..... Electronics Technician**

- Planning and bidding new marine installs (water makers, navigation equipment, underwater lights, satellite TV and phone systems, video systems, audio systems, electrical panels, and wiring)
- Troubleshooting all types of marine systems
- Customer Service

#### 2004 – 2005

##### **Creekside Texaco Marina and Deli, Sarasota, FL..... Facility Manager**

- Responsible for \$150,000 detailed inventory
- Managed ten employees
- Maintained all financial records, bills, and payroll
- Maintained and kept current all required documentation

- Maintained two marine fuel docks and 15 automobile pumps

2000 – 2004

**United States Navy, Jacksonville, FL .....****Aviation Electronics Technician (AT)**

- Completed one-year Navy A school in electronics
- Increased equipment-ready-for-issue rate by 40%
- Saved over \$100,000 by troubleshooting and ordering the correct parts
- Responsible for over 1 million dollars in equipment
- Supervised over thirty people
- Worked on all navigation, VHF UHF Radios, altitude warning and directional finding equipment
- Responsible for troubleshooting an array of avionic gear to ensure default free operation
- Removed and replaced faulty components, wires, modules, and solid-state devices

1999 – 2000

**Anneco Electrical, Sarasota, FL .....****Industrial Electrician**

**Education:**

**Polk High School**, Polk, FL ..... **Graduated, 1999**

**Southern Illinois University (SIU)**, Jacksonville, FL ..... **Graduated 2008**

- Completed all core curriculum work in preparation for B.S., in Electronics Management and Systems Technologies

**Manatee Community College**, Bradenton, FL ..... **2005 – 2006**

- Currently completing General Education course work requirements to obtain my degree from SIU.

**United States Navy** ..... **2000 – 2004**

- Various and numerous courses in leadership, management, working skills, and safety

**Home Builders Institute**, Avon Park, FL ..... **1995 – 2000**

- Full-time training as an electrician.

**Skills:**

Networking	Test Points
Logic programming	Troubleshooting, Repair and Maintenance
Computer	RFI
Frequency drives	AC/DC Circuits
Automation	Radar
Manufacturing	Fault Isolation
Making facilities power efficient	Nalcomis
Electronics	Military Experience
Avionics	Multimeter
Audio/Video Technologies	O-Scope,
Soldering	Huntron
HVAC	Software:
Building controllers	Windows
Variable position valves	MS Word, Excel, and PowerPoint
Cooling towers	Adobe
	Single Phase and Three Phase

**Personal:**

- Hard-working, self-motivated, and flexible.
- Very fast learner and enjoy the control and automation field.

from the desk of  
**Travis C. LePage**

5691/5695 Key Largo Court  
Bradenton, FL 34203-8092

Rizzetta & Company, Inc  
Stephanie DeLuna, District Manager  
2700 S. Falkenburg Rd., Suite 2745  
Riverview, FL 33578

April 24, 2025

**RE: Harborage on Braden River Community Development District Seat #4**

Dear Stephanie,

I am pleased to provide you with my Curriculum Vitae documenting my proven track record of leadership, management, analysis, and decision-making experience in both the public and private sectors.

I appreciate your consideration and opportunity to serve the residents and District Manager of the Harborage on Braden River.

Thank you for your attention to this matter.

Regards,



---

Travis C. LePage

Cc *via email*: Tony Gipe, Operations Manager

# TRAVIS C. LePAGE, M.B.A., PMP, PMI-ACP, ENP, CSM

---

## BACKGROUND

Mr. Travis LePage is a highly talented and accomplished practitioner with a demonstrated track of successfully leading and managing complex multi-million-dollar programs and enterprise/agency-wide projects for state and municipal governments and public and private organizations. Mr. LePage has several years of experience delivering project results to meet the unique needs, requirements, and expectations of stakeholders.

Mr. LePage holds the premier Project Management Institute-Agile Certified Practitioner (PMI-ACP) certification, which demonstrates his focus on value-driven delivery, stakeholder engagement, boosting team performance, continuous process improvement, and bringing better visibility and adaptability to projects. He is among a handful of public safety consultants in the industry to hold this prestige certification for Next Generation 9-1-1 (NG9-1-1), computer-aided dispatch (CAD), and health, fire, and law enforcement records management systems (RMS).

## EXPERIENCE

2010-Present  
2016-Present

**Federal Engineering – Fairfax, Virginia**  
*Director of Consulting Operations*

- Oversee and direct client engagements
- Serve as the executive interface between clients and operations team
- Lead and coach project managers to use resources to meet or exceed client expectations while balancing cost, schedule, quality, and risk
- Provide quality assurance and quality control reviews for deliverables
- Monitor and implement actions to take advantage of value-adding and risk-reducing opportunities on client engagements
- Provide human resources support for project managers and engineering staff

2010-2016

*Senior Consultant*

- Lead and manage consulting engagements for international, nationwide, state, county, and local governments
- Assess, design, procure, and implement public safety communications systems for law enforcement, fire, EMS, and 9-1-1 agencies

2004-2010

**New York State Technology Enterprise Corporation (NYSTEC) – Rome, New York**

*Project Manager & Communications Systems Consultant*

- As program manager and lead consultant, spearheaded the development and implementation of a Tactical Interoperable Communications Plan (TICP) for New York City. Stakeholders included over 40 local, State and Federal agencies and more than 130 members from the law enforcement, fire, and emergency management entities. Consulted with major City agencies including the FDNY, NYPD, and OEM to develop a Field Operations Guide (FOG) for incident-response command and control.
- As program manager and principle engineer for a major metropolitan citywide 800-MHz rebanding project, was responsible for planning, organizing, and overseeing the system reconfiguration of 35 government agencies.
- As principal communications consultant, led the development of a Statewide Communications Interoperability Plan (SCIP), an Investment Justification (IJ) portfolio, and the implementation of a Project Management Office (PMO). Served as the primary interface between State Administrative Agency (SAA), Statewide Interoperability Executive Committee (SIEC) and Regional Planning Committees (RPCs).

2002-2003

**Global Crossing Telecommunications – Rochester, New York**

*Network Analyst*

- As network analyst, led large scale network optimization projects to aggregate Digital Signal (DS-x) carriers onto Optical Carriers (OC-x). Projects yielded \$55 million in annual network operating cost savings.

2000-2002

**Smith Broadcasting of New York – Utica, New York**

*Engineer*

- As engineer, was responsible for implementing and maintaining digital microwave, T-1, DSL, SONET, and frame relay transmission systems.

## EDUCATION

**George Washington University – Washington, D.C.**  
*Advanced Master's Certificate in Project Management, 2010*

- GPA: 3.94

**State University of New York Institute of Technology – Utica, New York**  
*Master of Business Administration (MBA), Concentration in Technology Management, 2006*

- GPA: 3.86 – With Honors
- Senator's Scholarship Recipient

*Bachelor of Science, Telecommunications Engineering, 2002*  
▪ GPA: 3.50 – With Honors

Marcus Grimm  
5513 Key West Place, Bradenton, FL 34203  
[marcus@grimmandco.org](mailto:marcus@grimmandco.org) (717) 808-7035

Results-driven digital B2B marketing leader and practitioner, particularly skilled in demand generation, enterprise messaging and Marketing Automation.

Founder: Grimm and Co. 2020 - Present

Fractional CMO offering contract services for content marketing & demand generation strategy and execution. One of only 1,400 Expert-Vetted contractors on Upwork. Nearly \$900k of contracts in less than five years to place company in the top .5% of all freelancers on the platform.

- Clients include:
  - SimWell, largest provider of custom simulation services in North America
  - Medtrics, a medtech platform catered to medical schools
  - Wholesale Stone Solutions, a provider of imported hardscaping products

See profile here: <https://www.upwork.com/freelancers/marcusgrimm>

Chief Growth Officer: Web Talent Marketing 2018 - 2020

Full funnel responsibility for the growth of a regional marketing firm, with an emphasis on growing client base through education.

Relevant experiences:

- Led the strategy and deployment of a comprehensive marketing automation messaging strategy for the largest healthcare system in Delaware
- Led the strategy & execution for agency expansion into Amazon marketplace
- Led the strategy & execution of agency expansion into marketing automation

Vice President Market Growth & Innovation: Benchmark Construction, 2017 - 2018

Responsible for lead generation and nurturing for a \$150M commercial construction company. Special emphasis on a messaging strategy that supported a 2 year+ buying cycle.

Relevant experiences:

- Led the messaging and content strategy for four distinct markets (commercial speciality, higher education, senior living & healthcare)
- Led the development of messaging to support company transition to new leadership

#### Chief Marketing Officer: Aspire Ventures, 2014 - 2017

Responsible for development and execution of creative campaigns on a global scale in a dually regulated (HIPPA and SEC) environment.

Relevant experiences:

- Led the strategy and deployment of a messaging strategy for accredited investors of the firm
- Responsible for the messaging development of six start-ups, all at various stages of GTM fit
- Led the branding of [Clio](#), one of the first “smart” microhospitals in the US (project subsequently abandoned by VC)

#### Head of Marketing: Nxtbook Media, 2006 - 2014

Responsible for marketing and communications for an Inc. 500 company and a multiple time winner of the Best Place to Work in PA award. Served as chief strategist and consultant for a wide variety of BtoB clients. Responsible for the hiring and growth of a diverse team of writers, designers, animators and project managers. Drove product adoption in the digital media space.

## Tab 6



# 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*

# Table of Contents

---

## Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

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

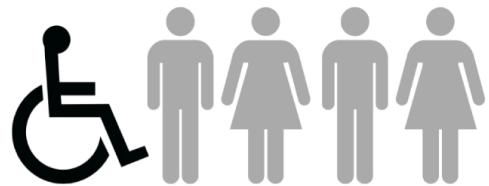
## Everyone deserves equal access.

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.

**19%**  
of population has a disability.



Sight, hearing, physical, cognitive.



# 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](http://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 7**

## MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

## HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **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	<b>Chairman</b>
Michael Monti	<b>Vice Chairman</b>
Brenda Landers	<b>Assistant Secretary</b>

Also present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Cari Webster	<b>District Counsel, Straley Robin &amp; Vericker (via phone)</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Tony Gipe	<b>Operations Manager: RASI (via phone)</b>
Audience	<b>Present</b>

## 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.

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

54  
55 Ms. Webster advised the Board that new residents must be given access fobs for CDD  
56 amenities, regardless of HOA or COA paperwork. The Board also cannot interfere with  
57 open houses being conducted. The roads are public so the CDD cannot turn people away  
58 or restrict access.

59  
60 **C. District Engineer**

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

62  
63 **D. Review of Landscape Report**

64 Landscape vendor was not present.

65  
66 **E. Clubhouse Manager Report**

- 67 1. Consideration of Bloomings Landscape Proposal for Shell on Nature Trail  
68 Mr. Gipe reviewed the proposal to the Board.

69  
70 On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously approved  
71 the Bloomings proposal for 17 yards of washed shell for \$3,650.00, for the Harbourage  
72 at Braden River CDD.

- 73  
74 2. Ratification of Perfect Finish Picnic Table Power Wash and Teak Treatment

75  
76 On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously ratified the  
77 Perfect Finish proposal for \$600.00 to pressure wash and teak oil all picnic tables and  
78 benches, for the Harbourage at Braden River CDD.

79  
80 Mr. Gipe explained a proposal from Perfect Finish pressure washing the pool deck area  
81 and clubhouse.

82  
83 On a motion from Mr. Glentzer, seconded by Ms. Landers, the Board unanimously  
84 approved a not to exceed amount of \$1,500.00 for Perfect Finish to pressure wash the  
85 pool deck area and clubhouse, for the Harbourage at Braden River CDD.

86  
87 The slats on the pier benches were stolen, and a police report was filed. Mr. Gipe  
88 explained that replacing the boards on the benches costs \$562.00. Plans are in place to  
89 install a light at the top of the flagpole that is motion activated. He also stated that a trail  
90 camera has already been installed. The picnic table at the pier will be taken to the park.

91  
92 On a motion from Mr. Malik, seconded by Mr. Monte, the Board unanimously approved a  
93 not to exceed amount of \$600.00 to purchase slats to repair the pier benches, for the  
94 Harbourage at Braden River CDD.

95  
96 December 16, 2025, is the visitor gate switch over to the new vendor. There is a master  
97 pin, as a temporary solution, until the full system is installed. The walk-through gates are

86 being discussed to open by a fob. Ms. DeLuna reminded everyone that the new vendor  
87 offered training to residents and asked that it get scheduled.  
88

89 **3. Consideration of Bloomings Landscape Annual Agreement**  
90

91 No action was taken on this matter.  
92

93 **F. District Manager Report**  
94

95 Ms. DeLuna stated that the next meeting scheduled is on Monday, January 12, 2026, at  
96 12:30 p.m. She noted that an insurance review is scheduled for the 13<sup>th</sup> and accounting  
97 will be reviewing Board pay.  
98

99 A brief discussion was held regarding a proposal that was received from Envera, even  
100 though a termination notice was given to them.  
101

102 Ms. DeLuna reminded the Board that next year is an election year and there is a vacancy  
103 on the Board. Ms. Webster advised the Board it is best to make a reasonable effort to  
104 obtain resumes and fill any vacancy. The Board does have one vacancy.  
105

106 **G. Chair Updates**  
107

108 Mr. Malik spoke regarding the motion activated light on the fishing pier, the universal walk  
109 through, and the status of gate access being tied to fobs, quotes for the bathroom,  
110 gazebo, and stair repairs (pending). He stated that the slats for the bench have been  
111 ordered.  
112

113 **FOURTH ORDER OF BUSINESS** **Business Items**  
114

115 None  
116

117 **FIFTH ORDER OF BUSINESS** **Business Administration**  
118

119 **A. Consideration of the Minutes of the Board of Supervisors Regular Meeting Held**  
120 **on December 8, 2025**  
121

122 A request was made to add that there is one vacancy to line #111.  
123

124 On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved  
125 the December 8, 2025, meeting minutes, as amended, for the Harbourage at Braden  
126 River CDD.  
127

128 **B. Consideration of Operation and Maintenance Expenditures for November 2025**  
129

130 On a motion from Mr. Maliki, seconded by Ms. Landers, the Board unanimously ratified  
131 the Operation and Maintenance Expenditures for November 2025 (\$32,895.10), for the  
132 Harbourage at Braden River CDD.  
133

## 129 C. Review of Financial Statements for November 2025

130

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.

131

## 132 SIXTH ORDER OF BUSINESS

## Supervisor Requests

133

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

135

136 **SEVENTH ORDER OF BUSINESS**

## **Adjournment**

137

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.

138

139

155

140

141

142

---

## Secretary / Assistant Secretary

---

### Chairman / Vice Chairman

## **Tab 8**

# **HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT**

---

DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950

MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

[www.harbouragecdd.org](http://www.harbouragecdd.org)

## **Operation and Maintenance Expenditures**

**December 2025**

**For Board Approval**

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

The total items being presented: **\$52,665.01**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

# Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation, LLC	300272	40-286	Irrigation Repair 11/25	\$ 1,400.00
Alex Sherman Pest Control, Inc.	300291	129071	Monthly Service 11/25	\$ 225.00
Alex Sherman Pest Control, Inc.	300295	129104	Monthly Service 12/25	\$ 120.00
Bloomings Landscape & Turf Management, Inc.	300282	2025-01257	Irrigation Inspection 08/25	\$ 85.00
Bloomings Landscape & Turf Management, Inc.	300273	2025-01683	Landscape Maintenance 11/25	\$ 5,995.00
Bloomings Landscape & Turf Management, Inc.	300293	2025-01895	Landscape Maintenance 12/25	\$ 5,995.00
Brenda L. Brandsma-Landers	20251205-3	BL111225	Board of Supervisors Meeting 11/12/25	\$ 200.00
Brenda L. Brandsma-Landers	20251212-3	BL120825	Board of Supervisors Meeting 12/08/25	\$ 200.00
COMCAST	20251226-2	8535 10 045 0006759- 535 10 045 0006759	12/25 120125	\$ 451.52
COMCAST	20251212-1	8535100450011288- 8535 10 045 0011288	12/25 111925	\$ 140.76
Commercial Fitness Products, Inc.	300279	AC10131	Service Call for Battery 10/25	\$ 270.00
Commercial Fitness Products, Inc.	300270	L250835-INV balance	Final Payment or Elliptical for the Fitness room 11/19/25	\$ 2,544.00
Envera Systems	300274	761513	Gate Access Monitoring 11/25	\$ 4,221.49
Florida Department of Revenue	20251222-1	286-121625	Sales Tax 12/25	\$ 277.27

# Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251224-2	14034-95383	5651 Key West PI Marina 12/25	\$ 43.85
Florida Power & Light Company	20251224-2	19971-10141-120325	5705 Key West PI # Fountain 12/25	\$ 521.06
Florida Power & Light Company	20251224-1	2007710151-120325	5624 Duval St #IRR 12/25	\$ 25.66
Florida Power & Light Company	20251224-1	2650657121-120325	5630 Whitehead St #IRR 12/25	\$ 25.66
Florida Power & Light Company	20251224-1	29316-45333	5705 Key West PL # REC 12/25	\$ 1,017.22
Florida Power & Light Company	20251224-1	4346049218-120325	5412 53rd Ave E # ENT LTS 12/25	\$ 25.66
Florida Power & Light Company	20251224-1	5031156333-120325	5414 Harbourage Ave #Gate Hse 12/25	\$ 69.03
Florida Power & Light Company	20251224-1	72537-70146	5705 Key West PI # IRR 12/25	\$ 757.54
Florida Power & Light Company	20251224-1	7898482513-120325	5605 Southernmost Ln #IRR 12/25	\$ 25.75
Florida Power & Light Company	20251224-1	7984664172-120325	5705 Key West PL # SL 12/25	\$ 37.48
Frontier Communications of FL	20251215-1	112225- 94175314780930045	941-753-1478-093004-5 11/25	\$ 301.65
Horseshoe Cove Christmas Fund	300289	111325 HorseShoe	Holiday Golf Cart Parade Police Escort Cost (Budget: Holiday Decorations) 11/13	\$ 300.00
Ken Burton, Jr. Tax Collector	20251201-1	1734400109 2/5	Non-Ad Valorem Assessment Fees 10/25	\$ 1,109.70
Main Gate Enterprises, Inc.	300296	36865	Gate Repair 10/25	\$ 215.00

# Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
MCUD	20251210-1	100123820-111825	5651 Key West PI (Docks) 11/25	\$ 21.87
MCUD	20251210-1	100184981-111825	5705 Key West PI (Rec Center) 11/25	\$ 356.98
MCUD	20251210-1	100185040-111825	5414 Harbourage Ave (Gate) 11/25	\$ 33.52
Merril "Tod" Glentzer	300277	TG111225	Board of Supervisors Meeting 11/12/25	\$ 200.00
Merril "Tod" Glentzer	300277	TG12082025	Board of Supervisors Meeting 12/08/25	\$ 200.00
Michael J Monti	20251212-2	MM120825- 286	Board of Supervisors Meeting 12/08/25	\$ 200.00
Michael J Monti	20251212-6	MMo11122025	Board of Supervisors Meeting 11/12/25	\$ 200.00
Michael J Monti	20251205-1	MMo111225	Board of Supervisors Meeting 11/12/25	\$ 200.00
Michael V. Malik	20251212-5	MM1112025	Board of Supervisors Meeting 11/12/25	\$ 200.00
Michael V. Malik	20251205-2	MM111225	Board of Supervisors Meeting 11/12/25	\$ 200.00
Michael V. Malik	20251212-4	MM120825	Board of Supervisors Meeting 12/08/25	\$ 200.00
Perfect Finish Pressure Washing, LLC	300280	1101	Pressure Washing tables and benches 12/25	\$ 719.00
Pools by Lowell, Inc.	300281	207100043	Commercial Pool Service 11/25	\$ 590.00
Pools by Lowell, Inc.	300294	208197285	Automatic Repair 12/25	\$ 96.40

# Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300268	INV0000105087	Personnel Reimbursement 11/25	\$ 1,583.71
Rizzetta & Company, Inc.	300271	INV0000105292	Accounting Services 12/25	\$ 4,047.26
Rizzetta & Company, Inc.	300276	INV0000105402	Amenity Management & Overnight Personnel Reimbursement 12/25	\$ 2,202.42
Rizzetta & Company, Inc.	300278	INV0000105470	Cell Phone Nov Service 12/25	\$ 50.00
Rizzetta & Company, Inc.	300290	INV0000105856	Personnel Reimbursement 12/25	\$ 1,794.36
Schappacher Engineering, LLC	300283	2933	Engineering Services 09/25	\$ 520.00
Schappacher Engineering, LLC	300283	2967	Engineering Services 11/25	\$ 552.50
School Now	300284	INV-SN-1018	CDD Website Hosting Annual Service 10/25	\$ 1,537.50
Solitude Lake Management, LLC	300269	PSI215118	Aquatic Maintenance 11/25	\$ 477.85
Solitude Lake Management, LLC	300269	PSI215119	Wetland Maintenance 11/25	\$ 686.10
Straley Robin Vericker	300285	27594	Legal Services 11/25	\$ 1,377.00
Suburban Propane, L.P.	300292	1564-438727	Propane Delivery 10/25	\$ 903.93
Suburban Propane, L.P.	300288	1564-439098	Propane Delivery 11/25	\$ 1,017.08
Suburban Propane, L.P.	300288	1564-439504	Propane Deliver 12/25	\$ 1,102.33

# **Harbourage at Braden River Community Development District**

## **Paid Operation & Maintenance Expenditures**

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	300275	7976277	Trustee Fees 11/01/25 - 10/31/2026	\$ 4,741.00
Valley National Bank	20251226-1	CC113025-286 ACH	Water cooler cups for gym 11/25	\$ 21.75
Water Boy Inc.	300286	24201981	Water Delivery 11/25	\$ 32.15
<b>Report Total</b>				<b><u>\$52,665.01</u></b>

# INVOICE

A N J EXCAVATION LLC

INVOICE # 40  
DATE: NOVEMBER 2, 2025

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

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

RECEIVED  
11/02/25

JOB SITE ADDRESS	START DATE	END DATE
Harbourage CDD- Irrigation Service Repair at 5540 Simonton	October	October

	DESCRIPTION	LINE TOTAL
1	Dug up the area and found the a kink in the 1" poly to the meter box, Ordered material and was able to cut out the kink, attach the new curbstop at the box and connect to the existing line	\$1,400.00
TOTAL		\$1,400.00

Make all checks payable to A N J EXCAVATION LLC  
**THANK YOU FOR YOUR BUSINESS!**

**Alex Sherman Pest Control**  
25620 State Road 70 East  
Myakka City, Florida 34251  
+1 (941) 727-9904

# INVOICE



NO IFS, ANTS, OR BUGS  
GUARANTEED!

Harbourage CDD  
5705 Key West Place  
Bradenton, FL 34203

**Service Address**  
Harbourage CDD  
5705 Key West Place  
Bradenton, FL 34203

Harbourage CDD  
(941) 650-2780 Mobile

Account # 270993  
Invoice # 129071  
Invoice Date 11/18/2025

**Invoice Total** **\$225.00**

ITEM	DESCRIPTION	COST	QTY	PRICE
Monthly Service				
Monthly Service General maintenance monthly.		\$225.00	1	\$225.00

When paying by card a merchant surcharge will also be applied.

**Terms**

**Net 30 Terms:** Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

**Notes**

Thank you for your business.

<b>Subtotal</b>	<b>\$225.00</b>
<b>Total</b>	<b>\$225.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$225.00</b>
<b>Account Balance</b>	<b>\$30.00</b>
<b>Balance Due</b>	<b>\$255.00</b>

**Alex Sherman Pest Control**  
25620 State Road 70 East  
Myakka City, Florida 34251  
+1 (941) 727-9904

# INVOICE



NO IFS, ANTS, OR BUGS  
GUARANTEED!

Harbourage CDD  
5705 Key West Place  
Bradenton, FL 34203

**Service Address**  
Harbourage CDD  
5705 Key West Place  
Bradenton, FL 34203

Harbourage CDD  
(941) 650-2780 Mobile

Account # 270993  
Invoice # 129104  
Invoice Date 12/16/2025

**Invoice Total** **\$120.00**

ITEM	DESCRIPTION	COST	QTY	PRICE
Monthly Service				
Monthly Service General maintenance monthly.		\$120.00	1	\$120.00

When paying by card a merchant surcharge will also be applied.

**Terms**

**Net 30 Terms:** Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

**Notes**

Thank you for your business.

<b>Subtotal</b>	<b>\$120.00</b>
<b>Total</b>	<b>\$120.00</b>
<b>Amount Paid</b>	\$0.00
<b>Amount Due</b>	<b>\$120.00</b>
<b>Account Balance</b>	\$267.75
<b>Balance Due</b>	<b>\$387.75</b>



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #

8/29/2025 2025-01257

**Bill To:**

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

**Terms** Due on receipt

Description	Qty	Rate	Amount
Irrigation Inspection - 08/20			
MPR Nozzle	1	3.00	3.00
6" Popup	1	15.00	15.00
1/2" PVC Fitting	1	2.00	2.00
Repair Hours - 1 Technician for 1 Hour	1	65.00	65.00

**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.

<b>Total</b>	\$85.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$85.00

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 Invoice #

11/1/2025 2025-01683

**Bill To:**

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

Terms	Due Date
<b>Net 30</b>	<b>12/1/2025</b>

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

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

Thank You For Your Business

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

**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 Invoice #

12/1/2025 2025-01895

**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	12/31/2025

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

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

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

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com

Harbourage at Braden River CDD

Meeting Date: November 12, 2025

**SUPERVISOR PAY REQUEST**

**Name of Board**

**Supervisor**

**Check if paid**

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

TG 111225

BL111225

MM 111225

MM 111225

**RECEIVED**  
11/13/25

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

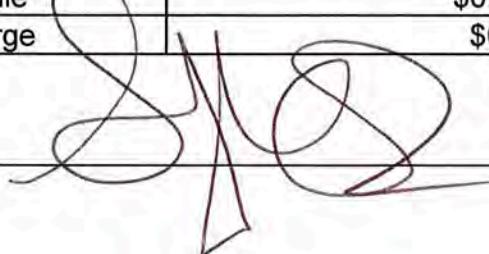
**EXTENDED MEETING TIMECARD**

Meeting Start Time:	12:30 PM
Meeting End Time:	1:30 PM
Total Meeting Time:	1 hour
Time Over (3) Hours:	
Total at \$175.00 per Hour:	

**ADDITIONAL QR-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: December 8, ~~XXXX~~ 2025  
cg

**SUPERVISOR PAY REQUEST**

**Name of Board**

**Supervisor**

**Check if paid**

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	12:30
Meeting End Time:	1:39
Total Meeting Time:	1:09 min
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 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	Nov 23	-\$432.32
<b>Balance forward</b>		
		<b>\$0.00</b>
Regular monthly charges	Page 3	\$429.35
Taxes, fees and other charges	Page 3	\$22.17
<b>New charges</b>		<b>\$451.52</b>

**Amount due** **\$451.52**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Dec 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](http://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

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

Please write your account number on your check or money order

Account number **8535 10 045 0006759**  
Automatic payment **Dec 22, 2025**  
**Please pay** **\$451.52**

**Electronic payment will be applied Dec 22, 2025**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510045000675900451526

## 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](http://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](http://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](http://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](http://business.comcast.com/myaccount)

**Go paperless and say goodbye to clutter**

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount) to get started.

## Additional billing information

**More ways to pay:****Online**

Visit My Account at [business.comcast.com/myaccount](http://business.comcast.com/myaccount)

**Comcast Business App**

Download the Comcast Business App

**In-Store**

Visit [business.comcast.com/servicecenter](http://business.comcast.com/servicecenter) to find a store near you

## Regular monthly charges

\$429.35

## Comcast Business

\$429.35

## TV services

\$208.50

TV Standard Business Video.	\$124.95
TV Box + Remote	\$11.95
Service To Additional TV With TV Box and Remote.	\$11.95
Service To Additional TV With TV Adapter.	\$11.95
Broadcast TV Fee	\$43.25
Regional Sports Fee	\$4.45

## Internet services

\$220.85

Business Internet 75	\$157.95
Static IP - 1	\$34.95
Equipment Fee Internet.	\$27.95

## What's included?

**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertainedVisit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

## Taxes, fees and other charges

\$22.17

## Other charges

\$0.15

Regulatory Cost Recovery	\$0.15
--------------------------	--------

## Taxes &amp; government fees

\$22.02

Sales Tax	\$3.31
State Communications Services Tax	\$14.09
Local Communications Services Tax	\$4.62

## Additional information

**UPCOMING CHANGES TO YOUR BROADCAST TV (BTV) FEE AND REGIONAL SPORTS NETWORK (RSN) FEE:** At Comcast Business, we're committed to delivering reliable service and work hard to keep prices stable for our customers. To continue to deliver the programming you enjoy, your BTV fee may change up to \$12.55 per month and your RSN fee may change up to \$0.25 per month, effective December 18, 2025, due to increases in programming and service-related costs. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

**UPCOMING CHANGES TO YOUR BILL:** At Comcast Business, we continue to invest in our technology to ensure we maintain a high-quality network for our Internet customers. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. Your Static IP service will increase to \$34.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

**UPCOMING CHANGES TO YOUR BILL:** At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$124.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

**EQUIPMENT FEE CHANGE NOTICE:** At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

Account Number  
**8535 10 045 0006759**

Billing Date  
**Dec 01, 2025**

Services From  
**Dec 14, 2025 to Jan 13, 2026**

Page  
**4 of 4**

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](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

**Comcast Business Update:** Starting November 7, 2025, Willow TV will no longer be available for purchase as a standalone channel. If you're already subscribed to Willow TV, your subscription will stay active until you make a change to video service or receive further notice.

We've made updates to our Comcast Business Services Customer Terms and Conditions, including changes to the arbitration provisions. You can review the updated agreement at [business.comcast.com/terms-conditions-smb](https://business.comcast.com/terms-conditions-smb).

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

# 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		\$140.76
EFT Payment - thank you	Dec 10	-\$140.76
<b>Balance forward</b>		
Regular monthly charges	Page 3	\$134.85
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$1.96
<b>New charges</b>		<b>\$140.76</b>
<b>Amount due</b>		<b>\$140.76</b>

## 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.

### ! Thanks for paying by Automatic Payment

Your automatic payment on Jan 09, 2026, 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](http://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

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

Account number **8535 10 045 0011288**

Automatic payment **Jan 09, 2026**

**Please pay** **\$140.76**

Electronic payment will be applied Jan 09, 2026

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510045001128800140764

## 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](http://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](http://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](http://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](http://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](http://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](http://business.comcast.com/servicecenter) to find a store near you

**Regular monthly charges** **\$134.85**

<b>Comcast Business</b>	<b>\$134.85</b>
<b>Internet services</b>	<b>\$134.85</b>
Starter	\$71.95
Business Internet.	
Static IP - 1	\$34.95
Equipment Fee	\$27.95
Internet.	

**What's included?**

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

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

**One-time charges** **\$3.95**

<b>Other charges</b>	<b>\$3.95</b>
Paper Statement Fee	Dec 19

**Taxes, fees and other charges** **\$1.96**

<b>Taxes &amp; government fees</b>	<b>\$1.96</b>
Sales Tax	\$1.96

## Additional information

We've made updates to our Comcast Business Services Customer Terms and Conditions, including adding terms for the WiFi Extenders Service. You can review the updated agreement at <https://business.comcast.com/terms-conditions-smb>.


**Invoice**

5034 N Hiatus Road      954-747-5128      Phone  
 Sunrise, FL 33351      954-747-5131      Fax

Date	Invoice #
10/1/2025	AC10131

Sold To	Ship To
---------	---------

Harbourage on Braden River CDD  
 9428 Camden Field Parkway  
 Riverview, FL 33578  
 cddinvoice@rizzetta.com

Harbourage on Braden River  
 5705 Key West Place  
 Sarasota, FL 34203

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
BD	HAR011	WO#2916	10/1/2025	Verbal	Net 30	10/31/2025
Qty	Item Code	Description		Price Each	Amount	
1	Service Charge	Service Charge		85.00	85.00	
1	Part	Battery		75.00	75.00	
1	Labor	Technician installed part listed.		85.00	85.00	
1	Freight	Subtotal Inbound Shipping		245.00		
				25.00	25.00	

Thank you for your business!	<b>Total</b>	<b>\$270.00</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
www.commfitnessproducts.com	<b>Balance Due</b>	<b>\$270.00</b>

**HARBOURAGE**  
AT BRADEN RIVER  
COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · 2700 S. Falkenburg Rd. Suite 2745 · RIVerview, FLORIDA 33578

**Check Request**

Amount: \$2,544.00

Date: November 19, 2025

Payable to: Commercial Fitness Products

Address: c/o Harbourage CDD  
5705 Key West Pl

City/State/Zip: Bradenton, FL 34203

Description: Final Payment (COD) for new elliptical for fitness room

Requestor: Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature:  Date: 11/19/2025

Manager Approval: \_\_\_\_\_

PLEASE MAIL CHECK TO:

Harbourage CDD  
Attn: Operations Manager  
5705 Key West Place  
Bradenton, FL 34203


**INVOICE**

6221 Topaz Ct, Fort Myers, FL 33966

 Office: 239-938-1461  
 Cell: 239-633-5719  
 Email: lori@commfitnessproducts.com  
 Fax: 239-938-1462

INVOICE # L250835-INV

Date: Oct 9, 2025

**BILL TO:**  
 Harbourage on Braden River  
 5705 Key West Place  
 Bradenton, FL 34203  
 U.S

**SHIP TO:**  
 Harbourage on Braden River  
 5705 Key West Place  
 Bradenton, FL 34203  
 U.S

 ATN Tony Gipe  
 Phone (941) 727-5500  
 Email harbouragecddmanager@gmail.com

 ATN Tony Gipe  
 Phone (941) 727-5500  
 Email harbouragecddmanager@gmail.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Lori Main	Will Advise	Best Way	Origin	CK#4882 \$2,544 -11.17 Bal. COD	

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

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

Subtotal	\$4,770.00
State Tax	\$0.00
Freight	\$318.00
Grand Total	\$5,088.00

Deposit	\$2,544.00
C.O.D. Due	\$2,544.00

For Delivery Staff		
Date:	Amount Collected:	Check No.:
Received By: (Print Name and Sign)		

## Terms and Conditions

### Acceptance of Proposal

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

### Scheduled Installations

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

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

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

### Confidentiality

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

### Additional Terms of Sale

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

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

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

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

### Technology

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

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals, ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

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

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

### Warranties

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

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

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

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

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

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

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

Make payments to the order of: <b>Commercial Fitness Products, Inc.</b>	Invoice #: <b>L250835-INV</b>
Fed-Ex, UPS, USPS etc. <b>Commercial Fitness Products, Inc.</b> 5034 N Hiatus Rd Sunrise, FL 33351	Invoice Amount: <b>\$5,088.00</b>
	Payment Terms: <b>CK#4882 \$2,544 -11.17 Bal. COD</b>
	Deposit Amount: <b>\$2,544.00</b>
	Balance: <b>\$2,544.00</b>
Signature _____	
Print Name: _____	
Facility Name: _____	
Date of Acceptance: _____	

Invoice #: <b>L250835-INV</b>
Invoice Amount: <b>\$5,088.00</b>
Payment Terms: <b>CK#4882 \$2,544 -11.17 Bal. COD</b>
Deposit Amount: <b>\$2,544.00</b>
Balance: <b>\$2,544.00</b>
Signature _____
Print Name: _____
Facility Name: _____
Date of Acceptance: _____

**Envera**

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

**Invoice**

Invoice Number <b>761513</b>	Date <b>11/03/2025</b>
Customer Number <b>300015</b>	Due Date <b>12/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		11/03/2025	12/01/2025
<b>300015 - Gate Access - Harborage on Braden River - 5705 Key West Place, Bradenton, FL</b>				
1.00	Envera Kiosk System 12/01/2025 - 12/16/2025	0.53	\$437.01	\$233.07
1.00	Service & Maintenance 12/01/2025 - 12/16/2025	0.53	\$250.96	\$133.84
1.00	Service & Maintenance 12/17/2025 - 12/31/2025	0.50	\$258.49	\$129.24
1.00	Envera Kiosk System 12/17/2025 - 12/31/2025	0.50	\$450.12	\$225.06
1.00	Virtual Gate Guard Monitoring 12/01/2025 - 12/16/2025	0.53	\$3,338.89	\$1,780.74
1.00	Virtual Gate Guard Monitoring 12/17/2025 - 12/31/2025	0.50	\$3,439.08	\$1,719.54
<hr/>				
Date	Invoice #	Description	Amount	Balance Due
11/3/2025	761513	Monitoring Services	\$4221.49	<b>\$4221.49</b>

**Envera**

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

**Invoice**

Invoice Number <b>761513</b>	Date <b>11/03/2025</b>
Customer Number <b>300015</b>	Due Date <b>12/01/2025</b>

Net Due: \$4,221.49

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

**Envera**

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

**Invoice**

Invoice Number	Date
<b>761513</b>	<b>11/03/2025</b>
Customer Number	Due Date
<b>300015</b>	<b>12/01/2025</b>

Page: 2

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
				<b>Subtotal:</b> <b>\$4221.49</b>
				<b>Tax</b> <b>\$0.00</b>
				<b>Payments/Credits Applied</b> <b>\$0.00</b>
				<b>Invoice Balance Due:</b> <b>\$4221.49</b>

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	761513	Monitoring Services	\$4221.49	<b>\$4221.49</b>

**Envera**

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

**Invoice**

Invoice Number	Date
<b>761513</b>	<b>11/03/2025</b>
Customer Number	Due Date
<b>300015</b>	<b>12/01/2025</b>

Net Due: \$4,221.49

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



## 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](http://www.myflorida.com/dor).

Certificate Number: 51-8016045527-4		<b>SALES AND USE TAX RETURN</b>			HD/PM Date: / /
<b>Florida</b>		<b>1. Gross Sales</b>	<b>2. Exempt Sales</b>	<b>3. Taxable Amount</b>	<b>4. Tax Due</b>
A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending					
Include use tax on Internet / out-of-state untaxed purchases →					
<b>Transient Rental Rate:</b> <input type="text"/> Surtax Rate: <input type="text"/> Reporting Period: <input type="text"/>					
Name: Harbourage at Braden River Community Development District Address: 12750 Citrus Park Lane, Suite 115 City/St: Tampa, FL 33625					
<b>FLORIDA DEPARTMENT OF REVENUE</b> <b>5050 W TENNESSEE ST</b> <b>TALLAHASSEE FL 32399-0120</b>					
<b>Due:</b> <input type="text"/> <b>Late After:</b> <input type="text"/>					
<input type="checkbox"/> Check here if payment was made electronically.					
9100 0 20169999 0001003031 3 4999999999 0000 5					
<b>E-file/E-pay Only</b>					
Certificate Number: 51-8016045527-4		<b>SALES AND USE TAX RETURN</b>			HD/PM Date: / /
<b>Florida</b>		<b>1. Gross Sales</b>	<b>2. Exempt Sales</b>	<b>3. Taxable Amount</b>	<b>4. Tax Due</b>
A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending					
Include use tax on Internet / out-of-state untaxed purchases →					
<b>Transient Rental Rate:</b> <input type="text"/> Surtax Rate: <input type="text"/> Reporting Period: <input type="text"/>					
Name: Harbourage at Braden River Community Development District Address: 12750 Citrus Park Lane, Suite 115 City/St: Tampa, FL 33625					
<b>FLORIDA DEPARTMENT OF REVENUE</b> <b>5050 W TENNESSEE ST</b> <b>TALLAHASSEE FL 32399-0120</b>					
<b>Due:</b> <input type="text"/> <b>Late After:</b> <input type="text"/>					
<input type="checkbox"/> Check here if payment was made electronically.					
9100 0 20169999 0001003031 3 4999999999 0000 5					
<b>E-file/E-pay Only</b>					

Certificate Number: 51-8016045527-4		<b>SALES AND USE TAX RETURN</b>			HD/PM Date: / /
<b>Florida</b>		<b>1. Gross Sales</b>	<b>2. Exempt Sales</b>	<b>3. Taxable Amount</b>	<b>4. Tax Due</b>
A. Sales/Services B. Taxable Purchases C. Commercial Rentals D. Transient Rentals E. Food & Beverage Vending					
Include use tax on Internet / out-of-state untaxed purchases →					
<b>Transient Rental Rate:</b> <input type="text"/> Surtax Rate: <input type="text"/> Reporting Period: <input type="text"/>					
Name: Harbourage at Braden River Community Development District Address: 12750 Citrus Park Lane, Suite 115 City/St: Tampa, FL 33625					
<b>FLORIDA DEPARTMENT OF REVENUE</b> <b>5050 W TENNESSEE ST</b> <b>TALLAHASSEE FL 32399-0120</b>					
<b>Due:</b> <input type="text"/> <b>Late After:</b> <input type="text"/>					
<input type="checkbox"/> 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](http://www.myflorida.com/dor).

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

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

Signature of Taxpayer

Date

Signature of Preparer

Date

Telephone Number

Telephone Number

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

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

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

Signature of Taxpayer

Date

Signature of Preparer

Date

813 533-5571 x 9488

Telephone Number

813 533-5571 x 9188

Telephone Number

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

- |  |              |
|--|--------------|
| 15(a). Exempt Amount of Items Over \$5,000 (included in Column 3) .....  | 15(a). _____ |
| 15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3) .....                                | 15(b). _____ |
| 15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) ..... | 15(c). _____ |
| 15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4) .....                             | 15(d). 36-77 |
| 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. _____    |



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

**CURRENT BILL**

**\$43.85**

TOTAL AMOUNT YOU OWE

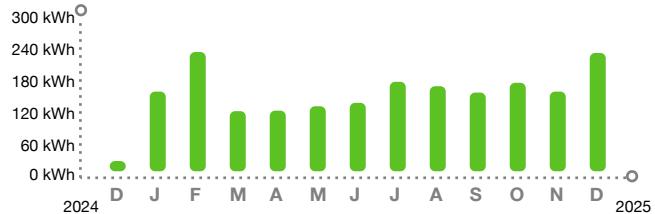
**Dec 26, 2025**

NEW CHARGES DUE BY



Scan to  
Pay  
or visit  
[FPL.com/  
WaystoPay](http://FPL.com/WaystoPay)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

<b>BILL SUMMARY</b>	
Amount of your last bill	34.11
Payments received	-34.11
Balance before new charges	0.00
Total new charges	43.85
<b>Total amount you owe</b>	<b>\$43.85</b>

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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

52031403495383358340000000

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:

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

14034-95383

ACCOUNT NUMBER

\$43.85

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	34.11
Payment received - Thank you	-34.11
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: (\$0.096100 per kWh)	\$23.26
Fuel: (\$0.027180 per kWh)	\$6.58
Electric service amount	42.71
Gross receipts tax (State tax)	1.10
Taxes and charges	1.10
Regulatory fee (State fee)	0.04
Total new charges	\$43.85
<b>Total amount you owe</b>	<b>\$43.85</b>

### METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	27252		27010		242

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	242	163	21
Service days	29	29	30
kWh/day	8	5	0
Amount	\$43.85	\$34.11	\$26.50

### KEEP IN MIND

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

### Download the app

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

[Download now](#)

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.



RECEIVED  
DEC - 8 2021

BY: .....

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

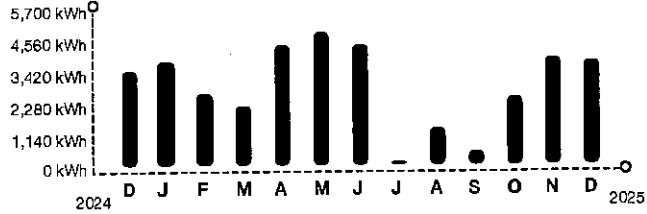
**CURRENT BILL****\$521.06**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	536.49
Payments received	-536.49
Balance before new charges	0.00
Total new charges	521.06
<b>Total amount you owe</b>	<b>\$521.06</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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

5203199711014186012500000

0001 0020 450022  
#BWNDJNQ \*\*\*  
#1709143LQ148017#  
HARBORAGE AT BRADEN RIVER  
COMMUNITY DEVELOPMENT DIST  
C/O MAIL ROOM  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

10

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](http://FPL.com/PayBill)  
for ways to pay.

19971-10141

ACCOUNT NUMBER

\$521.06

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0002 0020 450022

E001

### BILL DETAILS

Amount of your last bill	536.49
Payment received - Thank you	-536.49
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$385.65
Fuel: <small>(\$0.027190 per kWh)</small>	\$109.07
Electric service amount	507.59
Gross receipts tax (State tax)	13.03
Taxes and charges	13.03
Regulatory fee (State fee)	0.44
Total new charges	\$521.06
<b>Total amount you owe</b>	<b>\$521.06</b>

### METER SUMMARY

Meter reading - Meter KN87589. Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	47934		43921		4013

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	4013	4135	3693
Service days	29	29	30
kWh/day	138	142	123
Amount	\$521.06	\$536.49	\$437.37

### KEEP IN MIND

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

### Download the app

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

[FPL.com/MobileApp](#)

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.



RECEIVED  
DEC - 8 2025

BY: .....

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

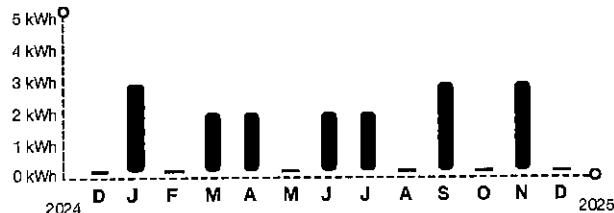
**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

**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
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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**

0003 0020 450022

/ 27

5203200771015156652000000

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](http://FPL.com/PayBill)  
for ways to pay.

20077-10151

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0004 0020 450022

E001

### BILL DETAILS

Amount of your last bill	25.81
Payment received - Thank you	-25.81
Balance before new charges	\$0.00
<b>New Charges</b>	
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
<b>Total amount you owe</b>	<b>\$25.66</b>

### METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00211		00211		0

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	0	3	0
Service days	29	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.81	\$25.66

### KEEP IN MIND

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

### Download the app

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

[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.



RECEIVED  
DEC - 8 2021

FPL.com Page 1

0005 0020 450022

E001

Electric Bill Statement

For: Nov 4, 2025 to Dec 3, 2025 (29 days)

Statement Date: Dec 3, 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**

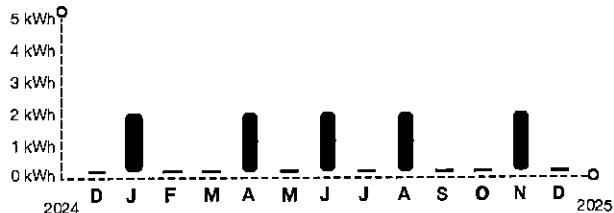
TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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



0005 0020 450022

/ 27

5203265065712116652000000

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](http://FPL.com/PayBill)  
for ways to pay.

26506-57121

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0006 0020 450022

E001

### BILL DETAILS

Amount of your last bill	25.75
Payment received - Thank you	-25.75
Balance before new charges	\$0.00
<b>New Charges</b>	
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
<b>Total amount you owe</b>	<b>\$25.66</b>

### METER SUMMARY

Meter reading - Meter AC96442. Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00112		00112		0

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	0	2	0
Service days	29	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$25.66

### KEEP IN MIND

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

### Download the app

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

[FPL.com/MobileApp](http://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.



RECEIVED  
DEC - 8 2025

FPL.com Page 1

0007 0020 450022

E001

**Electric Bill Statement**

For: Nov 4, 2025 to Dec 3, 2025 (29 days)

**Statement Date:** Dec 3, 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**

**\$1,017.22**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

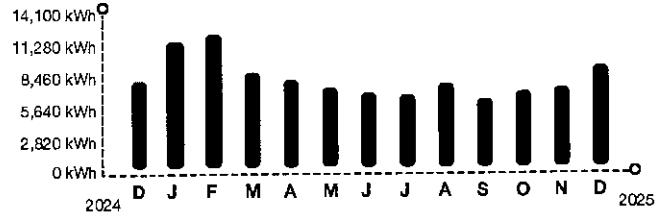
Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

**BILL SUMMARY**

Amount of your last bill	820.08
Payments received	-820.08
Balance before new charges	0.00
Total new charges	1,017.22
<b>Total amount you owe</b>	<b>\$1,017.22</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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**



0007 0020 450022

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

/ 27

5203293164533332271010000



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

29316-45333

ACCOUNT NUMBER

\$1,017.22

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED



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

FPL.com Page 2

0008 0020 450022

E001

### BILL DETAILS

Amount of your last bill	820.08
Payment received - Thank you	-820.08
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$324.66
Fuel: (\$0.027180 per kWh)	\$260.38
Demand: (\$13.41 per KW)	\$375.48
Electric service amount	990.93
Gross receipts tax (State tax)	25.43
Taxes and charges	25.43
Regulatory fee (State fee)	0.86
Total new charges	\$1,017.22
<b>Total amount you owe</b>	<b>\$1,017.22</b>

### METER SUMMARY

Meter reading - Meter KE83217. Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	81518		71938		9580
Demand KW	28.28				28

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	9580	7533	8387
Service days	29	29	30
kWh/day	330	259	279
Amount	\$1,017.22	\$820.08	\$917.10

### KEEP IN MIND

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

### Download the app

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

[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.



RECEIVED  
DEC - 8 2025

BY: .....

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

**CURRENT BILL**

**\$25.66**

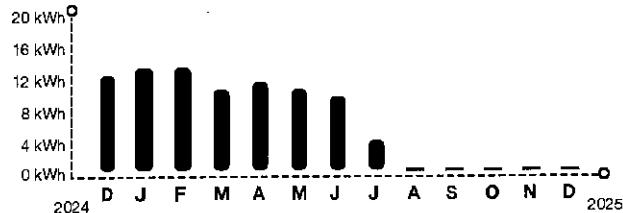
TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

**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
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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

5203434604921886652000000

0009 0020 450022

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:

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

43460-49218

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0010 0020 450022

E001

### BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
Balance before new charges	\$0.00
<b>New Charges</b>	
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
<b>Total amount you owe</b>	<b>\$25.66</b>

### METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Jan 5, 2026.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	0	0	13
Service days	29	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$26.18

### KEEP IN MIND

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

### Download the app

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

[FPL.com/MobileApp](#)

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.



RECEIVED  
DEC - 8 2025

FPL.com Page 1

0011 0020 450022

E001

BY: .....

## Electric Bill Statement

For: Nov 4, 2025 to Dec 3, 2025 (29 days)

Statement Date: Dec 3, 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

**\$69.03**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

## BILL SUMMARY

Amount of your last bill	73.96
Payments received	-73.96
Balance before new charges	0.00
Total new charges	69.03
<b>Total amount you owe</b>	<b>\$69.03</b>

(See page 2 for bill details.)

## ENERGY USAGE HISTORY



## KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).Customer 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

5203503115633323096000000

0011 0020 450022

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:

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

50311-56333

ACCOUNT NUMBER

\$69.03

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0012 0020 450022

E001

### BILL DETAILS

Amount of your last bill	73.96
Payment received - Thank you	-73.96
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$42.38
Fuel: <small>(\$0.027180 per kWh)</small>	\$11.99
Electric service amount	67.24
Gross receipts tax (State tax)	1.73
Taxes and charges	1.73
Regulatory fee (State fee)	0.06
Total new charges	\$69.03
<b>Total amount you owe</b>	<b>\$69.03</b>

### METER SUMMARY

Meter reading - Meter AC96444, Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	34717		34276		441

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	441	480	495
Service days	29	29	30
kWh/day	15	17	17
Amount	\$69.03	\$73.96	\$69.98

### KEEP IN MIND

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

### Download the app

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

[FPL.com/MobileApp](#)

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.



RECEIVED  
DEC - 8 2025

FPL.com Page 1

0013 0020 450022

E001

## Electric Bill Statement

For: Nov 4, 2025 to Dec 3, 2025 (29 days)

Statement Date: Dec 3, 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

**\$757.54**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

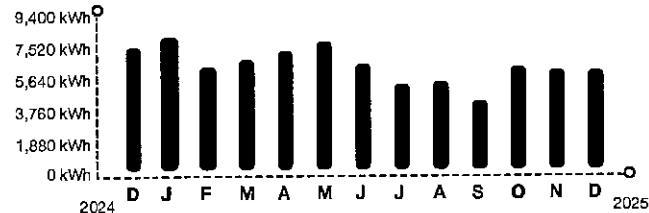
Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

## BILL SUMMARY

Amount of your last bill	759.23
Payments received	-759.23
Balance before new charges	0.00
Total new charges	757.54
<b>Total amount you owe</b>	<b>\$757.54</b>

(See page 2 for bill details.)

## ENERGY USAGE HISTORY



## KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).Customer 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

5203725377014884575700000

0013 0020 450022

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:

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

72537-70148

ACCOUNT NUMBER

\$757.54

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0014 0020 450022

E001

### BILL DETAILS

Amount of your last bill	759.23
Payment received - Thank you	-759.23
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: <i>(\$.033890 per kWh)</i>	\$214.04
Fuel: <i>(\$.027180 per kWh)</i>	\$171.67
Demand: <i>(\$13.41 per KW)</i>	\$321.84
Electric service amount	737.96
Gross receipts tax (State tax)	18.94
Taxes and charges	18.94
Regulatory fee (State fee)	0.64
Total new charges	\$757.54
<b>Total amount you owe</b>	<b>\$757.54</b>

### METER SUMMARY

Meter reading - Meter KN94969, Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	94911	-	88595	=	6316
Demand KW	24.04	-		=	24

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	6316	6343	7873
Service days	29	29	30
kWh/day	217	218	262
Amount	\$757.54	\$759.23	\$833.09

### KEEP IN MIND

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

### Download the app

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

[FPL.com/MobileApp](#)

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.



RECEIVED  
DEC - 8 2021

BY: .....

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

**CURRENT BILL****\$25.75**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

**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
<b>Total amount you owe</b>	<b>\$25.75</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).Customer 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**

0015 0020 450022

/ 27

5203789848251355752000000

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](http://FPL.com/PayBill)  
for ways to pay.

78984-82513

ACCOUNT NUMBER

\$25.75

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0016 0020 450022

E001

### BILL DETAILS

Amount of your last bill	25.75
Payment received - Thank you	-25.75
Balance before new charges	\$0.00
<b>New Charges</b>	
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
<b>Total amount you owe</b>	<b>\$25.75</b>

### METER SUMMARY

Meter reading - Meter AC96443. Next meter reading Jan 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00537		00535		2

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	2	2	0
Service days	29	29	30
kWh/day	0	0	0
Amount	\$25.75	\$25.75	\$25.66

### KEEP IN MIND

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

### Download the app

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

[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.



RECEIVED  
DEC - 8 2025

BY: .....

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

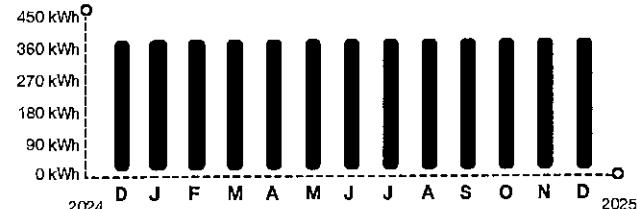
**CURRENT BILL****\$37.48**

TOTAL AMOUNT YOU OWE

**Dec 26, 2025**

NEW CHARGES DUE BY

Switch to FPL eBill®  
today and get your bill  
wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	37.48
Payments received	-37.48
Balance before new charges	0.00
Total new charges	37.48
<b>Total amount you owe</b>	<b>\$37.48</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

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

0017 0020 450022

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

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



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

79846-64172

ACCOUNT NUMBER

\$37.48

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0018 0020 450022

E001

### BILL DETAILS

Amount of your last bill	37.48
Payment received - Thank you	-37.48
Balance before new charges	\$0.00
<b>New Charges</b>	
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
<b>Total amount you owe</b>	<b>\$37.48</b>

\*\* 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 Jan 5, 2026.

**Usage**  
Total kWh used 399

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 3, 2025	Nov 4, 2025	Dec 4, 2024
kWh Used	399	399	399
Service days	29	29	30
kWh/day	14	14	13
Amount	\$37.48	\$37.48	\$28.14

### KEEP IN MIND

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

### Download the app

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

[FPL.com/MobileApp](#)

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

FPL.com Page 1

0019 0020 450022 ESLA

For: 11-04-2025 to 12-03-2025 (29 days)

kWh/Day: 14

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

FPL.com Page 2

0020 0020 450022 ESLA

For: 11-04-2025 to 12-03-2025 (29 days)  
kWh/Day: 14  
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
					<b>Electric service amount</b>		<b>34.49</b>
					Gross receipts tax (State tax)		0.89
					Regulatory fee (State fee)		0.03
					Franchise fee (Reqd local fee)		2.07
					Total	399	37.48

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



FRONTIER

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

Billing Date:  
**Nov 22, 2025**

Billing Period:  
**Nov 22 - Dec 21, 2025**

Hi HARBORAGE CDD,

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

Total balance  
**\$301.65**  
 due  
**Dec 16**

### Bill history

Previous balance		\$301.65
Payment received by Nov 22, thank you		-\$301.65

### Service summary

	Previous month	Current month
Bundle	\$244.84	\$244.84
Taxes and Fees	\$56.81	\$56.81
<b>Total services</b>	<b>\$301.65</b>	<b>\$301.65</b>
<b>Total balance</b>		<b>\$301.65</b>

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](http://frontier.com/myfrontierapp)



Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 22 11242025 NNNNNNNY 01 991832

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

**Total balance**  
**\$301.65**

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

**Due by**  
 Dec 16

**Amount enclosed**  
 \$ \_\_\_\_\_

### Mail payment to:

FRONTIER  
 PO BOX 740407  
 CINCINNATI, OH 45274-0407

45100594175314780930040000000000000000301655



FRONTIER

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

Billing Date:

**Nov 22, 2025**

Billing Period:

**Nov 22 - Dec 21, 2025**

# WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](http://frontier.com/autopay)



Download the  
MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](http://frontier.com/helpcenter), chat at [frontier.com/chat](http://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](http://frontier.com/internetdisclosures).

## SERVICE TERMS

Visit [frontier.com/terms](http://frontier.com/terms), [frontier.com/tariffs](http://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](http://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](http://frontier.com/ctnetx-privacy).



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

Billing Date:  
**Nov 22, 2025**

Page 3/4

Billing Period:  
**Nov 22 - Dec 21, 2025**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](http://business.frontier.com/internet-backup)

## **Bundle**

### **Monthly Charges**

11.22-12.21	Frontier Freedom for Business	\$136.00
	Business Line - 2 Yr Term	\$57.95
	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
	<b>Bundle Total</b>	<b>\$244.84</b>

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 \$293.92 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.

## **Taxes and Fees**

	FCA Long Distance - Federal USF Surcharge	\$18.28
	Federal USF Recovery Charge	\$9.30
	Federal Excise Tax	\$2.83
	<b>Federal Taxes</b>	<b>\$30.41</b>
	FL State Communications Services Tax	\$13.39
	County Communications Services Tax	\$6.65
	FL State Gross Receipts Tax	\$5.00
(2)	Manatee Co 911 Surcharge	\$0.80
(2)	FL State Gross Receipts Tax	\$0.40
	FL Telecommunications Relay Service	\$0.16
	<b>State Taxes</b>	<b>\$26.40</b>
	<b>Taxes and Fees Total</b>	<b>\$56.81</b>

**Total current month charges** **\$301.65**





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

Billing Date:  
**Nov 22, 2025**

Billing Period:  
**Nov 22 - Dec 21, 2025**

## Frontier

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Nov 06	12:52P	2.0	DD	VENICE FL 941-486-8137	\$0.00	U
Subtotal							
						\$0.00	

## Frontier Com of America

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Nov 04	11:20A	4.0	DD	FORT MYERS FL 239-561-3400	\$0.00	U
2	Nov 04	11:35A	2.0	DD	FORT MYERS FL 239-561-3400	\$0.00	U
3	Nov 07	11:02A	2.0	DD	MOORESTOWN NJ 856-630-0127	\$0.00	U
Subtotal							
						\$0.00	

### Legend Call Types:

DD - Day

## Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	4	10	\$0.00
Total	4	10	\$0.00

## Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	2	\$0.00
Interstate	1	2	\$0.00
Intrastate	2	6	\$0.00
Total	4	10	\$0.00

  
**HARBOURAGE**  
AT BRADEN RIVER  
COMMUNITY DEVELOPMENT DISTRICT

---

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

**Check Request**

Amount: \$300.00

Date: November 13, 2025

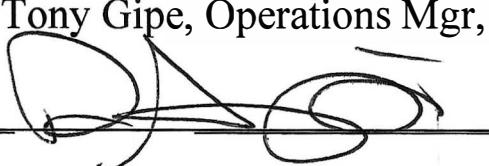
Payable to: Horseshoe Cove RV Park

Address: 5100 61<sup>st</sup> St. E.

City/State/Zip: Bradenton, FL 34203

Description: Holiday Golf Cart Parade Police Escort Cost  
(Budget: Holiday Decorations)

Requestor: Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature:  Date: 11/13/2025

---

Code to 001 -53900-4680

PLEASE MAIL CHECK TO:

Horseshoe Cove RV Park  
Attn: Activity Coordinator  
5100 60<sup>th</sup> St. E  
Bradenton, FL 34203

**2025 Real Estate**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**TAXES BECOME DELINQUENT APRIL 1ST**

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1734400109		0303	

HARBOURAGE AT BRADEN RIVER COMMUNITY  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614-8390

SEC: 15 TNSHP: 35S RNG: 18E  
 ALL THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SEC  
 15, LYING W OF THE BRADEN RIVER AND LYING S OF  
 THE ONECO RD ALSO KNOWN AS THE ONECO-ARCADIA RD  
 (CONTINUED ON TAX ROLL)  
 PAD: 5412 53RD AVE E

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE (Per \$1000 of taxable value)	TAXES LEVIED
MANATEE COUNTYWIDE OPERATING (941.745.3730)	8,210	0	8,210	4.5942	37.72
TRANSPORTATION TRUST FUND (941.745.3730)	8,210	0	8,210	0.4686	3.85
LIBRARY OPERATIONS (941.745.3730)	8,210	0	8,210	0.1825	1.50
CHILDREN'S SERVICES (941.745.3730)	8,210	0	8,210	0.3333	2.74
ENVIRONMENTAL LANDS (941.745.3730)	8,210	0	8,210	0.1500	1.23
PARKS & RECREATION (941.745.3730)	8,210	0	8,210	0.3040	2.50
UNINCORPORATED MSTU (941.745.3730)	8,210	0	8,210	0.6109	5.02
SCHOOL BOARD REQUIRED EFFORT (941.708.8770)	172,669	0	172,669	3.0560	527.68
SCHOOL BOARD BASIC DISCRETIONARY (941.708.8770)	172,669	0	172,669	0.7480	129.16
SCHOOL BOARD CAPITAL IMPROVEMENT (941.708.8770)	172,669	0	172,669	1.5000	259.00
SCHOOL BOARD ADDITIONAL OPERATING (941.708.8770)	172,669	0	172,669	1.0000	172.67
SOUTHWEST FLA WATER MGMT DISTRICT (800.423.1476)	8,210	0	8,210	0.1831	1.50
MANATEE CTY MOSQUITO CONTROL DIST (941.981.3895)	8,210	0	8,210	0.1400	1.15
WEST COAST INLAND NAVIGATION DIST (941.485.9402)	8,210	0	8,210	0.0394	0.32
SOUTHERN MANATEE FIRE & RESCUE DIST (941.751.7675)	8,210	0	8,210	1.2061	9.90



**Qualifying Exemptions:**

Tax Roll Certified 10/01/2025	<b>TOTAL MILLAGE</b>	14.5161	<b>AD VALOREM TAXES</b>	1,155.94
-------------------------------	----------------------	---------	-------------------------	----------

**NON AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
SOUTHERN MANATEE FIRE & RESCUE DIST (941.751.7675)	UNIT SIZE	0.00
HARBOURAGE AT BRADEN RIVER CDD (813.933.5571)	LOT	0.00

**NON-AD VALOREM ASSESSMENTS**

0.00

<b>COMBINED TAXES AND ASSESSMENTS</b>	1,155.94
---------------------------------------	----------

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1734400109		0303	

PAY ONLY ONE AMOUNT BELOW IN U.S. FUNDS. ENVELOPES MUST BE POSTMARKED BY THE DATE IN THE BOX PAYABLE TO KEN BURTON JR., TAX COLLECTOR - P.O. BOX 25300 - BRADENTON, FL 34206

IF PAID BY 12/02/2025	IF PAID BY 12/31/2025	IF PAID BY 01/31/2026	IF PAID BY 02/28/2026	IF PAID BY 03/31/2026
<b>1,109.70</b>	1,121.26	1,132.82	1,144.38	1,155.94

HARBOURAGE AT BRADEN RIVER  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614-8390

Scan the QR code for a  
 free online payment option!



**DO NOT WRITE ON THIS BILL  
 NO ACTION WILL BE TAKEN**

\*\*\*\*\* TAXES PAID - FOR YOUR RECORDS ONLY \*\*\*\*\* PAD: 5412 53RD AVE E

01 2025 00000001734400109 00000115594 00000000000 0 6



MAIN GATE ENTERPRISES INC

**Invoice**240 Stenstrom Rd  
Wauchula, FL 33873

Date	Invoice #
10/30/2025	36865

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

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

		Terms	Due Date
		Due on receipt	10/30/2025
Description	Qty	Rate	Amount
10-23-2025 SERVICE CALL - THE HARBOURAGE - PER TONY - THE RESIDENT ENTRY GATE IS SQUEAKING AGAIN HE TRIED TO "OIL' IT BUT IT DIDN'T HELP.			
Technician went on site to service the entry gate on the residence side. Tech attempted to lift the hinges with a jack but was unsuccessful. Technician then heated both hinges using a torch, allowing enough movement to access the hinge fittings. Using a grease gun, grease was applied to the hinge cups and the hinges were lifted off the pins, cleaned, and lubricated. Tech cycled the gate multiple times, the hinge cups were seated back onto the pins, and the gate is now operating quietly. Technician called Tony to confirm that all hinges on the gate line were greased and that the previously loud hinge is now quiet.			
TRIP CHARGE	1	75.00	75.00
HRS OF LABOR	1	125.00	125.00
GREASE	1	15.00	15.00
Accounts past due will be subject to a monthly 1.5% finance charge (18% annual) with a minimum charge of \$5.00. All invoices paid with credit or debit card will have an additional 2.9% fee added.		<b>Subtotal</b>	\$215.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$215.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$215.00
We would greatly appreciate if you call 863-773-3066 or send an e-mail to <a href="mailto:servicedept@main-gates.com">servicedept@main-gates.com</a> for all service related issues. This is to ensure that your call is timely dispatched. We cannot guarantee that calls directly to technicians will be dispatched and completed in a timely manner. We appreciate your business and understanding.			

**MCUD**

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



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

HARBOURAGE AT BRADEN RIVER  
5651 KEY WEST PL



Amount Due	\$21.87
Please Pay By	09-Dec-2025
Account Number	100123820

Account Summary	
Previous Amount Due	\$28.15
Payments Received	-\$28.15
Balance Forward	\$0.00
Contract Charges	\$21.87
<b>Total Amount Due</b>	<b>\$21.87</b>

Charge Details	Service Period 10/14 - 11/06 (24 Days)	
<b>Commercial Water Service (Meter # 49978928) (10/14 - 11/06)</b>		
Water Base Rate	0.8 month(s) x \$25.48	\$20.38
Commercial Water Usage	0.5 kgal x \$2.97	\$1.49
<b>Total New Charges</b>		<b>\$21.87</b>
<b>Total Amount Due</b>	<b>\$21.87</b>	

Usage Profile (Consumption x 1000 = GAL)	
<b>Meter Number 49978928</b>	
Begin Date: 10/14	Begin Read: 176
End Date: 11/06	End Read: 181
Period Consumption:	0.5 kgal

### Important Information

- Waste Collection Reminder: Only items placed inside your bins will be collected—nothing left beside or on top. Garbage must be bagged and fit inside the bin with the lid closed. Recycling should be placed loosely (not in bags) in the blue cart, and all boxes should be flattened. Yard waste must be placed loosely in your old garbage bin, in paper bags, or bundled – less than 4ft and under 40lbs. Additional items will need scheduled for pickup and will be charged a fee. FAQs: [mymanatee.org/bigbin](http://mymanatee.org/bigbin)
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information

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



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

SERVICE ADDRESS	5651 KEY WEST PL
ACCOUNT NUMBER	100123820
BILLING DATE	18-Nov-2025
DUUE DATE	09-Dec-2025
TOTAL AMOUNT DUE	\$21.87

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

ADDRESSEE:

**AMOUNT PAID**

MAKE CHECKS PAYABLE TO MCUD

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

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

100123820Z00000021870000000

# MCUD

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



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

HARBOURAGE AT BRADEN RIVER  
5651 KEY WEST PL



**Amount Due**

**\$21.87**

**Please Pay By**

**09-Dec-2025**

**Account Number**

**100123820**

will not be processed and will be returned. A  
late fee may apply, or service interruption  
may occur for delinquent accounts.

# MCUD

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



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

HARBOURAGE AT BRADEN RIVER  
5705 KEY WEST PL



Amount Due	\$356.98
Please Pay By	09-Dec-2025
Account Number	100184981

Account Summary	
Previous Amount Due	\$437.35
Payments Received	-\$437.35
Balance Forward	\$0.00
Contract Charges	\$356.98
Total Amount Due	\$356.98

Usage Profile (Consumption x 1000 = GAL)	
Meter Number 52637992	
Begin Date: 10/14	Begin Read: 27840
End Date: 11/06	End Read: 28128
Period Consumption:	28.8 kgal

Bin Overview	
1 x Commercial 96 gallon bin	

Charge Details		Service Period 10/12 - 11/11 (31 Days)
<b>Commercial Water Service (Meter # 52637992) (10/14 - 11/06)</b>		
Water Base Rate	0.8 month(s) x \$16.73	\$13.38
Commercial Water Usage	28.8 kgal x \$2.97	\$85.54
<b>Sewer Commercial Service (10/14 - 11/06)</b>		
Sewer Base Rate	0.8 month(s) x \$42.31	\$33.85
Sewer Service	28.8 kgal x \$6.59	\$189.79
<b>Commercial Can Service (10/12 - 11/11)</b>		
Commercial solid waste service charge	1 bin (31 days)	\$34.42
<b>Total New Charges</b>		<b>\$356.98</b>
<b>Total Amount Due</b>		<b>\$356.98</b>

## Important Information

- Waste Collection Reminder: Only items placed inside your bins will be collected - nothing left beside or on top. Garbage must be bagged and fit inside the bin with the lid closed. Recycling should be placed loosely (not in bags) in the blue cart, and all boxes should be flattened. Yard waste must be placed loosely in your old garbage bin, in paper bags, or bundled – less than 4ft and under 40lbs. Additional items will need scheduled for pickup and will be charged a fee. FAQs: [mymanatee.org/bigbin](http://mymanatee.org/bigbin)

**View & Pay Your Bill Online:** Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **AIAU1J03** (do not share this code)



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

SERVICE ADDRESS	5705 KEY WEST PL
ACCOUNT NUMBER	100184981
BILLING DATE	18-Nov-2025
DUUE DATE	09-Dec-2025
TOTAL AMOUNT DUE	\$356.98

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

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

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

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

100184981Z00000356980000000

# MCUD

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



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



HARBOURAGE AT BRADEN RIVER  
5705 KEY WEST PL



**Amount Due**

**\$356.98**

**Please Pay By**

**09-Dec-2025**

**Account Number**

**100184981**

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

# MCUD

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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)

Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER  
5414 HARBORAGE AVE



Amount Due	\$33.52
Please Pay By	09-Dec-2025
Account Number	100185040

## Account Summary

Previous Amount Due	\$41.90
Payments Received	-\$41.90
Balance Forward	\$0.00
Contract Charges	\$33.52
Total Amount Due	\$33.52

## Usage Profile (Consumption x 1000 = GAL)

Meter Number 80273272

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
10/14	310	11/06	310	0 kgal

## Important Information

- Waste Collection Reminder: Only items placed inside your bins will be collected—nothing left beside or on top. Garbage must be bagged and fit inside the bin with the lid closed. Recycling should be placed loosely (not in bags) in the blue cart, and all boxes should be flattened. Yard waste must be placed loosely in your old garbage bin, in paper bags, or bundled – less than 4ft and under 40lbs. Additional items will need scheduled for pickup and will be charged a fee. FAQs: [mymanatee.org/bigbin](http://mymanatee.org/bigbin)
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information

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



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

SERVICE ADDRESS	5414 HARBORAGE AVE
ACCOUNT NUMBER	100185040
BILLING DATE	18-Nov-2025
DUUE DATE	09-Dec-2025
TOTAL AMOUNT DUE	\$33.52

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

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

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

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

100185040Z00000033520000000

# MCUD

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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities):

Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER  
5414 HARBORAGE AVE



**Amount Due**

**\$33.52**

**Please Pay By**

**09-Dec-2025**

**Account Number**

**100185040**

will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Perfect Finish Pressure Washing LLC  
5519 Whitehead Street, Bradenton, FL 34203  
Phone: (941) 730-6210  
Email: jim@perfectfinishpressurewashingllc.com

# Perfect Finish Pressure Washing LLC

INVOICE NO. 1101

DATE 12/03/2025

BILL TO

Harbourage CDD  
c/o Rizzetta  
3434 Colwell Ave, Unit 200  
Tampa, FL 33614

INSTRUCTIONS

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
6	Tables / Benches	\$100.00	\$600.00
4	Brush Stain Oil	\$29.75	\$119.00

SUBTOTAL \$ 719.00

SALES TAX

SHIPPING & HANDLING

TOTAL DUE BY DATE:

Thank you for your business!

## Perfect Finish Pressure Washing LLC

5519 Whitehead Street, Bradenton, FL 34203  
(941) 730-6210  
[jim@perfectfinishpressurewashingllc.com](mailto:jim@perfectfinishpressurewashingllc.com)

## QUOTE

INVOICE # 1101  
Date: 10/30/2025

To:

**Expiration Date:** 12/31/2025

Harborage CDD  
5705 Key West PL  
Bradenton, FL 34203

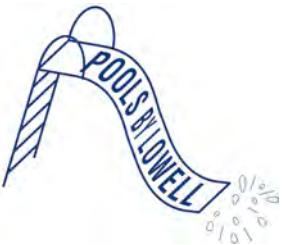
Salesperson	Job	Payment terms	Due date
		Due on receipt	

Quotation prepared by: Jim Straitwell

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

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

Thank you for your business!



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 207100043	INVOICE DATE Nov 03, 2025
----------------------	------------------------------

**JOB ADDRESS**

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

**Billing Date:** 11/1/2025

**Payment Term:** Due Upon Receipt

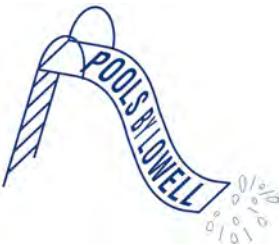
**Due Date:** 11/3/2025

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**



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  
208197285

INVOICE DATE  
Dec 02, 2025

**JOB ADDRESS**

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

Completed Date: 12/2/2025

Payment Term: Due Upon Receipt

Due Date: 12/2/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Automatic Repair  Annual Chemical Tubing Usage: Replacement of chemical tubing, nuts, and ferrules for the chemical feeders throughout the year. This is invoiced once at the end of the year for the year's usage instead of multiple invoices for less than a dollar each.	1.00	\$0.00	\$0.00

**Materials**

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	1/4" Feeder Tubing per foot Stenner	100.00	\$0.44	\$44.00
2	Stenner Connecting Nut	8.00	\$4.11	\$32.88
3	Stenner Ferrule	8.00	\$2.44	\$19.52

**SUB-TOTAL** \$96.40

**TOTAL DUE** \$96.40

**BALANCE DUE** **\$96.40**

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

**Invoice**

Date	Invoice #
11/21/2025	INV0000105087

**Bill To:**

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

Description	Services for the month of		Client Number
	November	Terms	
Personnel Reimbursement	Qty 1.00	Rate \$1,583.71	Amount \$1,583.71
	<b>Subtotal</b>		\$1,583.71
	<b>Total</b>		\$1,583.71

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

## Invoice

Date	Invoice #
12/2/2025	INV0000105292

**Bill To:**

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

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

## Invoice

Date	Invoice #
12/5/2025	INV0000105402

**Bill To:**

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

Services for the month of		Terms		Client Number
December		Upon Receipt		00046
Description		Qty	Rate	Amount
Amenity Management & Oversight		1.00	\$1,040.00	\$1,040.00
Personnel Reimbursement		1.00	\$1,162.42	\$1,162.42
		Subtotal		\$2,202.42
		Total		\$2,202.42

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

**Invoice**

Date	Invoice #
12/1/2025	INV0000105470

**Bill To:**

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

Description	Services for the month of		Client Number
	November	Terms	
Cell Phone	50.00	\$1.00	\$50.00
		<b>Subtotal</b>	\$50.00
		<b>Total</b>	\$50.00

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

**Invoice**

Date	Invoice #
12/19/2025	INV0000105856

**Bill To:**

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

Description	Services for the month of		Client Number
	December	Terms	
Personnel Reimbursement	Qty 1.00	Rate \$1,794.36	Amount \$1,794.36
	<b>Subtotal</b>		\$1,794.36
	<b>Total</b>		\$1,794.36

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
10/8/2025	2933

Bill To
Harbourage at Braden River CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

Serviced	Description	Terms		Project	
		Due on receipt	CDD Engineering Services		
9/10/2025	Prep work for CDD meeting, review agenda items and print pertinent documents. Site review of storm system repair and county utility deficiency. Attend CDD meeting.	3	160.00	480.00	
9/23/2025	Review invoice from storm system repairs and forward to Rizzetta for payment.	0.25	160.00	40.00	
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>Total</b>		\$520.00	

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
12/10/2025	2967

Bill To
Harbourage at Braden River CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

Terms	Project	
	Due on receipt	CDD Engineering Services

Serviced	Description	Quantity	Rate	Amount
11/12/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Attend CDD meeting.	3.25	170.00	552.50
Please make checks payable to Schappacher Engineering Thank you for your business!			<b>Total</b>	\$552.50



INVOICE

Harbourage at Braden River CDD  
2700 S. Falkenburg Rd., Suite 2745  
Riverview FL 33578  
United States

Invoice #: INV-SN-1018  
Invoice Date: 10/1/2025  
Due Date: 10/31/2025  
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF		\$937.50
Subscription start: 10/1/2025	Subtotal:	\$1,537.50
Subscription end: 9/30/2026	Tax Total:	
	Total:	\$1,537.50
	Amount Paid:	\$0.00
<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$1,537.50</b>

[Click Here to pay with Credit Card](#)

**Check Remittance:**

Innersync Studios Ltd  
P.O. Box 771470  
St. Louis, MO 63177-9816  
United States

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

**INVOICE**

Page: 1

Invoice Number: PSI215118  
Invoice Date: 11/1/2025

Bill

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

**RECEIVED**

11/01/25

Ship

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

Ship Via  
Ship Date 11/1/2025  
Due Date 12/1/2025  
Terms Net 30

Customer ID 9014  
P.O. Number  
P.O. Date 11/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	477.85	477.85
November Billing					
11/1/2025 - 11/30/2025					
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

**INVOICE**

Page: 1

Invoice Number: PSI215119  
Invoice Date: 11/1/2025

Bill

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

**RECEIVED**  
11/01/25

Ship

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

Ship Via  
Ship Date 11/1/2025  
Due Date 12/1/2025  
Terms Net 30

Customer ID 9014  
P.O. Number  
P.O. Date 11/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	686.10	686.10
November Billing					
11/1/2025 - 11/30/2025					
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

# **Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD  
P.O. Box 32414  
Charlotte, NC 28232

December 15, 2025  
Client: 001435  
Matter: 000001  
Invoice #: 27594

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

## **SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
11/3/2025	LC	REVIEW BOARD OF SUPERVISORS INFORMATION AND TERMS FOR NOVEMBER 2026 ELECTION; PREPARE CORRESPONDENCE TO S. DELUNA RE DISCREPANCY IN SEAT TERMS ON THE DISTRICT'S WEBSITE.	0.2	\$35.00
11/12/2025	CAW	REVIEW AGENDA AND PREPARE FOR NOVEMBER 12TH BOARD MEETING; PHONE CALL WITH DISTRICT MANAGER REGARDING MEETING; ATTEND MEETING VIA PHONE; PREPARE TERMINATION LETTER TO ENVERA.	1.9	\$579.50
11/24/2025	CAW	PREPARE GATE ACCESS INSTALLATION AND MAINTENANCE AGREEMENT WITH UNIVERSAL.	1.5	\$457.50
11/25/2025	CAW	EMAIL CORRESPONDENCE WITH T. GIPE AND P. SAVAGE REGARDING TERMS OF GATE ACCESS AGREEMENT; REVISE AGREEMENT AND RECIRCULATE.	1.0	\$305.00
Total Professional Services			4.6	\$1,377.00

December 15, 2025  
Client: 001435  
Matter: 000001  
Invoice #: 27594

Page: 2

---

Total Services	\$1,377.00
Total Disbursements	\$0.00
Total Current Charges	\$1,377.00
Previous Balance	\$1,935.00
<i>Less Payments</i>	<i>(\$1,935.00)</i>
<b>PAY THIS AMOUNT</b>	<b>\$1,377.00</b>

***Please Include Invoice Number on all Correspondence***

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-438727	164.9 gallons	PROPANE @ \$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$881.39 12.92 9.62 \$903.93 \$903.93
<b>SUBURBANE PROPANE-1564</b> PO# _____ Driver ID 224 Name: THE HARBORAGE ON BRADEN ACCT#: 1564-093972-001 Tank Serial #: 2SX017960			<sup>If Safety P&amp;T is noted above see "Fees" on reverse for a description of this Safety Practices &amp; Training Fee</sup>

104526  
0.0 GALLONS  
164.9 GALLONS  
164.9 GALLONS  
DATE: 10/18/25  
START COUNT: 1  
END COUNT: 1  
NET COUNT: 1  
NET DELIVERY: LPG

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

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

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

RECEIVED BY:

Customer: Please see reverse side for safety information

Call 811 Before You Dig.  
Item# 1515384 OPR 5209 1212 DUPLICATE

**SUBURBANE PROPANE-1564**  
Local Office 941-755-1531

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

**INVOICE**

ACCOUNT NO: 1564-093972  
DELIVERY DATE: 10/18/25 7:22  
INVOICE NO. 1564-438727

DUPLICATE Item# 1515384 OPR 5209 1212

<b>AMOUNT DUE</b>	\$903.93
<b>DUUE DATE</b>	10/25/25
<b>AMOUNT ENCLOSED</b>	\$

PLEASE PAY FROM THIS INVOICE

Visit us at [www.suburbanpropane.com](http://www.suburbanpropane.com)  
Please visit our website  
regarding changes to the Transportation  
Fuel Surcharge

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

1564401018258000903930000903930000093977

**Thank You For  
Your Business!**

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-439098	186.1 gallons	PROPANE @ \$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$994.70 12.92 9.46 \$1017.08 \$1017.08
<b>SUBURBAN PROPANE-1564</b>			
PO# _____ Driver ID 224 Name: THE HARBORAGE ON BRADEN ACCT#: 1564-093972-001 Tank Serial #: 2SX017960			<small>If Safety P&amp;T is noted above see "Fees" on reverse for a description of this Safety Practices &amp; Training Fee</small>
For inquiries, please call 800-776-7263 or your local office 941-755-1531			RECEIVED BY:
Liquefied Petroleum Gas, 2.1, UN 1075, Product: Propane, Non-Corrosive			Customer: Please see reverse side for safety information
WHERE REQUIRED: LP Gas Volume has been corrected to standard volume at 60 degrees Fahrenheit			Call 811 Before You Dig. Item# 1515384 OPR 5209 1212 DUPLICATE
DATE 11/14/05	0.0 GALLONS 186.1 GALLONS	NET COUNT 1	NET DELIVERY LPG

**SUBURBAN PROPANE-1564**  
Local Office 941-755-1531

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

**INVOICE**

ACCOUNT NO: 1564-093972  
DELIVERY DATE: 11/15/25 7:44  
INVOICE NO. 1564-439098

DUPLICATE Item# 1515384 OPR 5209 1212

<b>AMOUNT DUE</b>	\$1017.08
<b>DUUE DATE</b>	11/22/25
<b>AMOUNT ENCLOSED</b>	\$

PLEASE PAY FROM THIS INVOICE

Visit us at [www.suburbanpropane.com](http://www.suburbanpropane.com)  
Please visit our website  
regarding changes to the Transportation  
Fuel Surcharge

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

1 5 6 4 4 0 1 1 1 5 2 5 2 0 0 0 1 0 1 7 0 8 0 0 0 1 0 1 7 0 8 0 0 0 0 0 9 3 9 7 3

**Thank You For  
Your Business!**

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-439504	202.0 gallons	PROPANE @ \$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$1079.69 12.92 9.72 \$1102.33 \$1102.33
<b>SUBURBAN PROPANE-1564</b>			
PO# _____ Driver ID 224 Name: THE HARBORAGE ON BRADEN ACCT#: 1564-093972-001 Tank Serial #: 2SX017960			
For inquiries, please call 800-776-7263 or your local office 941-755-1531			RECEIVED BY:
Liquefied Petroleum Gas, 2.1, UN 1075, Product: Propane, Non-Corrosive			Customer: Please see reverse side for safety information
WHERE REQUIRED: LP Gas Volume has been corrected to standard volume at 60 degrees Fahrenheit			Call 811 Before You Dig. Item# 1515384 OPR 5209 1212 DUPLICATE
DATE 12/13/25	0.0 GALLONS 202.0 GALLONS	NET COUNT 1	NET DELIVERY LPG

**SUBURBAN PROPANE-1564**  
Local Office 941-755-1531

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

**INVOICE**

ACCOUNT NO: 1564-093972  
DELIVERY DATE: 12/13/25 7:45  
INVOICE NO. 1564-439504

DUPLICATE Item# 1515384 OPR 5209 1212

<b>AMOUNT DUE</b>	\$1102.33
<b>DUUE DATE</b>	12/20/25
<b>AMOUNT ENCLOSED</b>	\$

PLEASE PAY FROM THIS INVOICE

Visit us at [www.suburbanpropane.com](http://www.suburbanpropane.com)  
Please visit our website  
regarding changes to the Transportation  
Fuel Surcharge

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

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

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

**Thank You For  
Your Business!**

1 5 6 4 4 0 1 2 1 3 2 5 5 0 0 1 1 0 2 3 3 0 0 1 1 0 2 3 3 0 0 0 0 0 9 3 9 7 0



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7976277



000001146 02 SP 106481627129641 P

Harbourage At Braden River CDD  
C/O Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa, FL 33614  
United States





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7976277  
Account Number: 212606000  
Invoice Date: 11/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Harbourage At Braden River CDD  
C/O Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa, FL 33614  
United States

#### HARBOURAGE AT BRADEN RIVER CDD 2014

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

#### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

<b>TOTAL AMOUNT DUE</b>	<b>\$4,741.00</b>
-------------------------	-------------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HARBOURAGE AT BRADEN RIVER CDD 2014

Invoice Number:	7976277
Account Number:	212606000
Current Due:	\$4,741.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7976277  
Invoice Date: 11/25/2025  
Account Number: 212606000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**HARBOURAGE AT BRADEN RIVER CDD 2014**

Accounts Included 212606000 212606001 212606002 212606003 212606005  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,400.00	100.00%	\$4,400.00
<b>Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026</b>				<b>\$4,400.00</b>
Incidental Expenses 11/01/2025 to 10/31/2026	4,400.00	0.0775		\$341.00
<b>Subtotal Incidental Expenses</b>				<b>\$341.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,741.00</b>





ANTHONY GIPE

**ACCOUNT SUMMARY**

Credit Limit	\$3,000.00
Credit Available	\$0.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	0
Previous Balance	\$0.00
Payments & Credits	\$0.00
Purchases & Other Charges	\$0.00
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$0.00

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	\$0.00
<b>Minimum Payment Due</b>	<b>\$0.00</b>
<b>Payment Due Date</b>	<b>December 25, 2025</b>

Balance Due: \$ 21.75

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/03	11/03	82305099KEHMZ8LDH	AMAZON MARK* NK5WQ76W1 SEATTLE WA	21.75
			MCC: 5999 MERCHANT ZIP:	
11/30	11/30	000000000000COMPC	TOTAL PURCHASES \$21.75	
			TOTAL \$21.75	

**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	0	\$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.

Please detach bottom portion and submit with payment using enclosed envelope



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

**PAYMENT INFORMATION**

.../.../... Past Due Date	.../.../... Due Date	\$0.00
<b>New Balance</b>		<b>\$0.00</b>
Minimum Payment Due		\$0.00
Past Due Amount		\$0.00

Make Check  
Payable to:

Amount Enclosed:

\$

ANTHONY GIPE  
HARBOURAGE AT BRADEN RIVER  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

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

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

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

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

### MAKING PAYMENTS

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

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

### BALANCE COMPUTATION METHOD

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

### INTEREST

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

### CREDIT BALANCE

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

### NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-4444.

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**  
**11/30/25 Statement**

<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Code</b>	<b>Amount</b>	<b>Cleared</b>	<b>Receipt</b>
11/3/2025	Amazon	Water cooler cups for gym	57200-4647	\$ 21.75	Y	Y

**11/30/25 Statement**

**001-10103**

Total activity	21.75
Replenish card	-
Credit/Refund	-
<b>Total charges</b>	<b><u>21.75</u></b>

\$ **21.75**

0

**Expense Summary**

57200-4647	(21.75)
54100-4741	-
57200-4820	-
54100-4662	-
57200-4914	-
57200-5101	-
	<b><u>(21.75)</u></b>

TRUE

# Order Summary

Order placed October 19, 2025

Order # 113-4391537-7483452

## 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
<b>Grand Total:</b>	<b>\$21.75</b>

## Delivered November 3

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 December 3, 2025

\$22.89

Auto-delivered: Every 1 month

[Conditions of Use](#) [Privacy Notice](#) [Consumer Health Data Privacy Disclosure](#) [Your Ads Privacy Choices](#)  
© 1996-2025, Amazon.com, Inc. or its affiliates



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

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

### Invoice # 24201981

Tue, Nov 25 2025, 09:02am  
Driver: Haywood, Dorian  
Rte-Day-Stop: RB06-10-0090

### Account # 025660

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

Item	Qty	Price	Amount
5 Gal. Drinking	4 @ 6.30		25.20
Delivery charge	1 @ 6.95		6.95
Sales			32.15
5 Gallon Bottle	Deliv: 4	Deposit Detail	Net: 0
Subtotal			32.15
Discount Total			0.00
Sales Tax			0.00
<b>INVOICE TOTAL</b>			<b>32.15</b>

Next Delivery: 12/29/2025

#### ATTENTION: BUSINESS CUSTOMERS

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

## **Tab 9**



Rizzetta & Company

# **Harborage at Braden River Community Development District**

---

**Financial Statements  
(Unaudited)**

**December 31, 2025**

**Prepared by: Rizzetta & Company, Inc.**

[harboragecdd.org](http://harboragecdd.org)  
[rizzetta.com](http://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
<b>Assets</b>						
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
<b>Total Assets</b>	<b>644,055</b>	<b>543,417</b>	<b>340,676</b>	<b>1,528,149</b>	<b>5,021,042</b>	<b>1,365,000</b>
<b>Liabilities</b>						
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
<b>Total Liabilities</b>	<b>10,724</b>	<b>0</b>	<b>0</b>	<b>10,724</b>	<b>0</b>	<b>1,365,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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
<b>Total Fund Equity &amp; Other Credits</b>	<b>633,332</b>	<b>543,417</b>	<b>340,676</b>	<b>1,517,426</b>	<b>5,021,042</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>644,055</b>	<b>543,417</b>	<b>340,676</b>	<b>1,528,149</b>	<b>5,021,042</b>	<b>1,365,000</b>

**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
<b>Revenues</b>				
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
<b>Total Revenues</b>	<b>471,374</b>	<b>471,374</b>	<b>471,937</b>	<b>563</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	3,000	3,800	(800)
<b>Total Legislative</b>	<b>12,000</b>	<b>3,000</b>	<b>3,800</b>	<b>(800)</b>
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)
<b>Total Financial &amp; Administrative</b>	<b>80,491</b>	<b>30,227</b>	<b>30,908</b>	<b>(680)</b>
Legal Counsel				
District Counsel	13,000	3,250	3,436	(186)
<b>Total Legal Counsel</b>	<b>13,000</b>	<b>3,250</b>	<b>3,436</b>	<b>(186)</b>
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
<b>Total Security Operations</b>	<b>47,100</b>	<b>11,775</b>	<b>14,326</b>	<b>(2,552)</b>
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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	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,	500	125	2,285	(2,160)
Shrubs, Tr				
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 Mainte- nanc	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 & Re- pair	250	62	0	62
Dock Repairs and Maintenance	2,000	500	0	500
Fitness Equipment Maintenance & Re- pair	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	YTD Variance
	Annual Budget	YTD Budget	YTD Actual	
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
<b>Total Parks &amp; Recreation</b>	<b>93,763</b>	<b>23,441</b>	<b>23,821</b>	<b>(380)</b>
Contingency				
Miscellaneous Contingency	25,000	6,250	5,140	1,110
<b>Total Contingency</b>	<b>25,000</b>	<b>6,250</b>	<b>5,140</b>	<b>1,110</b>
<b>Total Expenditures</b>	<b>471,374</b>	<b>147,508</b>	<b>144,267</b>	<b>3,241</b>
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
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>323,866</b>	<b>633,332</b>	<b>309,466</b>

**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
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	20,000	20,000	4,638	(15,362)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
<b>Total Revenues</b>	<b>64,596</b>	<b>64,596</b>	<b>49,234</b>	<b>(15,362)</b>
<b>Expenditures</b>				
Contingency				
Capital Reserve	64,596	64,596	0	64,596
<b>Total Contingency</b>	<b>64,596</b>	<b>64,596</b>	<b>0</b>	<b>64,596</b>
<b>Total Expenditures</b>	<b>64,596</b>	<b>64,596</b>	<b>0</b>	<b>64,596</b>
<b>Total Excess of Revenues Over(Under) Ex- penditures</b>	<b>0</b>	<b>0</b>	<b>49,234</b>	<b>49,234</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>494,183</b>	<b>494,183</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>543,417</b>	<b>543,417</b>

**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
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,628	1,628
Special Assessments				
Tax Roll	179,773	179,773	181,325	1,552
<b>Total Revenues</b>	<b>179,773</b>	<b>179,773</b>	<b>182,953</b>	<b>3,180</b>
<b>Expenditures</b>				
Debt Service				
Interest	49,773	49,773	23,944	25,829
Principal	130,000	130,000	0	130,000
<b>Total Debt Service</b>	<b>179,773</b>	<b>179,773</b>	<b>23,944</b>	<b>155,829</b>
<b>Total Expenditures</b>	<b>179,773</b>	<b>179,773</b>	<b>23,944</b>	<b>155,829</b>
Total Excess of Revenues Over(Under) Ex- penditures	0	0	159,009	159,009
Fund Balance, Beginning of Period	0	0	181,667	181,667
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>340,676</b>	<b>340,676</b>

**Harborage 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
<b>Total General Fund Investments</b>		
		<b>\$ 75,701</b>
US Bank Custody Reserve	SHS Institutional Fund	\$ 543,417
<b>Total Reserve Fund Investments</b>		
		<b>\$ 543,417</b>
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
<b>Total Debt Service Fund Investments</b>		
		<b>\$ 223,913</b>

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**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>286, 2349</b>						
286-001	286 General Fund	Manatee County Tax Collector	AR00002797	12110	10/01/2025	58,830.39
<b>Sum for 286, 2349</b>						<b>58,830.39</b>
<b>286, 2351</b>						
286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	21,238.43
<b>Sum for 286, 2351</b>						<b>21,238.43</b>
<b>Sum for 286</b>						<b>80,068.82</b>
<b>Sum Total</b>						<b>80,068.82</b>

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

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>286, 2349</b>					
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 PI (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
<b>Sum for 286, 2349</b>					<b>1,832.71</b>
<b>Sum for 286</b>					<b>1,832.71</b>
<b>Sum Total</b>					<b>1,832.71</b>

**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.