



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting March 9, 2026

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

www.harbouragecdd.org

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors

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

District Manager

Stephanie DeLuna Rizzetta & Company, Inc.

District Counsel

Cari Webster Straley Robin Vericker

District Engineer

Rick Schappacher Schappacher Engineering

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

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

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

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
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

March 6, 2026

REVISED 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, March 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
 - 1.** Review of Resident Letter.....Tab 2
 - C.** District Engineer
 1. Sidewalk Repair.....Tab 3
 2. Roadway Lifespan Map.....Tab 4
 3. Fishing Pier Repairs.....Tab 5
 - D.** Review of Landscape Report
 - E.** Clubhouse Manager.....Tab 6
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Roadway Finance
 - B.** Resolution 2026-03, Regarding Election of Board Members in General Election.....Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on February 9, 2026.....Tab 8
 - B.** Consideration of Operation and Maintenance Expenditures for January 2026.....Tab 9
 - C.** Review of Financial Statement for January 2026.....Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Stephanie DeLuna
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-02-25

Prepared for:

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

Prepared by:

Alex Johnson, Service Manager

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SITE ASSESSMENTS	
PONDS 1, 2, 3 _____	3
PONDS 4, 5 _____	4
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Site: 1

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

February 2026

March 2026

Torpedograss

Site: 2

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

February 2026

March 2026

Torpedograss

Site: 3

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

February 2026

March 2026

Torpedograss

Site: 4

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



February 2026



March 2026

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 5

Comments:

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



February 2026



March 2026

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: Minimal amount of torpedograss observed growing along the perimeter.

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

Pond #5: Minimal amount of chara observed growing 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	Site looks good	Torpedograss	Routine maintenance next visit
4	Site looks good	Torpedograss	Routine maintenance next visit
5	Site looks good	Submersed vegetation	Routine maintenance next visit

Harborage/Braden CDD
Bradenton, FL

SOLITUDE
Rev. 6/ LAKE MANAGEMENT



Tab 2

Harbourage at Braden River Community Development District

c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

March 3, 2026

*Via Email and Certified Mail
Return Receipt Requested*

Christine Hauck
5607 Simonton Street
Bradenton, FL 34203

Re: Harbourage at Braden River Community Development District
Dogs on District Property

Dear Christine Hauck,

I serve as the District Manager of the Harbourage at Braden River Community Development District (the “**District**”) a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. More information about the District is available on its website: <https://www.harbouragecdd.org/>.

The District owns and maintains certain common areas within its boundaries including the roads, sidewalks, landscaping areas, and other recreational facilities. The District has been made aware of multiple incidents where your dog has come into contact with other animals in the District and resulted in injuries. Pursuant to Manatee Ordinance 12-12 Section 2-4-11, owners must have direct control of their animals at all times. Direct control is not limited to the use of a leash but requires that the pet owner have enough control to prohibit their pet from coming in contact with another animal. The District does not have any designated dog park areas and therefore all pets must be physically restrained when they are on District property.

We understand that these events were likely not intentional and our goal is to inform you of the County ordinances in an effort to avoid any future incidents. If any future incidents occur on District property, we may file a report with the necessary authorities for the protection of the District and its residents.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 3

Exhibit "A"

Harbourage at Braden River CDD - Sidewalk Repairs

Bid Tabulation Form 2.24.26

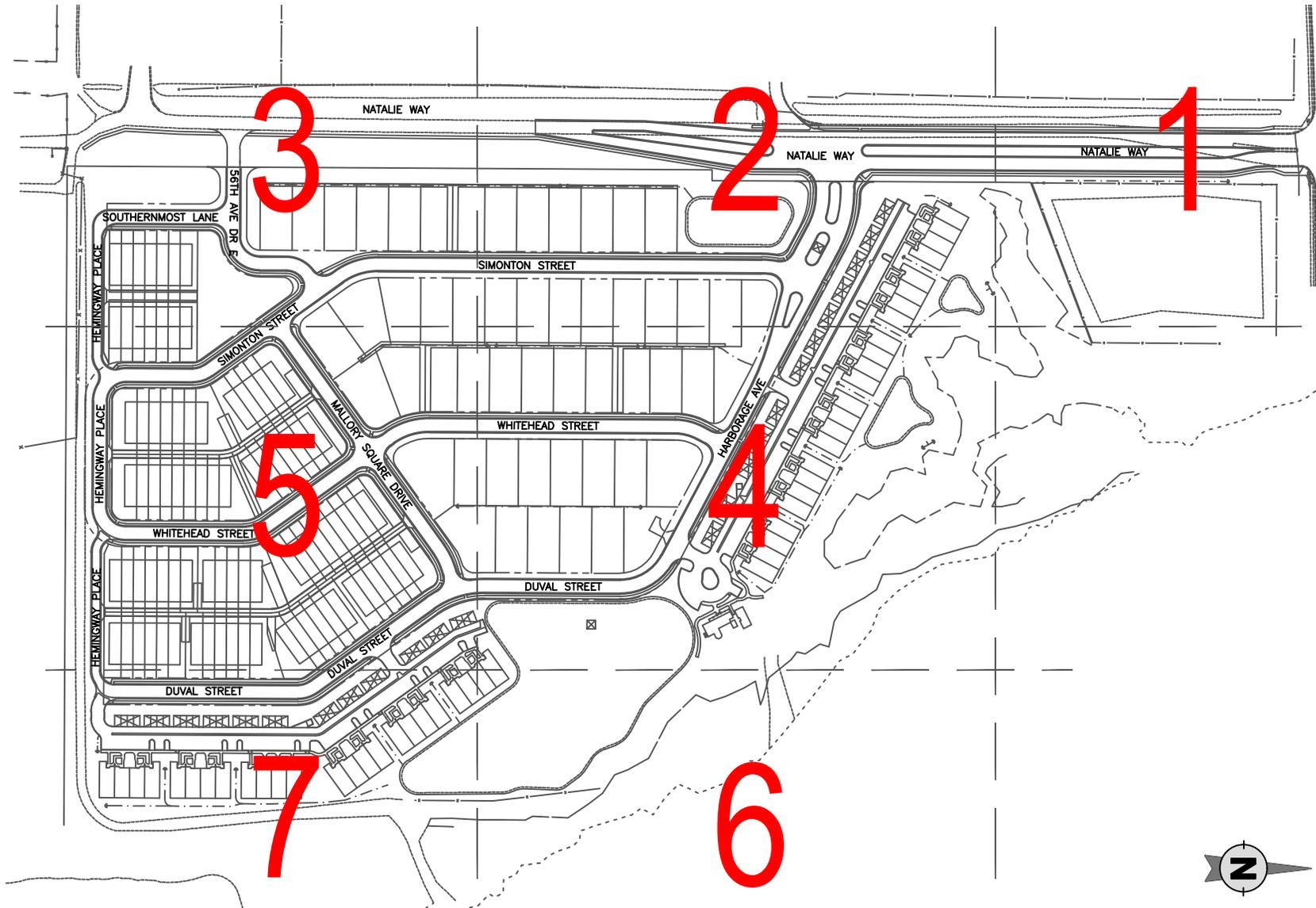
				Asphalt Remedies					
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1*	Grind 5' raised sidewalk joint (CDD)	59	EA	50.00	2,950.00				
2*	Grind 5' raised sidewalk joint (HOA)	14	EA	50.00	700.00				
3	Remove and replace 5' wide sidewalk (CDD)	51.5	LF	55.00	2,832.50				
4	Remove and replace 5' wide sidewalk (HOA)	35	LF	55.00	1,925.00				
5	Chip loose concrete in curb, apply adhesive and epoxy grout	1	LS	55.00	55.00				
6	Miscellaneous cleanup and work	1	LS	0.00	0.00				
Total				8,462.50					

***Item 1-2 Grind 6" for every 1/2" drop**

HOA 2,625.00

CDD 5,837.50

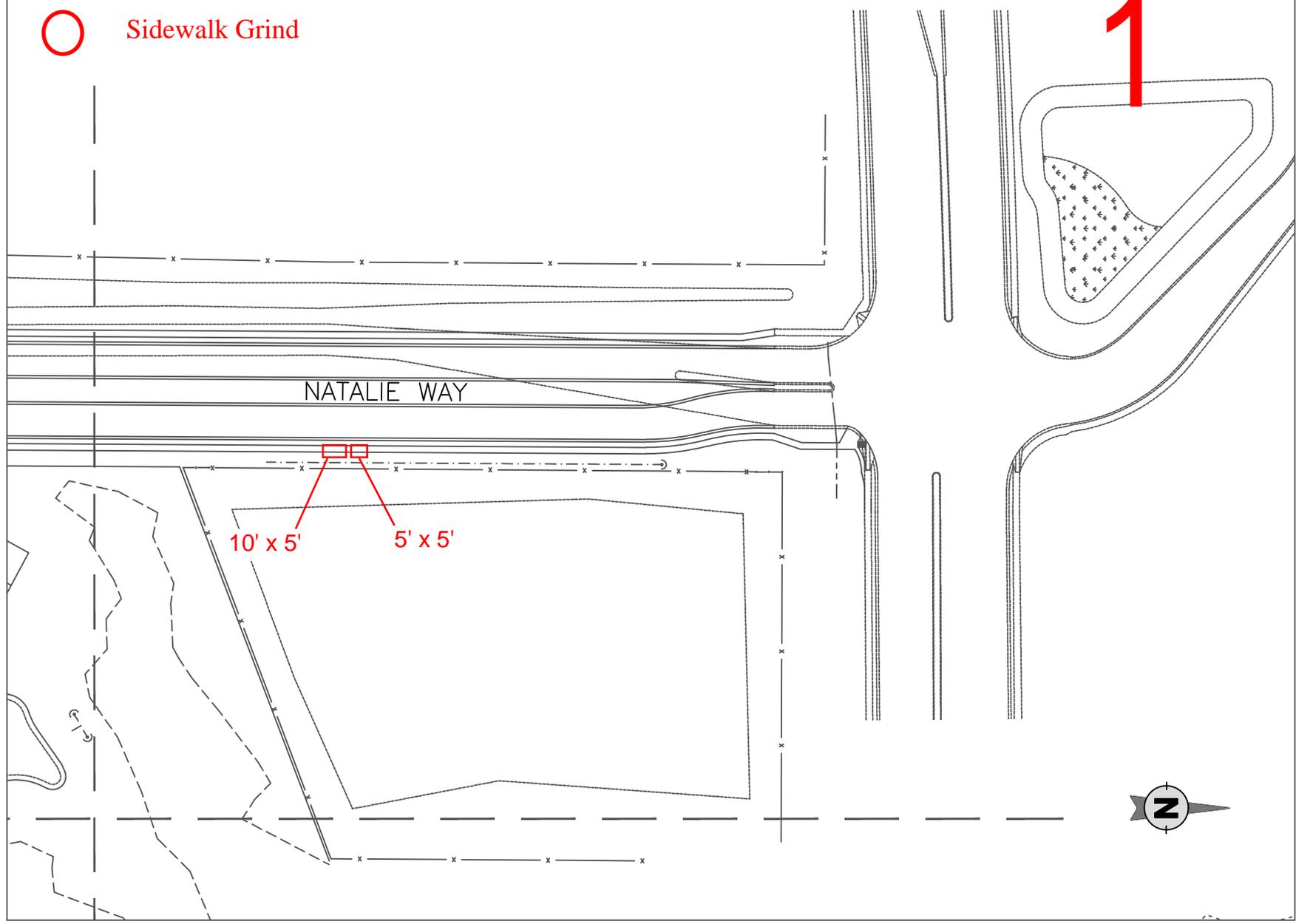
SIDEWALK



SIDEWALK

 Remove & Replace slab

 Sidewalk Grind



SIDEWALK

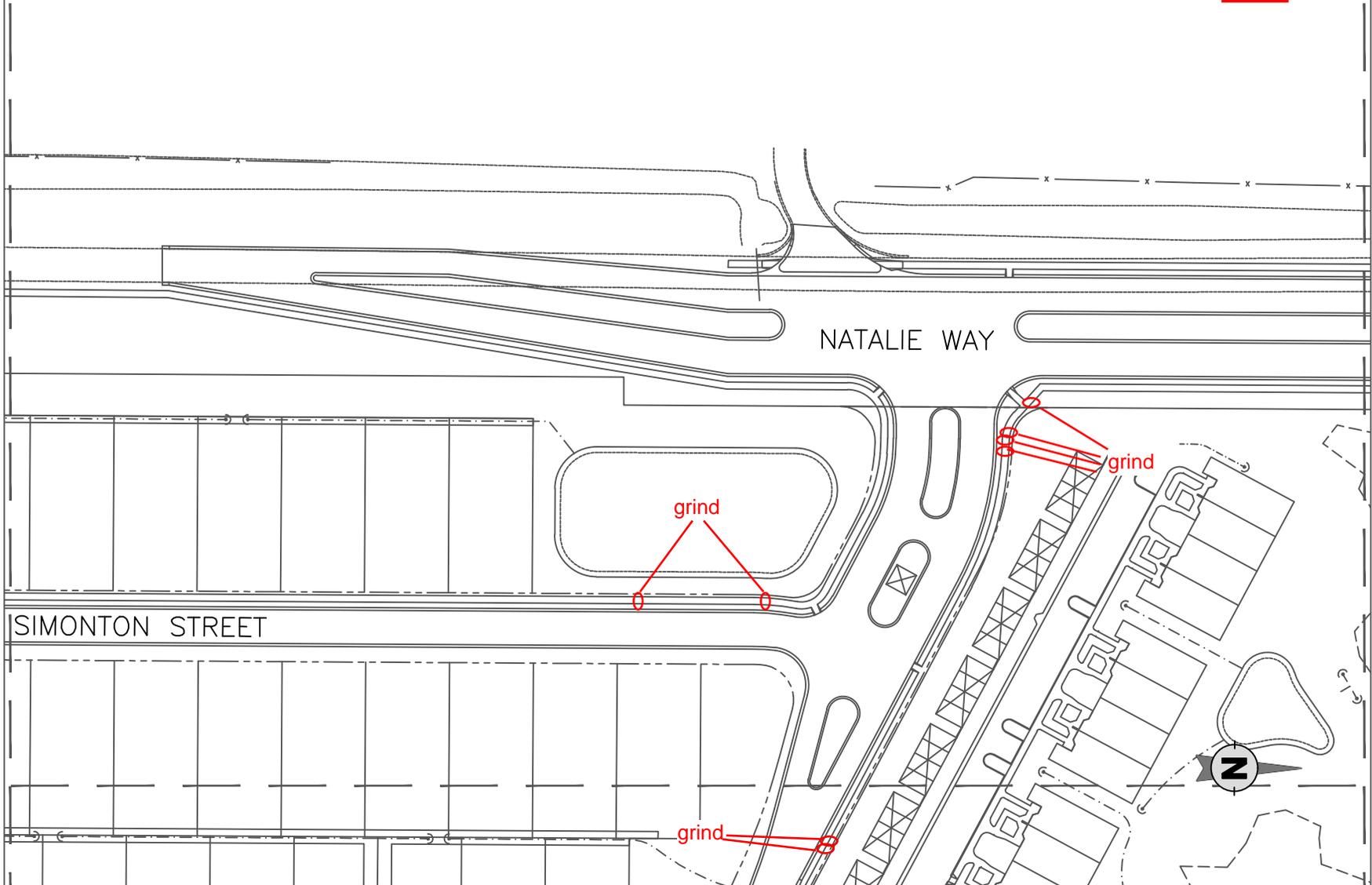
2



Remove & Replace slab



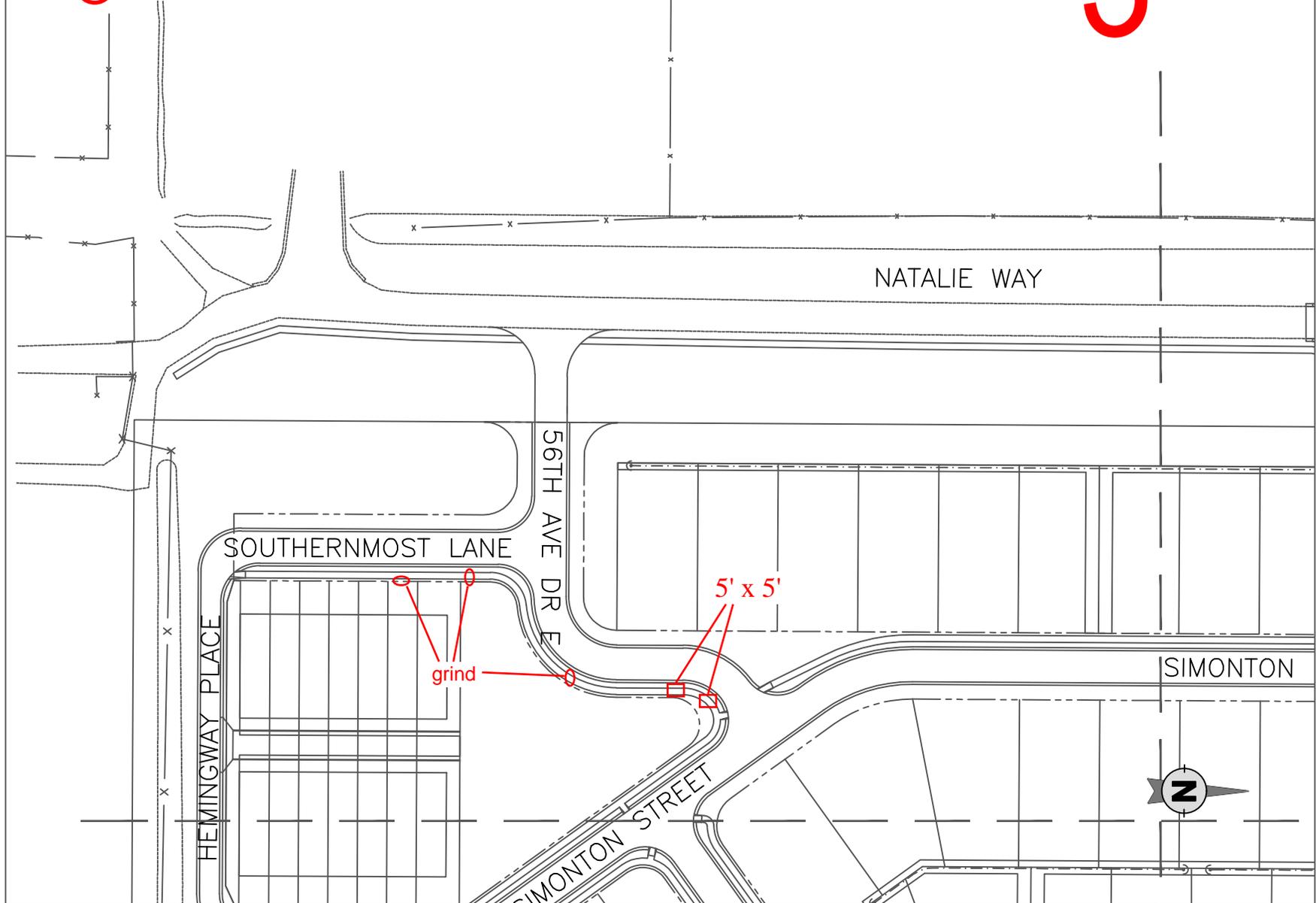
Sidewalk Grind



SIDEWALK 3

Remove & Replace slab

Sidewalk Grind

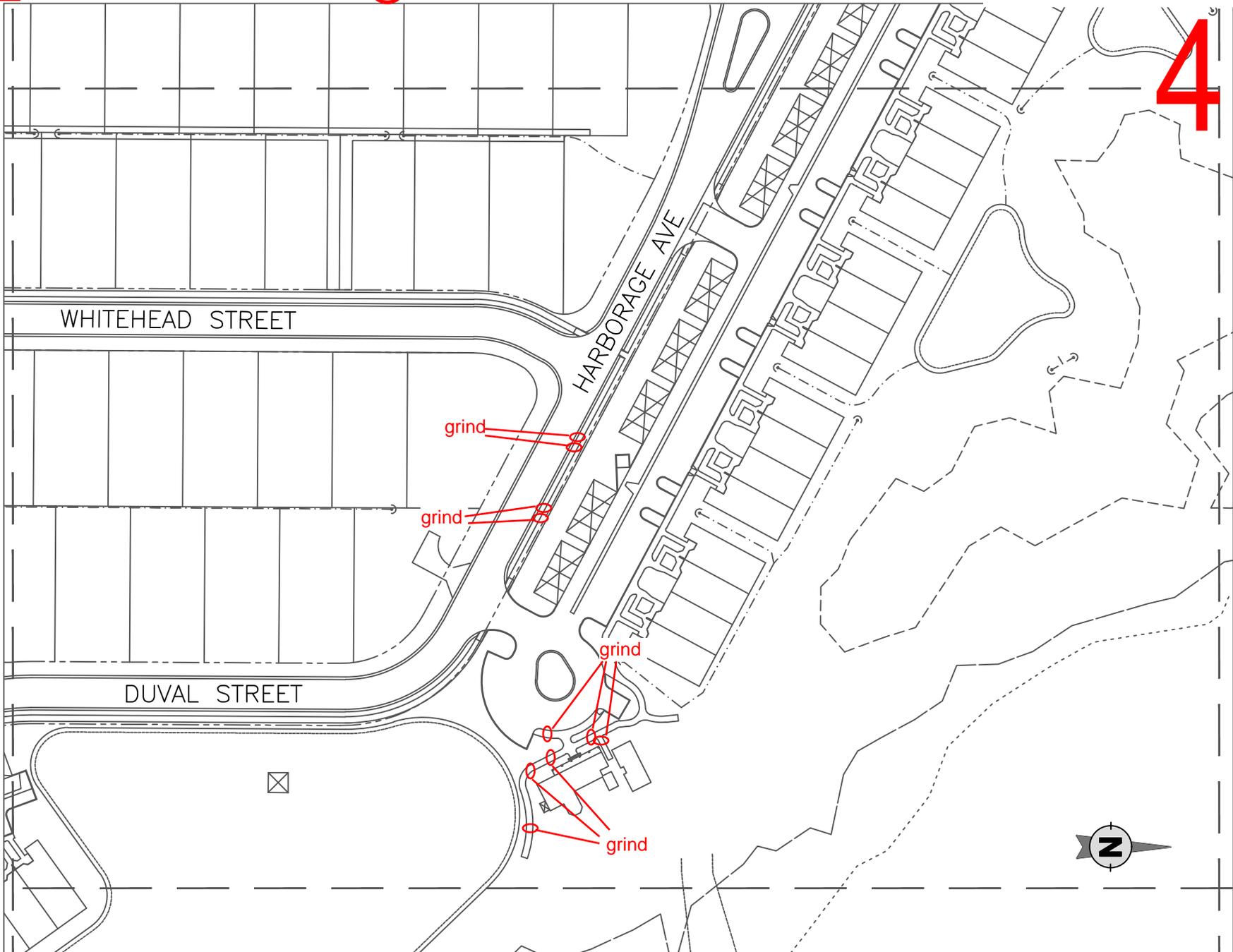


Remove & Replace slab

Sidewalk Grind

SIDEWALK

4





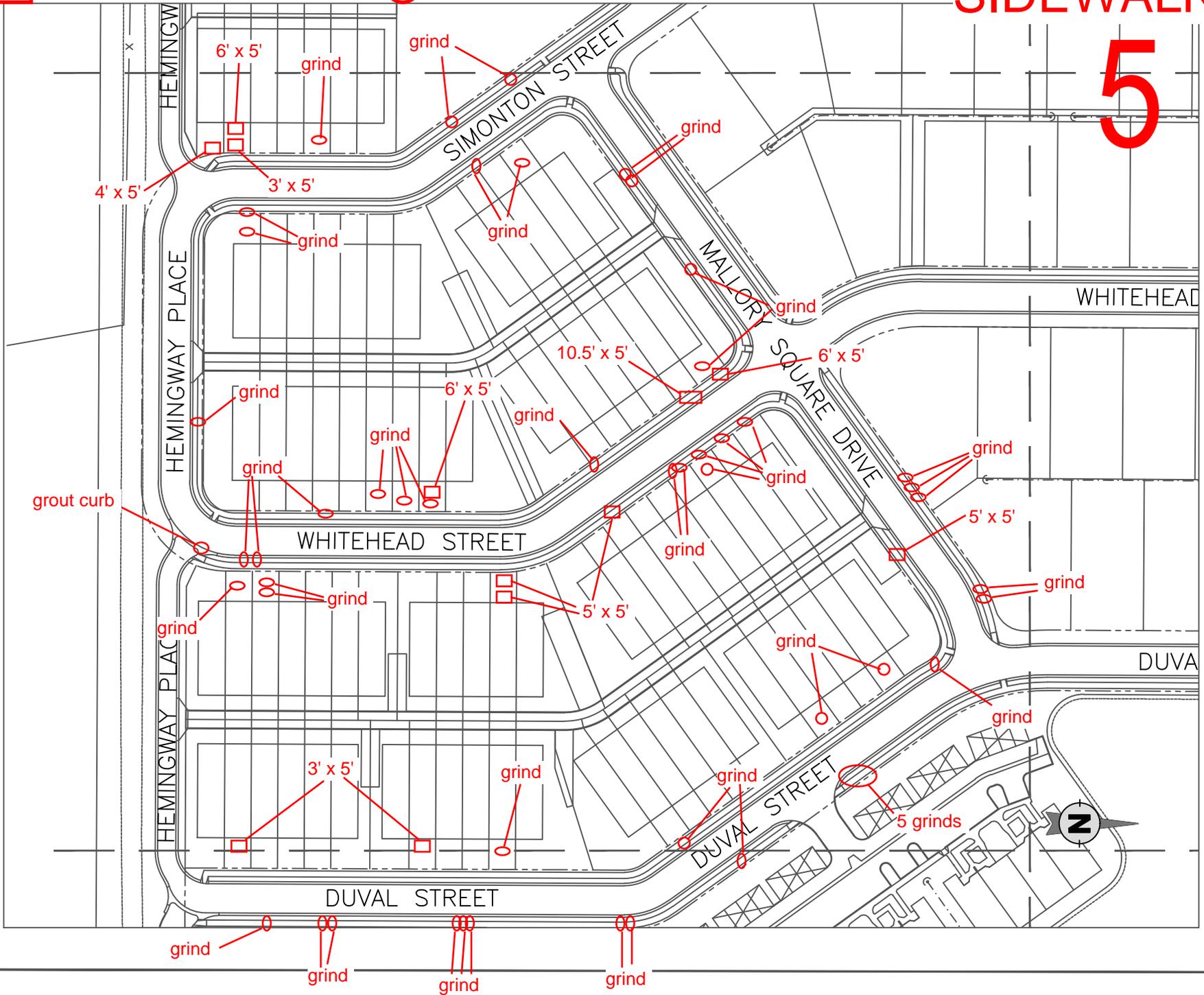
Remove & Replace slab



Sidewalk Grind

SIDEWALK

5





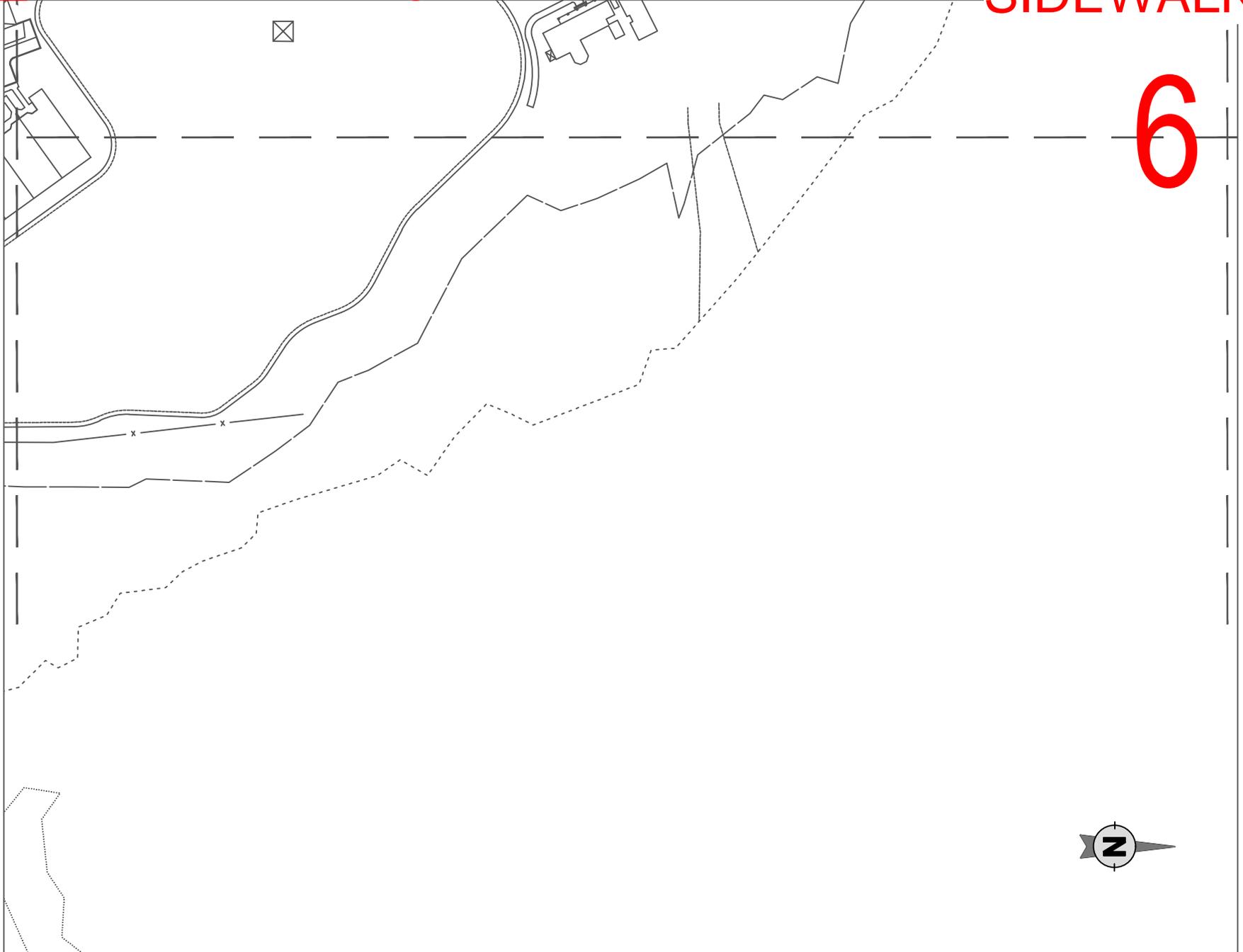
Remove & Replace slab



Sidewalk Grind

SIDEWALK

6

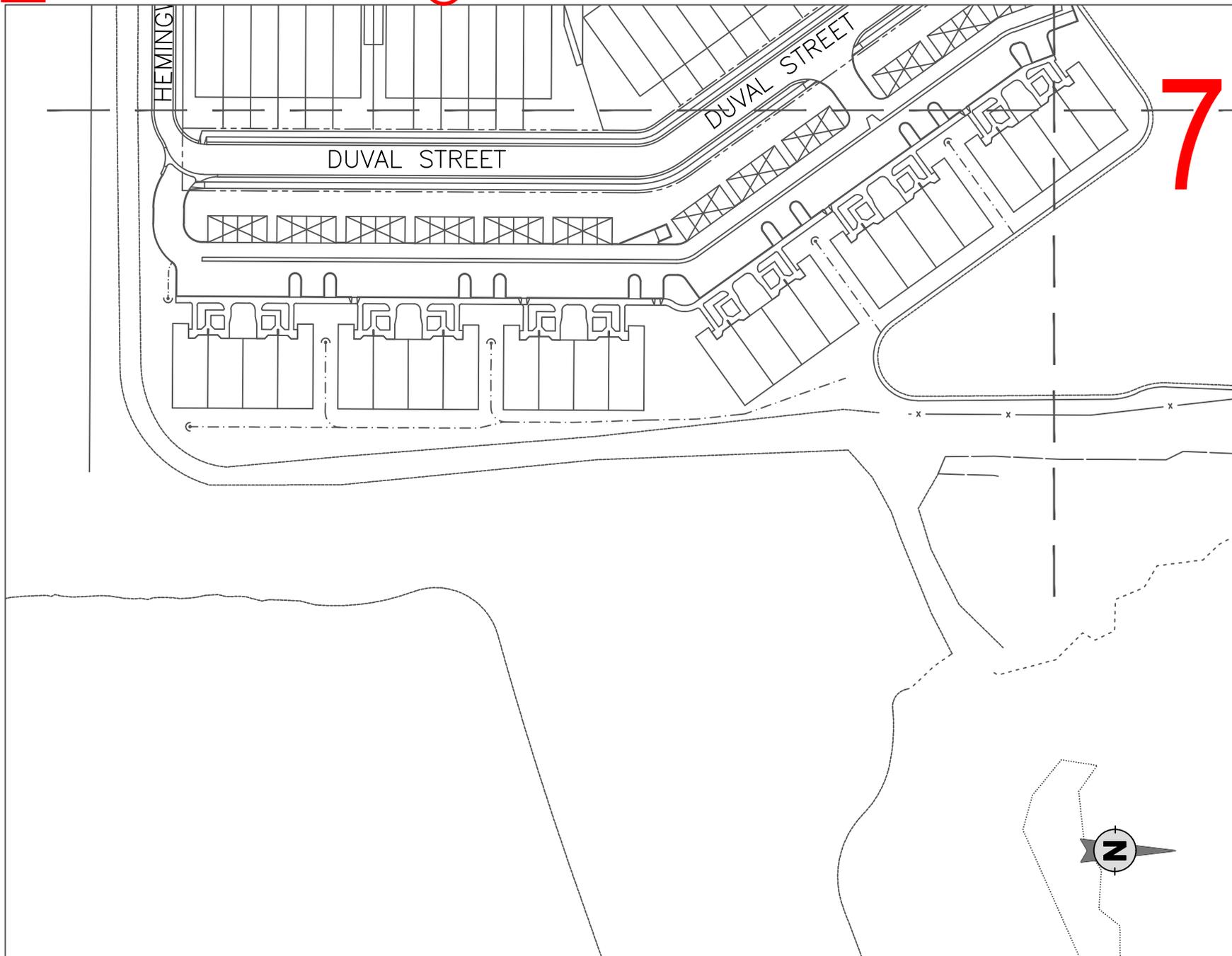




Remove & Replace slab



Sidewalk Grind



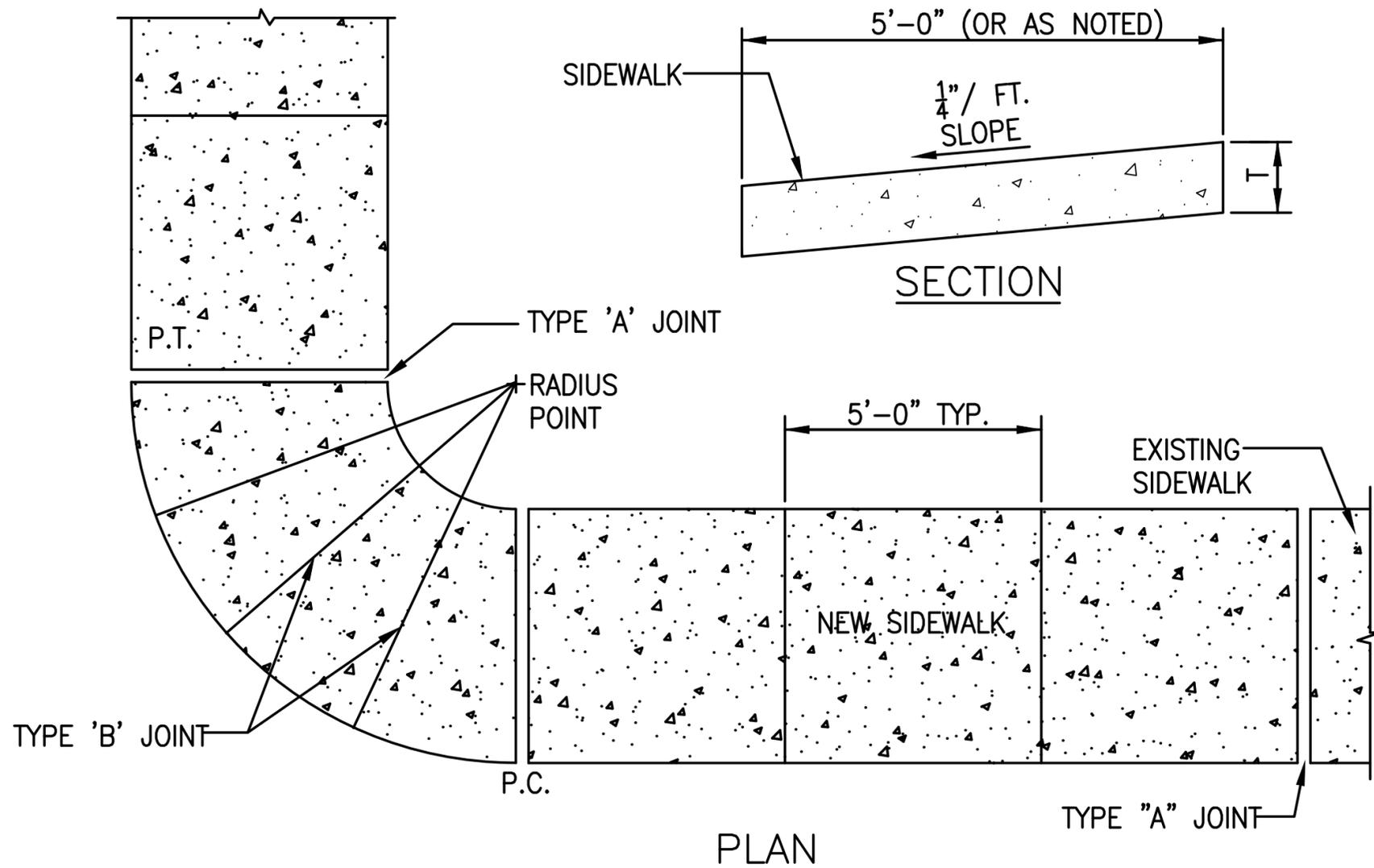


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS. AT 50' INTERVALS (MIN.)

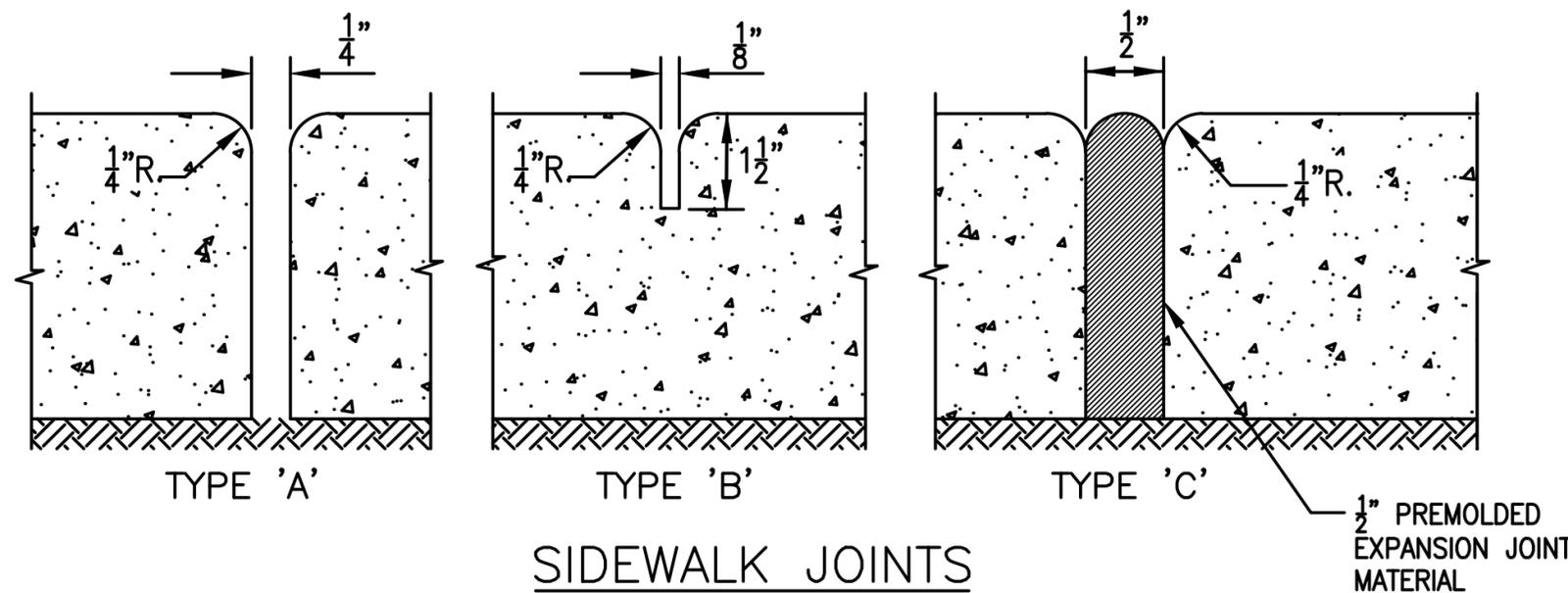


TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
PEDESTRIAN AREAS	4"
AT DRIVEWAY CROSSING AND OTHER VEHICULAR USE AREAS	6"

NOTE: CONCRETE TO BE 3,000 P.S.I.
AT 28 DAYS WITH FIBERMESH
REINFORCEMENT.

SIDEWALK CONSTRUCTION

N.T.S.



Replace 5' x 5' panel on 56th Ave Dr E, south of park



Replace 6' x 5' panel lot 129 Whitehead St



Replace 5' x 5' panel on 56th Ave Dr E, south of park



Replace 3' x 5' panel lot 129 Whitehead St



Replace 4' x 5' panel lot 130 Whitehead St



Replace 10' x 5' panel in front of lot 97 Whitehead St



Replace 6' x 5' panel in front of lot 96 Whitehead St



Replace 6' x 5' panel lot 104 Whitehead St



Chip loose concrete, epoxy grout NE corner Whitehead & Hemmingway



Replace 5' x 5' panel in front of lot 57 Whitehead St



Replace 2 ea 5' x 5' panels lot 94 Whitehead St



Replace 3' x 5' panel lot 82 Duval St



Replace 3' x 5' panel lot 76 Duval St



Replace 10' x 5' panel Natalie Way



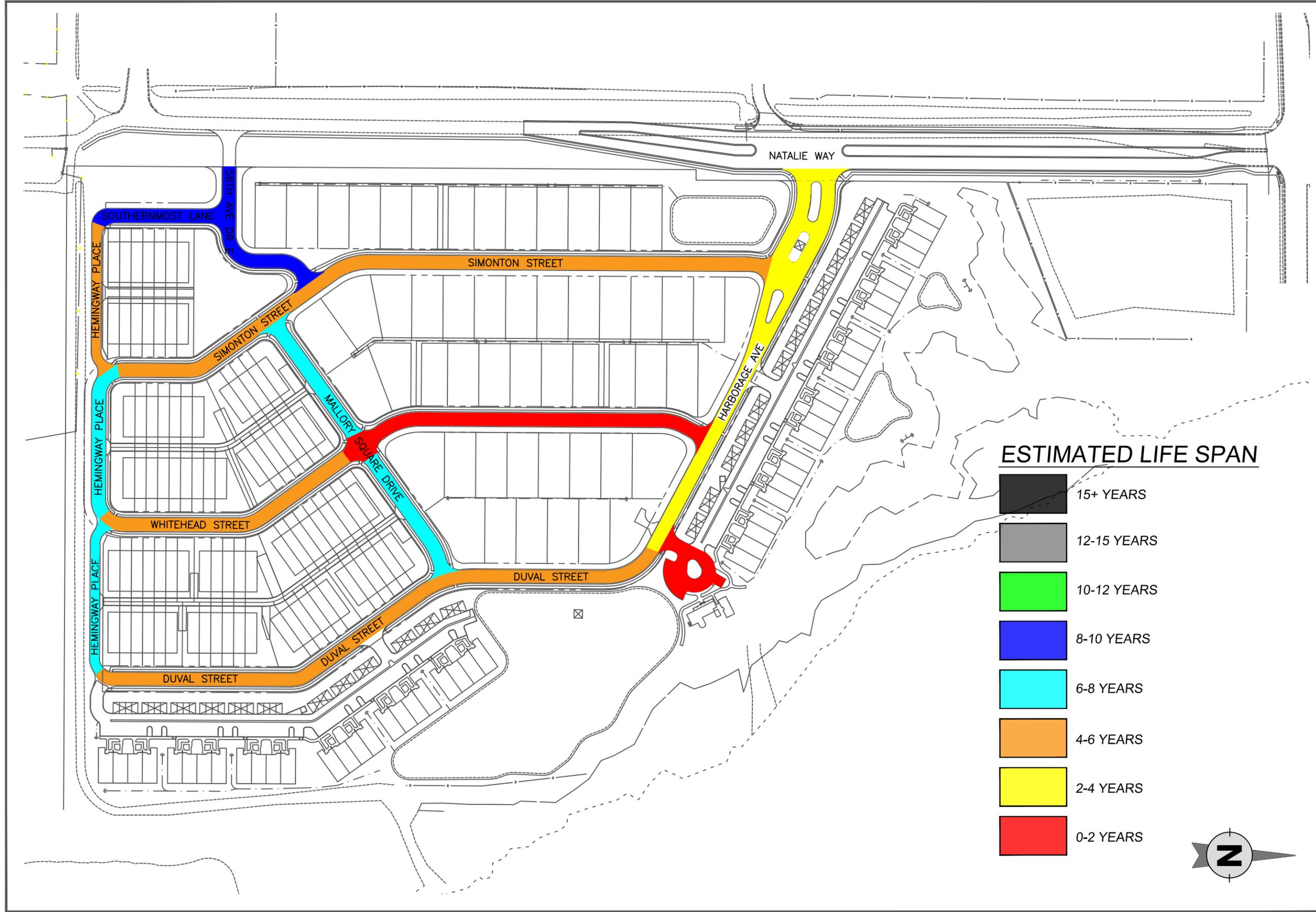
Replace 5' x 5' panel on Mallory Square adjacent to lot 60



Replace 5' x 5' panel Natalie Way

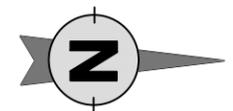
Harbourage at Braden River CDD – Sidewalk Deficiencies – 2.4.26 – Page 5

Tab 4



ESTIMATED LIFE SPAN

- 15+ YEARS
- 12-15 YEARS
- 10-12 YEARS
- 8-10 YEARS
- 6-8 YEARS
- 4-6 YEARS
- 2-4 YEARS
- 0-2 YEARS



Signature: RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

REV	DESCRIPTION	DATE	DWN BY	CDD BY

DESIGNED: RS
DRAWN: RSK
CHECKED: RS
DATE: FEB 2026
SCALE: AS NOTED

Schappacher Engineering, LLC

 3804 53rd AVENUE EAST, BRADENTON, FL 34203
 PHONE: (841) 251-7613
 WWW.SCHAPPACHERENG.COM

HARBOURAGE AT BRADEN RIVER CDD
 2026 Roadway Lifespan

SHEET NUMBER

Tab 5



Construction Services, Inc.
3508 Laurel Road East, Nokomis, FL 34275
941-486-8137

To: Harborage
 5705 Key West Pl
 Bradenton, FL 34203

Contact: (941) 730-1229
 rick@schappachereng.com

Re: Misc. Dock Work

Date: 2/11/2026

Total Bid Price Excluding Options: TBD

Abbotts' Construction is pleased to submit the following quotation for your project. We would like to put our 40 years of experience to work for you to provide a quality product constructed with today's cutting-edge techniques and products in a timely fashion.

Here is a **SUMMARY** of your project and the associated cost:

Please initial to approve each of the selected services you request.

Initial to Approve	Description of Services	Options	Cost
_____	<u>Viewing Platform:</u> Provide labor, materials, and equipment to install approx. (8) 2"x10" Marine Grade treated X-Braces on the viewing pier. The X-Bracing will be attached with 5/8" stainless-steel through bolts		\$850 ea.
	<u>Walkover:</u> Provide labor and material to install poly pile wrap on all waterward pilings. Pile wrap will start 6" below the mudline to 1' above the high water mark.		\$125 ea

Thank you again for the opportunity to provide this proposal for our services.

Best Regards,

The Marine Division Team

The undersigned agrees with the initialed item(s) above and the scope of services included in the proposal and authorizes Abbotts' Construction Services, Inc. to proceed.

Owners Initials _____

Signature: _____ Printed Name: _____ Date __/__/__

General Scope Notes:

Prices quoted above are good for 30 days and are subject to change after.

All prices quoted are based on Abbotts' Construction's opinion of what is necessary to complete the work involved in the project however there may be unforeseen items that have not yet been discovered that could result in a price change.

Owner must allow access to rear yard and Abbotts' Construction is not responsible for damage to the access area including but not limited to sod, landscaping, irrigation, concrete walks, drives or pavers.

Any items that are to be saved, that are in the work area, must be removed prior to mobilization. Abbotts' Construction shall not be responsible for any items not removed from construction area.

- A 20% non-Refundable deposit is required to accompany this agreement along with all pages signed and/or initialed and returned to Abbotts' Construction.
- Once your job has received a confirmed start date (approximately 6 weeks before construction starts) a 30% payment will be billed as soon as materials arrive on site.
- If the deposits are not received in a timely manner, it will affect your start date.
- If your job takes longer than 15 days to complete, progress payments based on the percentage of work completed as of the 25th of the month can be billed and become due on the 10th of the following month.
- An 18% per annum interest rate will be accrued on any unpaid balance over 30 days.

Final Payment is due to Abbotts' Construction within 10 days of completion of onsite activities.

Final Inspections may take up to 10 days beyond the end of construction and does not waive the demand for payment at 10 days from completion of onsite activities.

Owners Initials _____

Quote #345

Prepared for

Harbourage at Braden River

941-650-2780

harbouragecddmanager@gmail.com

Harbourage Avenue

Bradenton, FL 34203



Mariner Dock and Seawall
LIC#: SCC131152652 + EC13015118

4802 Lena Road Suite 105
Bradenton, FL 34211

Offer good until:

03/28/2026

Provided by

George Ellis

941-241-6044

scott@marinerdockandseawall.com

Scope of work

ADD 8 cross braces to terminal section of fishing dock.

Products and services

Minor Dock Repairs

\$5,015.00

ADD (8) 2"x10"x16' to pilings on terminal section dock using PT marine grade lumber.

\$5,015.00 × 1

ADD (2) stainless steel carriage bolt at each connection.

Repair piling wrap at each piling as needed.

Trip Charge

\$95.00

Trip Charge

\$95.00 × 1

SVC-PMT

\$0.00

PAYMENT TERMS:

\$0.00 × 1

- A 50% DEPOSIT REQUIRED ON ALL JOBS.

- BALANCE IS DUE AT TIME OF COMPLETION.

- VIP SERVICE AGREEMENTS & STORM PREP INVOICES ARE DUE UPON RECEIPT, PRIOR TO FIRST VISIT.

- INVOICES THAT ARE OUTSTANDING AFTER (30) DAYS WILL RECEIVE A 1.5% MONTHLY LATE FEE.

ELECTRONIC PAYMENTS ARE OUR PREFERRED METHOD OF REMITTANCE (ZELLE, WIRE OR ACH). INSTRUCTIONS ARE ATTACHED.

ALL MAJOR CREDIT CARDS WILL INCUR A 3% SURCHARGE FEE REFLECTED ON YOUR INVOICE(S) - CARD PAYMENTS CAN BE CALLED IN TO OUR OFFICE AT (941) 751-3625.

PERSONAL CHECKS CAN BE MAILED, HAND DELIVERED OR ARRANGED TO BE PICKED UP. CASH WILL ONLY ACCEPTED AT TIME OF SERVICE, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE WITH THE OFFICE/OWNER(S).

PLEASE BE AWARE THAT MATERIAL PRICES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY & UNFORSEEN TARIFFS. CUSTOMERS ARE WELCOME TO PAY A LARGER DOWN PAYMENT UPFRONT TO SECURE THE PRICE REFLECTED IN THIS CONTRACT.

Subtotal	\$5,110.00
Discount	\$0.00
Fees	\$0.00
Taxes	\$0.00
Total	\$5,110.00

Deposit

Deposit (50.00%)	\$2,555.00
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Terms and conditions

1. Independent Contractor Status

Contractor shall perform all Services as an independent contractor and not as an employee, agent, or partner of Customer. Contractor operates an independent business, supplies its own labor, tools, equipment, and materials, and maintains all required insurance, including General Liability and Workers' Compensation (or valid exemption). Nothing contained herein shall be deemed to create a partnership, joint venture, or employer-employee relationship between the parties.

2. Licensing and Legal Compliance

Contractor shall comply with all applicable federal, state, and local laws, codes, ordinances, regulations, and licensing requirements related to the Services. Contractor's license and/or registration number is listed on this Quote.

Customer is solely responsible for obtaining and maintaining any homeowner association (HOA), condominium association, neighborhood, or community approvals required prior to commencement of work.

3. Scope of Work

The Services shall be performed strictly in accordance with the written scope set forth in this Quote or Proposal. Any work, labor, materials, services, or conditions not expressly stated are excluded from the scope of work.

4. Changes After Acceptance / Change Orders

Once this Quote has been accepted by the Customer, any deviation, addition, omission, or modification to the scope of work—whether requested by Customer or necessitated by site conditions—must be documented in a written Change Order.

Each Change Order shall be a separate document describing the revised scope of work, associated pricing, and any impact to the project schedule, and must be approved in writing by both parties prior to execution. Contractor shall have no obligation to perform any work outside the original scope or any Change Order that has not been fully executed.

Verbal requests, field directives, text messages, emails, or assumptions shall not constitute authorization for additional work or changes to the contract price. Contractor reserves the right to suspend or delay work until any required Change Order is executed.

5. Unforeseen or Concealed Conditions

Unforeseen or concealed conditions—including but not limited to buried debris, subsurface obstructions, unknown utilities, unstable soils, deteriorated existing structures, undocumented sea-wall tiebacks, or hidden damage—are excluded from the original scope of work. Any additional work required due to such conditions shall be addressed through a Change Order in accordance with Section 4.

6. Payment Terms

Payment shall be made in accordance with the terms stated in this Quote. Deposits are non-refundable once materials are ordered, mobilization has occurred, or work has commenced.

Pricing reflected in this Quote is based on material availability and supplier pricing at the time the Quote is issued. Material prices are subject to change due to availability constraints, supplier increases, transportation costs, or unforeseen tariffs or regulatory actions beyond Contractor's control. Customer may elect to pay a larger deposit or full prepayment to secure material pricing reflected in this Quote. If materials are not prepaid and pricing increases prior to purchase, Contractor reserves the right to adjust the contract price through a Change Order.

Unless otherwise stated, all remaining balances are due upon substantial completion. Any unpaid balance remaining after fifteen (15) days shall accrue interest at 1.5% per month (18% annually) or the maximum rate permitted by law, whichever is less.

Electronic payment is Contractor's preferred method of remittance, including ACH, wire transfer, or Zelle. Payment instructions are provided with this Quote or invoice.

All major credit cards are accepted; however, credit card payments are subject to a 3% processing surcharge, which will be reflected on the applicable invoice(s). Credit card payments may be made by contacting Contractor's office at (941) 751-3625.

Personal or business checks may be mailed, hand delivered, or arranged for pickup. Cash payments are accepted only at the time of service, unless prior arrangements have been made in writing with Contractor's office or owner(s).

Customer agrees to pay all costs of collection arising from non-payment, including reasonable attorney's fees, court costs, filing fees, administrative fees, and lien enforcement expenses.

7. Progress / Phased Billing (When Applicable)

For projects of extended duration or increased complexity, Contractor may bill the Customer in phases or progress installments based on completed portions of the work, project milestones, or materials procured.

Progress invoices, when issued, are due upon receipt unless otherwise stated in writing. Timely payment of progress invoices is a condition precedent to continuation of work. Contractor reserves the right to suspend work for non-payment of any progress invoice without penalty or waiver of rights.

Final payment shall be due upon substantial completion of the overall project, subject to all prior payments received.

8. Florida Construction Lien Law – Notice to Owner Disclosure

NOTICE TO OWNER:

ACCORDING TO FLORIDA LAW, PERSONS OR COMPANIES WHO PROVIDE LABOR, SERVICES, OR MATERIALS FOR THE IMPROVEMENT OF REAL PROPERTY MAY HAVE LIEN RIGHTS ON YOUR PROPERTY IF THEY ARE NOT PAID. THIS LIEN MAY BE ENFORCED BY THE SALE OF THE PROPERTY.

TO PROTECT YOURSELF, YOU SHOULD:

REQUIRE LIEN WAIVERS FROM CONTRACTOR AND ANY SUBCONTRACTORS OR SUPPLIERS,

MAKE PAYMENTS JOINTLY PAYABLE WHEN APPROPRIATE, AND

CONSULT WITH YOUR LENDER OR AN ATTORNEY REGARDING YOUR RIGHTS AND RESPONSIBILITIES UNDER FLORIDA LAW.

9. Reservation of Lien Rights

Contractor expressly reserves all rights and remedies available under Chapter 713, Florida Statutes, including the right to serve a Notice to Owner, record a Claim of Lien, and pursue foreclosure or other legal remedies in the event of non-payment. No acceptance of payment or partial payment shall be deemed a waiver of lien rights unless expressly stated in writing and signed by Contractor.

10. Site Access, Utilities, and Existing Conditions

Customer shall provide clear, safe, and continuous access to the jobsite during normal working hours. Customer is responsible for identifying and properly marking all underground or submerged utilities, irrigation systems, private electrical lines, seawall components, docks, pilings, tiebacks, or other concealed structures.

Contractor shall not be responsible for damage to unmarked, improperly marked, unknown, or inaccurately represented utilities or structures.

11. Delays and Force Majeure

Contractor shall not be liable for delays caused by weather conditions, tides, water levels, permitting or inspection delays, material shortages, supplier delays, labor disruptions, governmental actions, acts of God, hurricanes, flooding, storm surge, or other conditions beyond Contractor's reasonable control. Any such delays shall extend the project schedule without penalty.

12. Ownership of Materials

All materials delivered to the jobsite remain the property of Contractor until paid for in full. Contractor reserves the right to remove unpaid materials if payment obligations are not satisfied.

13. Warranty and Limitations

Contractor warrants its workmanship for a period of one (1) year from the date of substantial completion, unless otherwise stated in writing. This warranty applies solely to workmanship and does not cover materials unless expressly specified.

This warranty excludes normal wear and tear, corrosion, settlement, soil movement, misuse, neglect, lack of maintenance, acts of God, hurricanes, flooding, wave action, storm surge, or work altered or repaired by others.

NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE PROVIDED.

14. Indemnification

To the fullest extent permitted by law, Customer agrees to indemnify, defend, and hold harmless Contractor, its owners, employees, and agents from any and all claims, damages, losses, liabilities, and expenses (including reasonable attorney's fees) arising out of or relating to the Services, except to the extent caused by Contractor's sole gross negligence or willful misconduct.

15. Confidentiality

Any confidential or non-public information provided by Customer shall be used solely for performance of the Services and protected using reasonable care.

16. Assignment

Neither party may assign or transfer this Agreement without prior written consent of the other party. Any unauthorized assignment shall be void.

17. Notices

All notices shall be provided in writing and transmitted via email to the addresses listed on this Quote and shall be deemed received upon successful transmission.

18. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with venue exclusively in Manatee County, Florida.

19. Entire Agreement

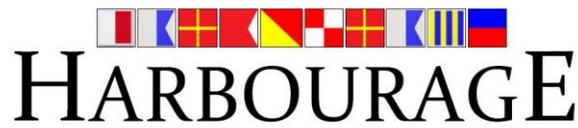
This Quote, together with these Terms and Conditions, constitutes the entire agreement between the parties and supersedes all prior discussions or representations. Any modification must be in writing and signed by both parties.

20. Electronic Acceptance

Customer acknowledges and agrees that acceptance of this Quote—whether electronically, verbally, or by payment—constitutes acceptance of these Terms and Conditions in their entirety.

Tab 6

Monthly Manager's Report



HARBORAGE
AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

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

Operations/Maintenance Updates: February 2026

- Continued to work with Universal Access and residents on temporary visitor gate process and updates to resident directory and database. Awaiting final go live date from vendor. RFID's ordered as approved by BOS at 2/9/26 meeting.
- Completed plumbing repair to marina for broken hose bibb connections and completed installation of water shut off valves at each dock.
- Reprogrammed boat lift control that was programmed incorrect from factory. Had to contact vendor on process.
- Replace stolen boards on one bench at pier. Other bench replacement boards pending.
- Met with Nostalgic Street Lamps, LLC on issue with street lamps on Harborage Avenue. They made repairs and lamps are working.
- Approved quote for Piper Fire Protection Systems to test the marina dry hydrants and schedule annual fire extinguishers certifications.
- Worked with both Pools by Lowell and Hawkins services on spa and pool heaters not working. Repair to spa heater is completed but awaiting parts for one pool heater
- Reset fountain and irrigation controls to be in compliance with Manatee County and SWFWMD mandatory water restrictions due to drought.
- Contacted Cooper Pools to provide proof of pool drain grate replacements that were due this year by the Department of Health. These were done early when pool was resurfaced. Provided certificate to both the DOH and Pools by Lowell for compliance.
- Worked with the HOA/COA Community Activities Committee on set up for Souper Bowl Party and to ensure TV's were set for game viewing.



Rizzetta & Company

- **Scheduled a clubhouse clean up day where several residents performed a deep clean on clubhouse. Assistance was provided by Brenda Davis, Shelley Rogalski, Jane Brown and Margeaux DeWet.**
- **Assisted resident, Jeff Kiniff, in adding a motion sensor light to flag pole on observation pier.**
- **Hawkins Services performed repair to one pool heat pump (new fan, blades and switch).**
- **Pools by Lowell did several repairs so spa heater and replaced filters on spa pump system.**
- **Perfect Finish Power Washing power washed curbs of clubhouse parking lot.**
- **Rizzetta Amenities Manager performed on-site clubhouse audit. Awaiting report.**

Irrigation Water Pumped: 1,739,805 **Recorded Rainfall:** 2.02”

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

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

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

New Residents set up for Kiosk:

Community Events: 2 **Private Events:** 0 **Association Meetings:** 2

Pending Private Events (Parties): 2

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

Tab 7

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Harbourage at Braden River Community Development District (the “**District**”) is a local unit of special-purpose government situated in Manatee County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

- Seat No. 3, Currently held by Tanner French
- Seat No. 4, Currently Vacant
- Seat No. 5, Currently held by Michael Monti

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026 through noon, Friday June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on March 9, 2026.

Attest:

**Harbourage at Braden River
Community Development District**

Print Name: _____
 Secretary / Assistant Secretary

Print Name: _____
 Chairperson / Vice Chairperson

Tab 8

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, February 9, 2026, at 12:30 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik	Chairman
Michael Monti	Vice Chairman
Brenda Landers	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Mr. Miller gave an update on aquatics, noting that water levels continue to be low. He sought confirmation that other community ponds are also low as he does not have access to all of the ponds behind gates.

B. District Counsel

Ms. Webster was present via phone and had no update. There were no Board requests.

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C. District Engineer

Mr. Schappacher provided information on the sidewalk repairs, explaining that the CDD will be responsible for approximately \$6,300 and the HOA \$2,700. He presented a proposal from A/J, Infinity Asphalt Remedies. Discussion was held regarding a roadway assessment and additional proposals.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved a not-to-exceed amount of \$6,500, for the Harbourage at Braden River CDD.

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D. Review of Landscape Report

Landscape vendor was not present. Mr. Gipe provided an update on landscaping and repairs.

E. Clubhouse Manager Report

Mr. Gipe provided an update on gate “go live date” and status of updating information in kiosk. Discussion was held regarding bathroom remodel.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved a not-to-exceed amount of \$15,000 for the remodel and authorized District Counsel to draft an agreement for the Harbourage at Braden River CDD.

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1. Consideration of Universal Access Proposal #AAAQ3595

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved the Universal Access Proposal #AAA13595 totally \$5,000, for the Harbourage at Braden River CDD.

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F. District Manager’s Report

Ms. DeLuna stated that the next meeting scheduled is on Monday, March 9, 2026, at 12:30 p.m.

Ms. DeLuna provided an update on the status of the bond/financing for the roadway. And on the fiscal year 2025/2026 insurance coverage.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the updated 2025/2026 insurance policy, for the Harbourage at Braden River CDD.

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FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Mr. Glentzer’s Resignation from BOS Seat #3.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously accepted the resignation of M. Tod Glentzer as a Board Supervisor serving in seat 3 with a term that expires in November 2026, for the Harbourage at Braden River CDD.

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85 **B. Consideration of Candidate Resumes to Fill Vacant Seat #3**
86

87 The Board reviewed the resumes received from Tanner French and Travis LePage. Mr.
88 French was in attendance and spoke briefly with the Board.
89

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously appointed Tanner C. French as Board Supervisor to serve in seat 3 with a term that expires in November 2026, for the Harbourage at Braden River CDD.

90 **C. Acceptance of Fourth Quarter Website Audit**
91

92 Ms. DeLuna stated that she received the 4th quarter website site compliance report, and
93 the district passed all ADA Website Accessibility and Florida Statute 189.069
94 requirements.
95
96

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously accepted the Fourth Quarter Website Compliance Audit, as presented, for the Harbourage at Braden River CDD.

97 **FIFTH ORDER OF BUSINESS**
98

Business Administration
99

100 **A. Consideration of the Minutes of the Board of Supervisors Regular Meeting Held**
101 **on January 12, 2026**
102

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved the January 12, 2026, meeting minutes, as presented, for the Harbourage at Braden River CDD.

103 **B. Consideration of Operation and Maintenance Expenditures for December 2025**
104
105

On a motion from Mr. Maliki, seconded by Mr. Monti, the Board unanimously ratified the Operation and Maintenance Expenditures for December 2025 (\$52,665.01), for the Harbourage at Braden River CDD.

106 **C. Review of Financial Statements for December 2025**
107

108 There was not a motion made on the record to accept these December 2025 Financial
109 Statements, therefore, they will be added to the next meeting for a motion.
110
111

112 **D. Administration of Oath Of Office to Newly Appointed Supervisor**
113

114 Ms. DeLuna administered the oath of office to Tanner French, who swore and affirmed
115 to the oath as read into the record.
116

117 Ms. Webber spoke regarding the Sunshine Law, Ethics training, and informed Mr. French
118 that he would be receiving a new Supervisor Packet.
119

120 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

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A request was made to research the CDD policy regarding dogs off leash,

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously adjourned the CDD Board meeting at 1:42 p.m., for the Harbourage at Braden River CDD.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 9

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

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

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

www.harbouragecdd.org

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$29,869.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alex Sherman Pest Control, Inc.	300309	129103	Rodent Bait Station Service 01/26	\$ 30.00
Alex Sherman Pest Control, Inc.	300309	129813	Monthly Service 01/26	\$ 120.00
Bloomings Landscape & Turf Management, Inc.	300299	2025-02011	Irrigation Inspection 12/25	\$ 151.00
Bloomings Landscape & Turf Management, Inc.	300310	2026-00034	Landscape Maintenance 01/26	\$ 5,995.00
Clean Home Time	300304	110	Cleaning Services 01/25	\$ 99.00
Clean Home Time	300304	826	Cleaning Services 10/25	\$ 99.00
Clean Home Time	300307	847	Cleaning Services 11/25	\$ 99.00
Clean Home Time	300304	880	Cleaning Services 12/25	\$ 99.00
COMCAST	20260126-2	8535 10 045 0006759-010126	535 10 045 0006759 01/26	\$ 465.59
COMCAST	20260112-1	8535 10 045 0011288-121925	8535 10 045 0011288 01/26	\$ 140.76
Commercial Fitness Products, Inc.	300303	AC12106	Preventative Maintenance 12/25	\$ 165.00
Envera Systems	300305	762590	Gate Access Monitoring 12/25	\$ 4,147.69

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260126-1	1403495383-010526	5651 Key West PI Marina 01/25	\$ 48.88
Florida Power & Light Company	20260126-1	1997110141-010526	5705 Key West PI # Fountain 01/26	\$ 390.62
Florida Power & Light Company	20260126-1	2007710151-010526	5624 Duval St #IRR 01/26	\$ 30.89
Florida Power & Light Company	20260126-1	2650657121-010526	5630 Whitehead St #IRR 01/26	\$ 30.80
Florida Power & Light Company	20260126-1	2931645333-010526	5705 Key West PL # REC 01/26	\$ 1,246.37
Florida Power & Light Company	20260126-1	4346049218-010526	5412 53rd Ave E # ENT LTS 01/26	\$ 30.94
Florida Power & Light Company	20260126-1	5031156333-010526	5414 Harbourage Ave #Gate Hse 01/26	\$ 81.38
Florida Power & Light Company	20260126-1	7253770148-010526	5705 Key West PI # IRR 01/26	\$ 652.79
Florida Power & Light Company	20260126-1	7898482513-010526	5605 Southernmost Ln #IRR 01/26	\$ 30.80
Florida Power & Light Company	20260126-1	7984664172-010526	5605 Southernmost Ln #IRR 01/26	\$ 31.85
Frontier Communications of FL	20260113-1	94175314780930045-122225	941-753-1478-093004-5 12/25	\$ 301.65
Howz It Flowin Agin	300313	208739	Single Backflow Test 01/26	\$ 63.90
MCUD	20260108-1	100123820	5651 Key West PI (Docks) 12/25	\$ 29.94
MCUD	20260108-1	100184981-121925	5705 KEY WEST PL 12/25	\$ 445.92

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MCUD	20260108-1	100185040-121925	5414 Harbourage Ave (Gate)12/25	\$ 41.90
Michael J Monti	20260108-2	MM120826	Board of Supervisors Meeting 120826	\$ 200.00
Pools by Lowell, Inc.	300311	209768385	ervice Call & Labor - Includes up to one hour of on-site work, with additional time	\$ 268.91
Pools by Lowell, Inc.	300311	209805267	Commercial Pool Service 01/26	\$ 620.00
Rizzetta & Company, Inc.	300298	INV0000106051	Amenity Management & Overnight Personnel Reimbursement 01/26	\$ 2,183.37
Rizzetta & Company, Inc.	300297	INV0000106212	Accounting Services 01/26	\$ 4,047.26
Rizzetta & Company, Inc.	300301	INV0000106319	Cell Phone Dec Service 01/26	\$ 50.00
Rizzetta & Company, Inc.	300302	INV0000106582	Personnel Reimbursement 01/26	\$ 1,327.91
Schappacher Engineering, LLC	300306	2983	Engineering Services 12/25	\$ 552.50
Solitude Lake Management, LLC	300300	PSI222085	Aquatic Maintenance 12/25	\$ 477.85
Solitude Lake Management, LLC	300300	PSI222086	Wetland Maintenance 12/25	\$ 686.10
Solitude Lake Management, LLC	300312	PSI228905	Aquatic Maintenance 01/26	\$ 477.85

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	300312	PSI228906	Wetland Maintenance 01/26	\$ 686.10
Solitude Lake Management, LLC	300312	PSI232625	Fountain Maintenance 01/26-03/26	\$ 209.22
Straley Robin Vericker	300308	27820	Legal Services 12/25	\$ 457.50
Valley National Bank	20260127-1	CC123125-286	Water cooler cups for gym 12/25	<u>\$ 2,555.54</u>
Report Total				<u>\$29,869.78</u>

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 # 129103
 Invoice Date 01/20/2026

Invoice Total \$30.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Rodent Bait Station Service			
	Service Rodent Bait Stations	\$30.00	1	\$30.00

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.

Subtotal	\$30.00
Total	\$30.00
Amount Paid	\$0.00
Amount Due	\$30.00
Account Balance	\$151.50
Balance Due	\$181.50

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 # 129813
 Invoice Date 01/20/2026

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.

Subtotal	\$120.00
Total	\$120.00
Amount Paid	\$0.00
Amount Due	\$120.00
Account Balance	\$31.50
Balance Due	\$151.50



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 12/21/2025 2025-02011

Bill To:

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

Description	Qty	Terms	Due on receipt
		Rate	Amount
Irrigation Inspection - 12/02			
MPR Nozzle	2	3.00	6.00
6" Popup	1	15.00	15.00
Repair Hours: 2 Technicians @ 1 Hour Each	2	65.00	130.00

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

Total	\$151.00
Payments/Credits	\$0.00
Balance Due	\$151.00

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 #**
 1/1/2026 2026-00034

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 1/31/2026

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

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

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

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

INVOICE

Clean Home Time
5510 Duval St, Bradenton, FL 34203

Invoice #: 110
Date: 12-30-2025
Service Date: 01-14-2026

BILL TO:

The Harbourage at Braden River CDD The Harbourage at Braden River CDD
5705 Key West Place, Bradenton, FL 34203
9416502780
harbouragecddmanager@gmail.com

SERVICE DETAILS

Description	Amount
Cleaning Service (0-500 sq ft) - Every 4 Weeks	\$99.00
Subtotal	\$99.00
TOTAL	\$99.00

Thank you for choosing Clean Home Time!

Service Receipt #826
Date October 29, 2025
Service receipt to The Harbourage
At Braden River
CDD
5705 Key West
Place, Bradenton,
FL, USA 34203



Booking Details

Booking Summary

Booking Id	826
Date	10/29/2025 11:30 AM - 12:00 PM
Frequency	Every 4 Weeks
Square Feet	0-500
Bathrooms	2

Payment Summary

Payment Method	Cash/Check
Service Total	\$110.00
Frequency Discount	\$11.00
Discounted Total	\$99.00
Total	\$99.00

Would you like to add any Notes?

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

Sub Total: \$99

Extra Charges: \$0

Total: \$99

Thank you for your business!

Thanks for using **Clean Home Time**

Have a question? Contact us at

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

✍️ Leave us a review - [Google](#), [Yelp](#), [Facebook](#), [Nextdoor](#)

📣 [Refer friends/family](#) and earn credit towards your next clean!

💝 [Send a gift card](#) - nothing better than Clean Home Time for all

Dwellwise, LLC

Service Receipt #847
Date November 12, 2025
Service receipt to The Harborage At Braden River CDD
5705 Key West Place, Bradenton, FL, USA 34203



Booking Details

Booking Summary

Booking Id	847
Date	11/12/2025 11:30 AM - 12:00 PM
Frequency	Every 4 Weeks
Square Feet	0-500
Bathrooms	2

Payment Summary

Payment Method	Cash/Check
Service Total	\$110.00
Frequency Discount	\$11.00
Discounted Total	\$99.00
Total	\$99.00

Would you like to add any Notes?

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

Sub Total: \$99

Extra Charges: \$0

Total: \$99

Thank you for your business!

Thanks for using **Clean Home Time**

Have a question? Contact us at

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

 Leave us a review - [Google](#), [Yelp](#), [Facebook](#), [Nextdoor](#)

 [Refer friends/family](#) and earn credit towards your next clean!

 [Send a gift card](#) - nothing better than Clean Home Time for all

Dwellwise LLC

Service Receipt #880

**Date December 10,
2025**

**Service receipt to The Harbourage
At Braden River
CDD**

5705 Key West
Place, Bradenton,
FL, USA 34203

Booking Details

Booking Summary

Booking Id	880
Date	12/10/2025 11:30 AM - 12:00 PM
Frequency	Every 4 Weeks
Square Feet	0-500
Bathrooms	2

Payment Summary

Payment Method	Cash/Check
Service Total	\$110.00
Frequency Discount	\$11.00
Discounted Total	\$99.00
Total	\$99.00

Would you like to add any Notes?

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

Sub Total: \$99

Extra Charges: \$0

Total: \$99

Thank you for your business!

Thanks for using **Clean Home Time**

Have a question? Contact us at

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

✍️ Leave us a review - [Google](#), [Yelp](#), [Facebook](#), [Nextdoor](#)

📣 [Refer friends/family](#) and earn credit towards your next clean!

💝 [Send a gift card](#) - nothing better than Clean Home Time for all

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
Balance forward		\$0.00
Regular monthly charges	Page 3	\$429.35
Taxes, fees and other charges	Page 3	\$22.17
New charges		\$451.52
Amount due		\$451.52

← Your bill explained

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

! Thanks for paying by Automatic Payment
Your automatic payment on 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 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	Account number	8535 10 045 0006759
1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937	Automatic payment	Dec 22, 2025
	Please pay	\$451.52
HARBORAGE CDD 3434 COLWELL AVE #200 TAMPA, FL 33614	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



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

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In-Store

Visit 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 entertained

Visit business.comcast.com/myaccount for more details

Taxes, fees and other charges		\$22.17
Other charges		\$0.15
Regulatory Cost Recovery	\$0.15	
Taxes & 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.

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.

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.

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

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
Balance forward		\$0.00
Regular monthly charges	Page 3	\$134.85
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$1.96
New charges		\$140.76
Amount due		\$140.76

← 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 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

<p>COMCAST BUSINESS 1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937</p> <p>HARBOURAGE GUARD HOUSE JAMIE CASTRO 3434 COLWELL AVE SUITE 200 TAMPA, FL 33614</p>	<p>Account number 8535 10 045 0011288</p> <p>Automatic payment Jan 09, 2026</p> <p>Please pay \$140.76</p> <p>Electronic payment will be applied Jan 09, 2026</p>
---	---

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

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- Pay your bill and customize billing options
- View upcoming appointments

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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.

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Call us anytime

800-391-3000
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Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges		\$134.85
Comcast Business		\$134.85
Internet services		\$134.85
Starter Business Internet.	\$71.95	
Static IP - 1	\$34.95	
Equipment Fee Internet.	\$27.95	

What's included?

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

Visit business.comcast.com/myaccount for more details

One-time charges		\$3.95
Other charges		\$3.95
Paper Statement Fee	Dec 19	\$3.95

Taxes, fees and other charges		\$1.96
Taxes & government fees		\$1.96
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>.

CommercialFitnessProducts

Invoice

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

Date	Invoice #
12/4/2025	AC12106

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

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

Harborage 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#3694	12/4/2025	PM Plan	Net 30	1/3/2026
Qty	Item Code	Description		Price Each	Amount	
1	Preventative Maintenance	Preventative Maintenance Visit- Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications.		165.00	165.00	

Any questions or concerns please contact Christina@commfitnessproducts.com	Total	\$165.00
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$165.00

Envera

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

Invoice	
Invoice Number 762590	Date 12/01/2025
Customer Number 300015	Due Date 01/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		12/01/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
<i>300015 - Gate Access - Harborage on Braden River - 5705 Key West Place, Bradenton, FL</i>				
1.00	Envera Kiosk System 01/01/2026 - 01/31/2026	1.00	\$450.12	\$450.12
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	1.00	\$258.49	\$258.49
1.00	Virtual Gate Guard Monitoring 01/01/2026 - 01/31/2026	1.00	\$3,439.08	\$3,439.08
			Subtotal:	\$4147.69
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$4147.69

Date	Invoice #	Description	Amount	Balance Due
12/1/2025	762590	Monitoring Services	\$4147.69	\$4147.69

Envera

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

Invoice	
Invoice Number 762590	Date 12/01/2025
Customer Number 300015	Due Date 01/01/2026

Net Due: \$4,147.69**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



Electric Bill Statement

For: Dec 3, 2025 to Jan 5, 2026 (33 days)

Statement Date: Jan 5, 2026

Account Number: 14034-95383

Service Address:

5651 KEY WEST PL # MARINA
BRADENTON, FL 34203

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

CURRENT BILL

\$48.88

TOTAL AMOUNT YOU OWE

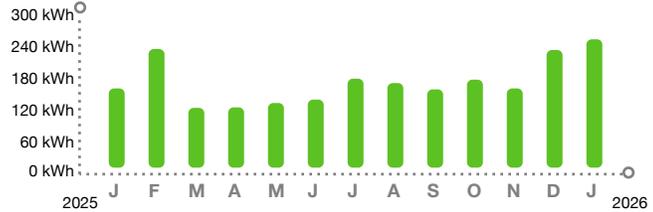
Jan 26, 2026

NEW CHARGES DUE BY



Scan to Pay
or visit
[FPL.com/WaystoPay](https://www.fpl.com/WaystoPay)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	43.85
Payments received	-43.85
Balance before new charges	0.00
Total new charges	48.88
Total amount you owe	\$48.88

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 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 this month due to greater number of service days. Visit www.fpl.com for more information.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. Visit [FPL.com/Rates](https://www.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

5203140349538378884000000

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
PO BOX 32414
CHARLOTTE NC 28232-2414

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

14034-95383
ACCOUNT NUMBER

\$48.88
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	43.85
Payment received - Thank you	-43.85
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$24.97
Fuel: (\$0.032020 per kWh)	\$8.45
Electric service amount	47.62
Gross receipts tax (State tax)	1.22
Taxes and charges	1.22
Regulatory fee (State fee)	0.04
Total new charges	\$48.88
Total amount you owe	\$48.88

METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Feb 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	27516		27252		264

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	264	242	163
Service days	33	29	33
kWh/day	8	8	4
Amount	\$48.88	\$43.85	\$34.17

KEEP IN MIND

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

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[Download now](#)

Reliably serving you

Our approved four-year rate agreement enables us to continue delivering reliable service while keeping bills as low as possible.

[FPL.com/Rates](#)

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



Electric Bill Statement
For: Dec 3, 2025 to Jan 5, 2026 (33 days)
Statement Date: Jan 5, 2026
Account Number: 19971-10141
Service Address:
5705 KEY WEST PL # FOUNTAIN
BRADENTON, FL 34203

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

CURRENT BILL

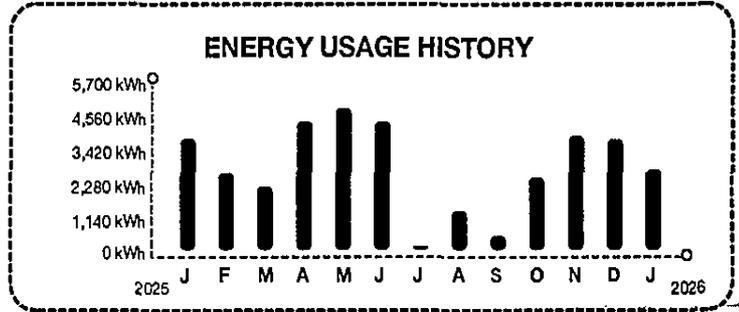
\$390.62

TOTAL AMOUNT YOU OWE

Jan 26, 2026

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.
FPL.com/eBill



BILL SUMMARY

Amount of your last bill	521.06
Payments received	-521.06
Balance before new charges	0.00
Total new charges	390.62
Total amount you owe	\$390.62

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 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 this month due to greater number of service days. Visit www.FPL.com for more information.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. Visit 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

5203199711014112609300000

0001 0020 450023
#BWNDJNQ ***
#1709143LQ148017#
HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

910



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:

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

19971-10141
ACCOUNT NUMBER

\$390.62
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





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

BILL DETAILS

Amount of your last bill	521.08
Payment received - Thank you	-521.06
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$273.69
Fuel: (\$0.032020 per kWh)	\$92.63
Electric service amount	380.52
Gross receipts tax (State tax)	9.77
Taxes and charges	9.77
Regulatory fee (State fee)	0.33
Total new charges	\$390.62
Total amount you owe	\$390.62

METER SUMMARY

Meter reading - Meter KN87589. Next meter reading Feb 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	50827		47934		2893

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	2893	4013	4040
Service days	33	29	33
kWh/day	87	138	122
Amount	\$390.62	\$521.06	\$523.96

KEEP IN MIND

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

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

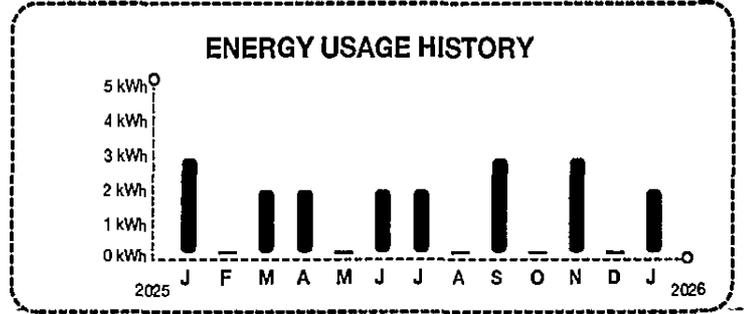
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Electric Bill Statement
For: Dec 3, 2025 to Jan 5, 2026 (33 days)
Statement Date: Jan 5, 2026
Account Number: 20077-10151
Service Address:
5824 DUVAL ST # IRR
BRADENTON, FL 34203

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

CURRENT BILL
\$30.89
TOTAL AMOUNT YOU OWE
Jan 26, 2026
NEW CHARGES DUE BY
Switch to FPL eBill® today and get your bill wherever you are. FPL.com/eBill



BILL SUMMARY
Amount of your last bill 25.66
Payments received -25.66
Balance before new charges 0.00
Total new charges 30.89
Total amount you owe \$30.89
(See page 2 for bill details.)

KEEP IN MIND
• Payment received after March 25, 2026 is considered LATE; a late payment charge of 1% will apply.
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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

52032007710151 9803000000

0003 0020 450023

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COMMUNITY DEVELOPMENT DIST
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CHARLOTTE NC 28232-2414

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MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

20077-10151
ACCOUNT NUMBER

\$30.89
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





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

BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.64
Non-fuel: (\$0.094800 per kWh)	\$0.19
Fuel: (\$0.032020 per kWh)	\$0.06
<hr/>	
Electric service amount	30.09
<hr/>	
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
<hr/>	
Regulatory fee (State fee)	0.03
<hr/>	
Total new charges	\$30.89
<hr/>	
Total amount you owe	\$30.89

METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Feb 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00213		00211		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	2	0	3
Service days	33	29	33
kWh/day	0	0	0
Amount	\$30.89	\$25.66	\$25.81

KEEP IN MIND

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Electric Bill Statement

For: Dec 3, 2025 to Jan 5, 2026 (33 days)

Statement Date: Jan 5, 2026

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

\$30.80

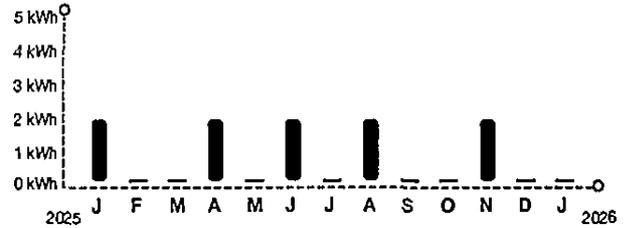
TOTAL AMOUNT YOU OWE

Jan 26, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	30.80
Total amount you owe	\$30.80

(See page 2 for bill details.)

KEEP IN MIND

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711 (Relay Service)



Ways to Pay



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5203265065712110803000000

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26506-57121

ACCOUNT NUMBER

\$30.80

TOTAL AMOUNT YOU OWE

Jan 26, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.80
Non-fuel energy charge:	\$0.094600 per kWh
Fuel charge:	\$0.032020 per kWh
Electric service amount	30.00
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.80
Total amount you owe	\$30.80

METER SUMMARY

Meter reading - Meter AC98442. Next meter reading Feb 4, 2026.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	0	0	2
Service days	33	29	33
kWh/day	0	0	0
Amount	\$30.80	\$25.66	\$25.76

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Electric Bill Statement
For: Dec 3, 2025 to Jan 5, 2026 (33 days)
Statement Date: Jan 5, 2026
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

\$1,246.37
TOTAL AMOUNT YOU OWE
Jan 26, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,017.22
Payments received	-1,017.22
Balance before new charges	0.00
Total new charges	1,246.37
Total amount you owe	\$1,246.37

(See page 2 for bill details.)

KEEP IN MIND

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29316-45333	\$1,246.37	Jan 26, 2026	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	1,017.22
Payment received - Thank you	-1,017.22
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$366.98
Fuel: (\$0.032010 per kWh)	\$377.59
Demand: (\$15.03 per KW)	\$435.87
<hr/>	
Electric service amount	1,214.15
Gross receipts tax (State tax)	31.16
<hr/>	
Taxes and charges	31.16
Regulatory fee (State fee)	1.06
<hr/>	
Total new charges	\$1,246.37
<hr/>	
Total amount you owe	\$1,246.37

METER SUMMARY

Meter reading - Meter KE83217. Next meter reading Feb 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	93314		81518		11796
Demand KW	28.72				29

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	11796	9580	12144
Service days	33	29	33
kWh/day	357	330	368
Amount	\$1,246.37	\$1,017.22	\$1,205.45

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Electric Bill Statement
For: Dec 3, 2025 to Jan 5, 2026 (33 days)
Statement Date: Jan 5, 2026
Account Number: 43460-49218
Service Address:
5412 53RD AVE E # ENT LTS
BRADENTON, FL 34203

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

CURRENT BILL

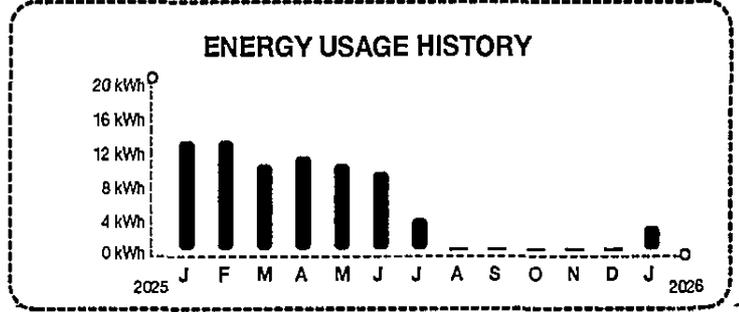
\$30.94

TOTAL AMOUNT YOU OWE

Jan 26, 2026

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BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	30.94
Total amount you owe	\$30.94

(See page 2 for bill details.)

KEEP IN MIND

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43460-49218
ACCOUNT NUMBER

\$30.94
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	25.88
Payment received - Thank you	-25.66
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.56
Non-fuel: <small>(\$0.094500 per kWh)</small>	\$0.28
Fuel: <small>(\$0.032020 per kWh)</small>	\$0.10
<hr/>	
Electric service amount	30.14
<hr/>	
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
<hr/>	
Regulatory fee (State fee)	0.03
Total new charges	\$30.94
<hr/>	
Total amount you owe	\$30.94

METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Feb 4, 2028.
 Usage Type Current - Previous = Usage
 kWh used 04542 04539 3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2028	Dec 3, 2025	Jan 6, 2025
kWh Used	3	0	14
Service days	33	29	33
kWh/day	0	0	0
Amount	\$30.94	\$25.66	\$26.40

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Electric Bill Statement

For: Dec 3, 2025 to Jan 5, 2026 (33 days)

Statement Date: Jan 5, 2026

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

\$81.38

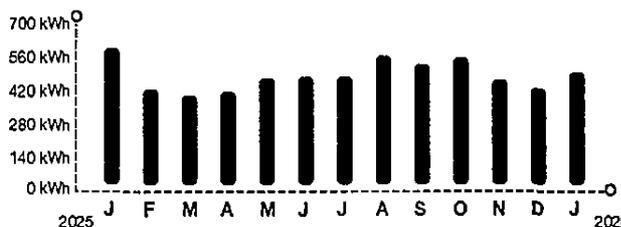
TOTAL AMOUNT YOU OWE

Jan 26, 2026

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	69.03
Payments received	-69.03
Balance before new charges	0.00
Total new charges	81.38
Total amount you owe	\$81.38

(See page 2 for bill details.)

KEEP IN MIND

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50311-56333
ACCOUNT NUMBER

\$81.38
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	69.03
Payment received - Thank you	-69.03
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$48.62
Fuel: (\$0.092020 per kWh)	\$16.46
Electric service amount	79.28
Gross receipts tax (State tax)	2.03
Taxes and charges	2.03
Regulatory fee (State fee)	0.07
Total new charges	\$81.38
Total amount you owe	\$81.38

METER SUMMARY

Meter reading - Meter AC86444. Next meter reading Feb 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	35231		34717		514

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	514	441	624
Service days	33	29	33
kWh/day	16	15	19
Amount	\$81.38	\$69.03	\$92.03

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Electric Bill Statement
For: Dec 3, 2025 to Jan 5, 2026 (33 days)
Statement Date: Jan 5, 2026
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

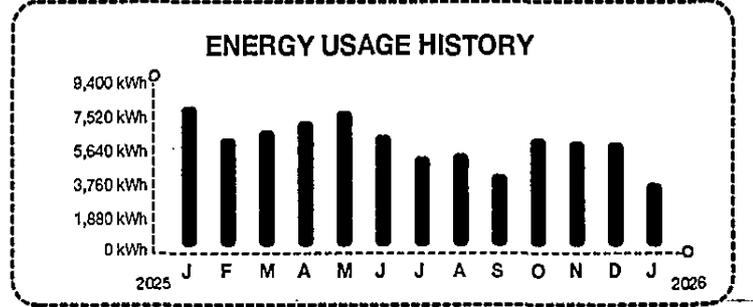
\$652.79

TOTAL AMOUNT YOU OWE

Jan 26, 2026

NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	757.54
Payments received	-757.54
Balance before new charges	0.00
Total new charges	652.79
Total amount you owe	\$652.79

(See page 2 for bill details.)

KEEP IN MIND

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Ways to Pay



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72537-70148
ACCOUNT NUMBER

\$652.79
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	757.54
Payment received - Thank you	-757.54
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$119.02
Fuel: (\$0.032010 per kWh)	\$122.47
Demand: (\$15.03 per KW)	\$360.72
Electric service amount	635.92
Gross receipts tax (State tax)	16.32
Taxes and charges	16.32
Regulatory fee (State fee)	0.55
Total new charges	\$652.79
Total amount you owe	\$652.79

METER SUMMARY

Meter reading - Meter KN94989. Next meter reading Feb 4, 2026.

Usage Type	Current	- Previous	= Usage
kWh used	98737	94911	3826
Demand KW	24.11		24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	3826	6316	8520
Service days	33	29	33
kWh/day	115	217	258
Amount	\$652.79	\$757.54	\$909.06

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Electric Bill Statement
For: Dec 3, 2025 to Jan 5, 2026 (33 days)
Statement Date: Jan 5, 2026
Account Number: 78984-82513
Service Address:
5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203

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

CURRENT BILL

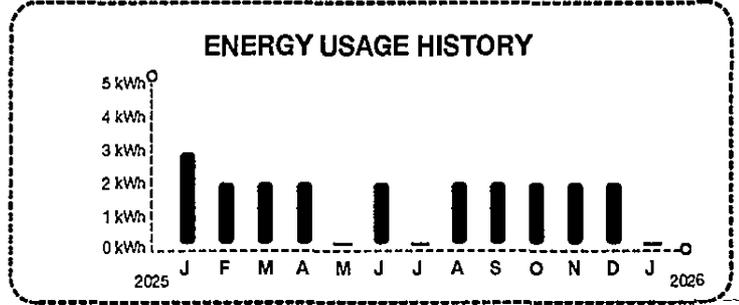
\$30.80

TOTAL AMOUNT YOU OWE

Jan 26, 2026

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BILL SUMMARY

Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	30.80
Total amount you owe	\$30.80

(See page 2 for bill details.)

KEEP IN MIND

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Ways to Pay



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78984-82513
ACCOUNT NUMBER

\$30.80
TOTAL AMOUNT YOU OWE

Jan 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	25.75
Payment received - Thank you	-25.75
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.80
Non-fuel energy charge:	
	\$0.094600 per kWh
Fuel charge:	\$0.032020 per kWh
<hr/>	
Electric service amount	30.00
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.80
<hr/>	
Total amount you owe	\$30.80

METER SUMMARY

Meter reading - Meter AC96443. Next meter reading Feb 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00537		00537		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	0	2	3
Service days	33	29	33
kWh/day	0	0	0
Amount	\$30.80	\$25.75	\$25.81

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

Reliably serving you

Our approved four-year rate agreement enables us to continue delivering reliable service while keeping bills as low as possible.

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

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



Electric Bill Statement

For: Dec 3, 2025 to Jan 5, 2026 (33 days)

Statement Date: Jan 5, 2026

Account Number: 79846-64172

Service Address:

5705 KEY WEST PL #SL
BRADENTON, FL 34203

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

CURRENT BILL

\$31.85

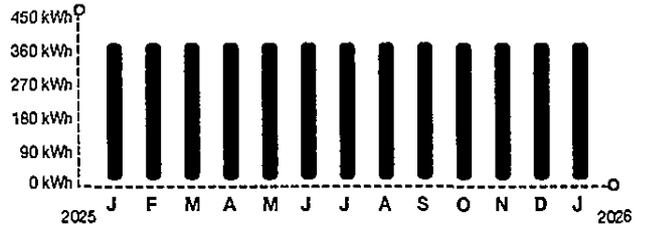
TOTAL AMOUNT YOU OWE

Jan 26, 2026

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.
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	31.85
Total amount you owe	\$31.85

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 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 this month due to greater number of service days. Visit www.FPL.com for more information.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. Visit 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

5203798466417225813000000

0017 0020 450023

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

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 33188-00D1

Visit FPL.com/PayBill
for ways to pay.

79846-64172

ACCOUNT NUMBER

\$31.85

TOTAL AMOUNT YOU OWE

Jan 26, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: Account Number:
 HARBORAGE AT BRADEN 79846-84172
 RIVER COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	37.48
Payment received - Thank you	-37.48
Balance before new charges	\$0.00
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	29.31
Gross receipts tax (State tax)	0.75
Franchise fee (Reqd local fee)	1.76
Taxes and charges	2.51
Regulatory fee (State fee)	0.03
Total new charges	\$31.85
Total amount you owe	\$31.85

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Feb 4, 2026.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2026	Dec 3, 2025	Jan 6, 2025
kWh Used	399	399	399
Service days	33	29	33
kWh/day	12	14	12
Amount	\$31.85	\$37.48	\$37.50

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.

FPL.com/MobileApp

Reliably serving you

Our approved four-year rate agreement enables us to continue delivering reliable service while keeping bills as low as possible.

FPL.com/Rates

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



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

For: 12-03-2025 to 01-05-2026 (33 days)
 kWh/Day: 12
 Service Address:
 5705 KEY WEST PL #SL
 BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			E	19	0.810000	399	15.39

* 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
 PO BOX 32414
 CHARLOTTE NC 28232-2414





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

For: 12-03-2025 to 01-05-2026 (33 days)

kWh/Day: 12

Service Address:

5705 KEY WEST PL #SL
 BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							15.39
Sub total						399	15.39
				Energy conservation cost recovery			0.20
				Capacity payment recovery charge			0.02
				Environmental cost recovery charge			0.24
				Transition rider credit			-0.41
				Storm protection recovery charge			1.28
				Fuel charge			12.59
				Electric service amount			29.31
				Gross receipts tax (State tax)			0.75
				Regulatory fee (State fee)			0.03
				Franchise fee (Reqd local fee)			1.76
Total						399	31.85

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



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

Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

Hi HARBORAGE CDD,

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



Bill history

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

Service summary

	Previous month	Current month
Bundle	\$244.84	\$244.84
Taxes and Fees	\$56.81	\$56.81
Total services	\$301.65	\$301.65

Total balance **\$301.65**

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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 12242025 NNNNNNNY 01 999785

HARBORAGE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$301.65

Due by
Jan 15

Account number
941-753-1478-093004-5

Amount enclosed
\$ _____

Mail payment to:
FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

45100594175314780930040000000000000000301655



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

Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026



WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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Bundle

Monthly Charges

12.22-01.21	Frontier Freedom for Business Business Line - 2 Yr Term	\$136.00
	Federal Primary Carrier Multi Line Charge	\$57.95
	Frontier Roadwork Recovery Surcharge	\$14.99
	(2) Multi-Line Federal Subscriber Line Charge	\$4.50
	(2) Access Recovery Charge Multi-Line Business	\$18.40
	Non-Published Listing	\$6.00
		\$7.00
	Bundle Total	\$244.84

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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
	Federal Taxes	\$30.41
	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
	FL State Gross Receipts Tax	\$0.40
(2)	FL Telecommunications Relay Service	\$0.16
	State Taxes	\$26.40

Taxes and Fees Total **\$56.81**

Total current month charges **\$301.65**



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

Billing Date:
Dec 22, 2025

Billing Period:
Dec 22 - Jan 21, 2026

Frontier

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Dec 02	11:21A	2.0	DD	TAMPAWST FL 813-925-9489	\$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	Dec 02	10:20A	8.0	DD	ONTARIO CA 909-781-0322	\$0.00	U
2	Dec 02	10:45A	5.0	DD	FT COLLINS CO 970-556-2471	\$0.00	U
3	Dec 03	7:57A	2.0	DD	CHICGOZN03 IL 773-742-4462	\$0.00	U
4	Dec 04	8:45A	1.0	DD	ATLANTA GA 404-413-0817	\$0.00	U
5	Dec 04	8:45A	3.0	DD	PROVIDENCE RI 401-413-0817	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	6	21	\$0.00
Total	6	21	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	2	\$0.00
Interstate	5	19	\$0.00
Total	6	21	\$0.00

Howz It Flowin Agin

6479 Parkland Dr
Sarasota, FL 34243
941-567-6220
Info@HowzItFlowinAgin.com
www.HowzItFlowinAgin.com

License #FC1430182



WE HAVE MOVED!

INVOICE

BILL TO

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

INVOICE # 208739
DATE 01/01/2026

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
2023 Customer Loyalty Single Backflow Test Single Backflow Test - Locked-in Pricing (2023-2026) (5705 Key West Pl Bradenton Fl 34203)	1	31.95	31.95
2023 Customer Loyalty Single Backflow Test Single Backflow Test - Locked-in Pricing (2023-2026) 5414 Harborage Ave Bradenton Fl 34203	1	31.95	31.95

PLEASE READ:

* Backflow testing invoices must be paid in full prior to testing

** The Backflow Prevention Assembly must be reasonably accessible. According to local municipalities, a MINIMUM ONE FOOT (1') distance from landscaping shall be maintained to prevent damage to the BPA from overgrowth and to accommodate room for the tester to safely inspect the BPA.

If the BPA is not accessible, a RETURN TRIP FEE may be assessed to return and test the BPA.

*** Limited Warranty applies only to parts replaced and does not apply if the failure is caused by: (a) unauthorized tampering that damages warranted parts; (b) exposure to harmful substances or debris in the water; or (c) acts of nature such as flood, or lightning.

BALANCE DUE

\$63.90

Pay invoice

PLEASE include your INVOICE NO. when paying, either online or via check.
There will be a fee for Returned/Bounced Checks



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

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



HARBOURAGE AT BRADEN RIVER
 5651 KEY WEST PL

Amount Due	\$29.94
Please Pay By	09-Jan-2026
Account Number	100123820

Account Summary	
Previous Amount Due	\$21.87
Payments Received	-\$21.87
Balance Forward	\$0.00
Contract Charges	\$29.94
Total Amount Due	\$29.94

Charge Details	Service Period 11/07 - 12/10 (34 Days)	
Commercial Water Service (Meter # 49978928) (11/07 - 12/10)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	1.5 kgal x \$2.97	\$4.46
Total New Charges		\$29.94
Total Amount Due		\$29.94

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 49978928				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/07	181	12/10	196	1.5 kgal

Important Information

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- 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

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5651 KEY WEST PL
	ACCOUNT NUMBER	100123820
	BILLING DATE	19-Dec-2025
	DUE DATE	09-Jan-2026
	TOTAL AMOUNT DUE	\$29.94
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARBOURAGE AT BRADEN RIVER COMMUNITY
 DEVELOPMENT DISTRICT
 PO BOX 32414
 CHARLOTTE, NC 28232

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

100123820Z000000299400000000

MCUD

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



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



HARBOURAGE AT BRADEN RIVER
5651 KEY WEST PL

Amount Due	\$29.94
Please Pay By	09-Jan-2026
Account Number	100123820

late fee may apply, or service interruption
may occur for delinquent accounts.



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

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



HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due	\$445.92
Please Pay By	09-Jan-2026
Account Number	100184981

Account Summary	
Previous Amount Due	\$356.98
Payments Received	-\$356.98
Balance Forward	\$0.00
Contract Charges	\$447.03
Cancel/Rebill Corrections	-\$1.11
Total Amount Due	\$445.92

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52637992				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/07	28128	12/10	28499	37.1 kgal

Bin Overview
1 x Commercial 96 gallon bin

Important Information

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- A backflow on this property is due for annual testing within the next 60 days.

Charge Details	Service Period 11/07 - 12/11 (35 Days)	
Commercial Water Service (Meter # 52637992) (11/07 - 12/10)		
Water Base Rate	1 month(s) x \$16.73	\$16.73
Commercial Water Usage	37.1 kgal x \$2.97	\$110.19
Sewer Commercial Service (11/07 - 12/10)		
Sewer Base Rate	1 month(s) x \$42.31	\$42.31
Sewer Service	37.1 kgal x \$6.59	\$244.49
Commercial Can Service (11/12 - 12/11)		
Commercial solid waste service charge	1 bin (30 days)	\$33.31
Total New Charges		\$447.03
Cancel/Rebill Corrections		
Original Charges Reversed		-\$34.42
Corrected Charges		\$33.31
Total Corrections		-\$1.11
Total Amount Due		\$445.92

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<p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5705 KEY WEST PL
	ACCOUNT NUMBER	100184981
	BILLING DATE	19-Dec-2025
	DUE DATE	09-Jan-2026
	TOTAL AMOUNT DUE	\$445.92
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARBOURAGE AT BRADEN RIVER COMMUNITY
DEVELOPMENT DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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

100184981200000445920000000



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

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



HARBOURAGE AT BRADEN RIVER
 5414 HARBORAGE AVE

Amount Due	\$41.90
Please Pay By	09-Jan-2026
Account Number	100185040

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

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 80273272				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/07	310	12/10	310	0 kgal

Important Information

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- A backflow on this property is due for annual testing within the next 60 days.

Charge Details	Service Period 11/07 - 12/10 (34 Days)	
Commercial Water Service (Meter # 80273272) (11/07 - 12/10)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Sewer Commercial Service (11/07 - 12/10)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Total New Charges		\$41.90
Total Amount Due		\$41.90

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5414 HARBORAGE AVE
	ACCOUNT NUMBER	100185040
	BILLING DATE	19-Dec-2025
	DUE DATE	09-Jan-2026
	TOTAL AMOUNT DUE	\$41.90
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARBOURAGE AT BRADEN RIVER COMMUNITY
 DEVELOPMENT DISTRICT
 PO BOX 32414
 CHARLOTTE, NC 28232

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

100185040Z0000004190000000

Harbourage at Braden River CDD

Meeting Date: December 8, ~~2024~~ 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 mins

Time Over <u>(3)</u> Hours:	
-----------------------------	--

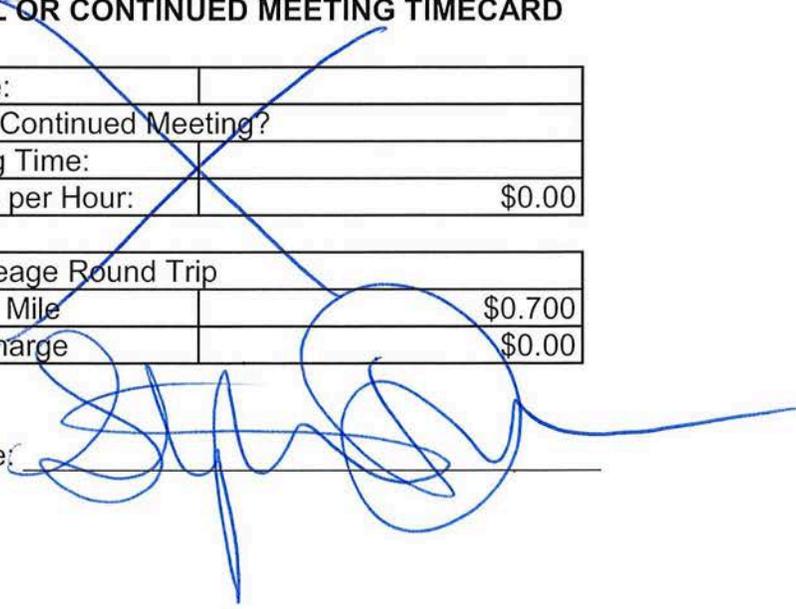
Total at <u>\$175.00</u> per Hour:	
------------------------------------	--

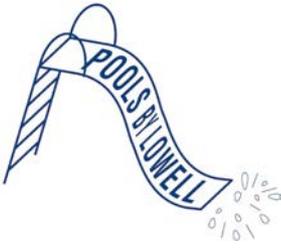
ADDITIONAL OR CONTINUED MEETING TIMECARD

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:





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 209768385	INVOICE DATE Jan 05, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 1/5/2026
Payment Term: Due Upon Receipt
Due Date: 1/5/2026

DESCRIPTION OF WORK

Issue(s): The autofill system on the spa was malfunctioning, causing water overflow due to the float not operating properly.

01/05/2026 Romain

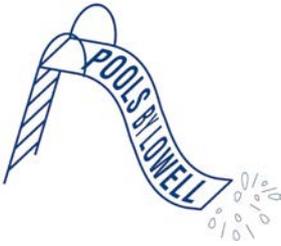
- Removed the float tray and addressed significant air in the static line.
- Replaced the float tray for the spa, resulting in the autofill system functioning correctly.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Service Call & Labor - Includes up to one hour of on-site work, with additional time billed in 15-minute increments.	1.00	\$125.00	\$125.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	Autofill Float Tray Assembly	1.00	\$143.91	\$143.91

SUB-TOTAL	\$268.91
TOTAL DUE	\$268.91
BALANCE DUE	\$268.91



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
209805267

INVOICE DATE
Jan 02, 2026

JOB ADDRESS

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

Billing Date: 1/1/2026

Payment Term: Due Upon Receipt

Due Date: 1/2/2026

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$620.00	\$620.00

SUB-TOTAL \$620.00

TOTAL DUE \$620.00

BALANCE DUE **\$620.00**

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

Invoice

Date	Invoice #
1/2/2026	INV0000106051

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,040.00	\$1,040.00
Personnel Reimbursement	1.00	\$1,143.37	\$1,143.37
Subtotal			\$2,183.37
Total			\$2,183.37

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

Invoice

Date	Invoice #
1/2/2026	INV0000106212

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,545.67	\$1,545.67
Administrative Services	1.00	\$360.92	\$360.92
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Management Services	1.00	\$1,696.50	\$1,696.50
Website Compliance & Management	1.00	\$110.00	\$110.00
Subtotal			\$4,047.26
Total			\$4,047.26

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

Invoice

Date	Invoice #
1/1/2026	INV0000106319

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
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

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

Invoice

Date	Invoice #
1/16/2026	INV0000106582

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,327.91	\$1,327.91
Subtotal			\$1,327.91
Total			\$1,327.91

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
1/6/2026	2983

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	
		Quantity	Rate	Amount	
12/5/2025	Prep work for CDD meeting, review agenda items and print pertinent documents.	0.25	170.00	42.50	
12/8/2025	Attend CDD meeting. Site review at marina and prepare photo summary report. Forward to CDD manager.	2.75	170.00	467.50	
12/12/2025	Review e-mail from field manager and reach out to vendor to repair sagging deck boards at marina. Respond to field manager regarding sidewalk reviews.	0.25	170.00	42.50	
Please make checks payable to Schappacher Engineering Thank you for your business!			Total	\$552.50	



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI222085
 Invoice Date: 12/1/2025

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

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

Ship Via
 Ship Date 12/1/2025
 Due Date 12/31/2025
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 12/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Pond 1 - Harbourage at Braden River CDD Pond 2 - Harbourage at Braden River CDD Sump 3 - Harbourage at Braden River CDD Sump 4 - Harbourage at Braden River CDD Sump 5 - Harbourage at Braden River CDD		1	1	477.85	477.85

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI222086
 Invoice Date: 12/1/2025

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

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

Ship Via
 Ship Date 12/1/2025
 Due Date 12/31/2025
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 12/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Preserve - Harbourage at Braden River CDD Upland 6 - Harbourage at Braden River CDD Wetland/MT 7 - Harbourage at Braden River CDD		1	1	686.10	686.10

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI228905
 Invoice Date: 1/1/2026

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

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

Ship Via
 Ship Date 1/1/2026
 Due Date 1/31/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 1/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 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		1	1	477.85	477.85

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI228906
 Invoice Date: 1/1/2026

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

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

Ship Via
 Ship Date 1/1/2026
 Due Date 1/31/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 1/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Preserve - Harbourage at Braden River CDD Upland 6 - Harbourage at Braden River CDD Wetland/MT 7 - Harbourage at Braden River CDD		1	1	686.10	686.10

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI232625
 Invoice Date: 1/2/2026

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

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

Ship Via
 Ship Date 1/2/2026
 Due Date 2/1/2026
 Terms Net 30

Customer ID 0376380
 P.O. Number
 P.O. Date 1/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 3/31/2026 Harborage/Br VTX Fountain 1 Site #1		1	1	209.22	209.22

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

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

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

January 14, 2026

Client: 001435

Matter: 000001

Invoice #: 27820

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/8/2025	CAW	REVIEW AGENDA AND PREPARE FOR DECEMBER BOARD MEETING; REVIEW AND RESPOND TO EMAIL REGARDING TOWING AGREEMENT AND POLICY; ATTEND BOARD MEETING VIA PHONE.	1.5	\$457.50
Total Professional Services			1.5	\$457.50
Total Services			\$457.50	
Total Disbursements			\$0.00	
Total Current Charges				\$457.50
Previous Balance				\$1,377.00
Less Payments				(\$1,377.00)
PAY THIS AMOUNT				\$457.50

Please Include Invoice Number on all Correspondence



0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,444.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$21.75
Payments & Credits	\$21.75
Purchases & Other Charges	\$2,555.54
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,555.54

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	\$2,555.54
Minimum Payment Due	\$2,555.54
Payment Due Date	January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTA	\$21.75-
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	21.75-
		MICHELLE WHITE	TOTAL	\$0.00
		ANTHONY GIPE	TOTAL	\$2,555.54
12/01	12/01	5550036AGGGTT8N55	SIGNARAMA BRADENTON FL	128.00
			MCC: 5099 MERCHANT ZIP: 34205	
12/01	12/01	8897145AFEHZ44WQH	QRFY.COM SANT CUGAT DEB	239.88
			MCC: 5734 MERCHANT ZIP:	
12/02	12/02	5543286AG5V9YQMX9	AMAZON MKTPL*BB86789Y1 SEATTLE WA	37.35
			MCC: 5942 MERCHANT ZIP:	
12/02	12/02	5270715AH09G3EH1G	THE HOME DEPOT #1863 BRADENTON FL	36.94
			MCC: 5200 MERCHANT ZIP: 34208000	
12/03	12/03	5543286AH5VK3W91L	AMAZON MKTPL*BB8HJ3YB1 SEATTLE WA	20.80
			MCC: 5942 MERCHANT ZIP:	
12/03	12/03	5270715AJ09GQDZ43	THE HOME DEPOT #1863 BRADENTON FL	47.88
			MCC: 5200 MERCHANT ZIP: 34208000	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	January 26, 2026
New Balance	\$2,555.54
Minimum Payment Due	\$2,555.54
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 HARBOURAGE AT BRADEN C 0

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/08	12/08	0531461APEHW0STL0	FLORIDA PAINTS - 119 - BRADENTON FL MCC: 5231 MERCHANT ZIP:	58.84
12/09	12/09	5550080APGRSFE6DJ	MUTT MITT SAN DIEGO CA MCC: 7299 MERCHANT ZIP: 92128	364.93
12/10	12/10	5543286AR5Y648YPT	AMAZON MKTPL*YA6UC2MV3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	151.00
12/10	12/10	5543286AR5Y8MMHX9	AMAZON MKTPL*9O8A41G33 SEATTLE WA MCC: 5942 MERCHANT ZIP:	884.97
12/18	12/18	5104323B01YNTE2JJ	PAYPAL *VOLT LIGHT 8139783700 FL MCC: 780 MERCHANT ZIP: 33549	324.77
12/23	12/23	5550036B6H7GYNHFN	SIGNARAMA BRADENTON FL MCC: 5099 MERCHANT ZIP: 34205	208.00
12/27	12/27	5288034B922VHK2YX	PAYPAL *HOME DEPOT 4029357733 GA MCC: 5200 MERCHANT ZIP: 30339	52.18

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,555.54 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$9.73	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.39	\$0-\$500,000 = 0.25%
New Cashback Balance	\$16.12	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

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

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

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

**Harbourage CDD Credit Card
Valley Credit Card
12/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/1/2025	Signarama	Gate Signs	52900-4700	\$ 128.00	Y	Y
12/1/2025	QRFY	QR Code Generator for Gate notices	52900-4700	\$ 239.88	Y	Y
12/2/2025	Amazon	Marina Faucets	57200-4820	\$ 37.35	Y	Y
12/2/2025	Home Depot	Asphalt Patch	54100-4662	\$ 36.94	Y	Y
12/3/2025	Amazon	Cups for Fitness Room	57200-4647	\$ 20.80	Y	Y
12/3/2025	Home Depot	Flowers	57200-4647	\$ 47.88	Y	Y
12/8/2025	Florida Paints	Paint	57200-4647	\$ 58.84	Y	Y
12/9/2025	Mutt Mitt	Dog Bags	57200-4647	\$ 364.93	Y	Y
12/10/2025	Amazon	Supplies	57200-4647	\$ 151.00	Y	Y
12/10/2025	Amazon	Landscape Transformer	53900-4785	\$ 884.97	Y	Y
12/18/2025	Volt Light	Spotlight for Monument and pool area	57200-4647	\$ 324.77	Y	Y
12/23/2025	Signarama	Gate Signs	52900-4700	\$ 208.00	Y	Y
12/27/2025	Home Depot	Supplies	57200-4647	\$ 52.18	Y	Y

12/31/25 Statement

001-10103

Total activity	2,555.54
Replenish card	-
Credit/Refund	-
Total charges	<u>2,555.54</u>

\$ 2,555.54

0

Expense Summary

57200-4647	(1,020.40)
57200-5101	-
57200-4820	(37.35)
54100-4662	(36.94)
52900-4700	(575.88)
53900-4785	(884.97)
	<u>(2,555.54)</u>

TRUE

SIGNARAMA
4259 14TH ST W
BRADENTON, FL 342056009
9417477746

Transaction **401324**

Total \$128.00

CREDIT CARD SALE \$128.00
MASTERCARD 6054

Retain this copy for statement
validation

01-Dec-2025 1:25:33P

\$128.00 | Method: EMV

Mastercard XXXXXXXXXXXX6054

ANTHONY GIPE

Reference ID: 533500560158

Auth ID: 001754

MID: *****8887

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE



K5F9096YSMXRR

Payment K5F9096YSMXRR

Clover Privacy Policy

<https://clover.com/privacy>

Invoice to

Name: Anthony Gipe
Street: 3434 Colwell Ave
City: Tampa
Country: United States of America
Zip: 33614

Description	Amount
Qrfy.com (Tier: annually) / Confirmed payment at 01-12-2025	239.88 USD
Grand Total	239.88 USD

Status: PAID
Card Type: credit
Card Number: XXXXXX-XX-XXXX-6054
Amount: 206.42 EUR
Exchange rate: 1.00 USD → 0.860531 EUR

Total
239.88 USD



QR Code Generator PRO S.L
Avenida Cerdanyola 75, 1º 08172
Sant cugat del Valles Spain

Company ID:
B67081794

VAT Reg. No.:
ESB67081794

Order Summary

Order placed November 14, 2025

Order # 112-3540168-2823412

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:	\$37.35
Shipping & Handling:	\$0.00
Total before tax:	\$37.35
Estimated tax to be collected:	\$0.00
Grand Total:	\$37.35

Delivered December 3

Your package was left near the front door or porch.



EFIELD 5-Pack Outdoor 1/4-Turn Brass Sillcock Hose Bibb Valve 1/2" Female NPT
×3/4" Male GHT Threaded Garden Hose Outlet/Connector,(SILLCOCK051)

Sold by: Efield USA Inc

Return or replace items: Eligible through January 31, 2026
\$37.35

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Just What You Need in a Snap in Our App

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Order #WH17098848

Placed on: Dec 02, 2025

Billing Information

Anthony Gipe
3434 Colwell Ave
Tampa FL 33614

Payment Method: MC ***6054

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

Store Pickup (1 item)

5820 State Route 64 E 1863, Bradenton, FL 34208

Item picked up from store 1863

Latex-ite 3.5 Gal. Super Patch	\$18.47	2	\$36.94
--------------------------------	---------	---	---------

Available: Today

Subtotal	\$36.94
Pick Up In Store	FREE
Sales Tax	\$0.00
Total	\$36.94

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

Order Summary

Order placed December 19, 2025 Order # 114-5474011-7878610

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: \$21.99 Shipping & Handling: \$0.00 Subscribe & Save: -\$1.10 Total before tax: \$20.89 Estimated tax to be collected: \$0.00 Grand Total: \$20.89
--	---	--

Arriving Saturday

20.80 charged



Turbo Bee 7oz Plastic Cups 300 Pack, Disposable Clear Party Cups for Home, School, Office & Events | Small Transparent Tumblers for Drinks, Samples & Commercial Use
Sold by: MEILISU
Supplied by: Other
\$21.99
Auto-delivered: Every 1 month



How doers
get more done.

5820 ST RD 64E BRADENTON FL 34208
9-11-213-6700 STORE MANAGER JULIE FENNELL

1863 00020 46688 12/03/25 03:01 PM
SALE CASHIER JOWELLA

022532064022 POINSETTIA -A>
EUPHORBIA POINSETTIA COVER 6.5IN
6@7.98 47.88N

SUBTOTAL 47.88
SALES TAX 0.00
TAX EXEMPT TOTAL \$47.88

XXXXXXXXXXXX6054 MASTERCARD USD\$ 47.88
AUTH CODE 003716/4200293 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-5500 SUMMARY
THIS RECEIPT FC/JOB NAME: 000

2025 PRO XTRA SPEND 12/02: \$566.54

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

1863 12/03/25 03:01 PM



1863 20 46688 12/03/2025 4149

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/03/2026

MUTT MITT

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

Invoice

Date	Invoice #
12/9/2025	794424

Bill To
Harbourage Community Dev Accts Payable 5549 Key West Place Bradenton, FL 34203

PAID
12/09/2025

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

PLEASE MAKE ALL CHECKS PAYABLE TO: "MUTT MITT"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
MM-39033	MM	12/9/2025	FEDEX	INTERNET		

Quantity	Item Code	Description	Price Each	Amount
2	2660 Shipping	Mutt Mitt® Singles/2000 per cs Shipping FedEx Package 1 Tracking #: 396472709262	149.99 64.95	299.98T 64.95

REMIT PAYMENT TO: MUTT MITT 12316 World Trade Drive #102 San Diego, CA 92128 FED ID# 27-4523962	Subtotal	\$364.93
	Sales Tax (0.0%)	\$0.00
	Total	\$364.93
	Payments	-\$364.93
	Balance Due	\$0.00

Order Summary

Order placed December 9, 2025 Order # 112-7746676-0290628

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:	\$152.05
Shipping & Handling:	\$0.00
Promotion Applied:	-\$1.05
Total before tax:	\$151.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$151.00

Delivered December 10

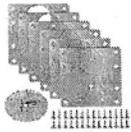
Your package was left near the front door or porch.



Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 40 Regular Rolls, Everyday Value with 150 Sheets per Roll, Packaging May Vary
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through January 31, 2026
\$22.86

Delivered December 11

Your package was left near the front door or porch.



20PCS Upgraded Cabinet Hinge Repair Plate Kit: FOGZUVR Durable Door Hinge Mounting Plate Stainless Steel, Large Cabinet Fix Board with Screws for Kitchen Cabinet, Cupboard Doors and Furniture
Sold by: Aetherge
Return or replace items: Eligible through January 31, 2026
\$20.99

Delivered December 10

Your package was left near the front door or porch.



60W Candelabra Light Bulbs, E12 B10 Clear Candle Base Bulb with Warm White 2700K, 600 Lumen Dimmable, 120V Incandescent Chandelier Light Bulbs for Pendants, Ceiling Fan, Wall Sconces (12-Pack)
Sold by: OuuKoo
Return or replace items: Eligible through January 31, 2026
\$9.99



[6 Packs] Solar Motion Sensor Outdoor Lights, Super Bright Solar Lights Outdoor Waterproof, 3 Lighting Modes Security Wall Light for Outside Walking Dog Fence Backyard Deck Garden Door Step Garage
Sold by: Claoner
Return or replace items: Eligible through January 31, 2026
\$21.99



ANLEY EverStrong Series American Flag 4x6 Foot Heavy Duty - Embroidered Stars and Sewn Stripes - 4 Rows of Lock Stitching - US National Banner Flags with Brass Grommets 4 X 6 Ft
Sold by: ANLEY
Supplied by: Other
Return or replace items: Eligible through January 31, 2026
\$17.05



Bionic Flood Light 2 Pk Solar Lights Outdoor Waterproof, Ultra Bright 89 LEDs, 3 Heads Wide Angle Motion Sensor Outdoor Lights for Security, Wall, House, Spot Light, IP65 Waterproof - Stakes Included
Sold by: Bell + Howell
Return or replace items: Eligible through January 31, 2026
\$28.22

Order Summary

Order placed December 10, 2025 Order # 112-8319671-5887420

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: \$884.97 Shipping & Handling: \$0.00 Total before tax: \$884.97 Estimated tax to be collected: \$0.00 Grand Total: \$884.97
--	---	--

Delivered December 12



VOLT Pro 1200 Watt 12V-22V Multi-Tap Low Voltage Transformer with Digital Timer for Landscape Lighting
Sold by: VOLT® Lighting
Supplied by: Other
Return or replace items: Eligible through January 31, 2026
\$884.97



Order # 003756934 Processing

CREATED : DECEMBER 18, 2025 (MICHAEL MALIK)

Items Ordered

17W 120V Flood Light

SKU: BDL-VFL-4509-LI-BBZ

Price: \$145.99

Qty: 1

Subtotal: \$145.99

Commercial Flood Light 120V 17W Integrated LED Knuckle Brass Bronze

SKU: VFL-4509-LI-BBZ

Price: \$0.00

Qty: 1

Subtotal: \$0.00

Fat Boy Large (Bronze)

SKU: BVN-VAL-2002-BBZ

Price: \$51.98

Qty: 3

Subtotal: \$155.94

VOLT® G2 Fat Boy Brass Bronze Spotlight - 4ft Lead Wire

SKU: VAL-2002-4-BBZ

Price: \$0.00

Qty: 3

Subtotal: \$0.00

5W Adjustable Beam Angle LED MR16 Bulb - (2700K, 400 Lumens)

SKU: MR16-30-27-ABA1-R1

Price: \$0.00

Qty: 3

Subtotal: \$0.00

10" Hammer Stake

SKU: VAC-STK3-10-PBK

Price: \$0.00

Qty: 3

Subtotal: \$0.00

Subtotal	\$301.93
Shipping & Handling	\$22.84
Grand Total (Excl. Tax)	\$324.77
Tax	\$0.00
Grand Total (Incl. Tax)	\$324.77

SIGNARAMA
4259 14TH ST W
BRADENTON, FL 342056009
9417477746

Transaction **401373**

Total \$208.00
CREDIT CARD SALE \$208.00
MASTERCARD 6054

Retain this copy for statement
validation

23-Dec-2025 9:13:34A
\$208.00 | Method: EMV
Mastercard XXXXXXXXXXXX6054
ANTHONY GIPE
Reference ID: 535700560991
Auth ID: 023681
MID: *****8887
AID: A000000041010
AthNtwkNm: MASTERCARD
SIGNATURE



CA2C5VAV4RH4A

Payment CA2C5VAV4RH4A

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NE Bradenton 10PM 33614 W.

NE Bradenton 10PM 33614

Menu Quotes Lists Tony

We would love to hear from you!
Take a [quick survey](#)

X

ORDER # WK12220863



Show barcode for returns or pickups. Not valid for locker pickup

[Start a Return](#)

Date Ordered: December 26, 2025
PO/Job Name: Add PO/Job Name [Edit](#)
Order Total: \$52.18
Payment: - 244P
Order Origin: Online

Subtotal: \$52.18
Pickup: FREE
Sales Tax: \$0.00
Total: \$52.18

Feedback

Picked Up Fri, December 26

Return by March 26, 2026



NIBCO 3/4 in. CPVC-CTS All Slip Tee Fitting

Qty: 1
\$1.35

[Info & Guides](#)

[Buy Again](#)

Return by March 26, 2026



NIBCO 3/4 in. CPVC-CTS Slip x Slip Coupling Fitting

Qty: 3
\$2.04
(\$0.68/item)

[Info & Guides](#)

[Buy Again](#)

Item can't be returned



CHARLOTTE PIPE 3/4 in. x 10 ft. CPVC SDR11 Flowguard Gold Pipe

Qty: 1
\$11.43

[Info & Guides](#)

Order **Ready for Pickup** **Picked Up**
Received

Pickup At:
#1863 NE Bradenton
5820 State Route 64 E
Bradenton, FL 34208
941-213-6700

Pickup Person:
Tony Gipe

Tab 10



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org
rizzetta.com

Harbourage at Braden River Community Development District

Balance Sheet
As of 01/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	301,066	0	375	301,440	0	0
Investments	276,376	544,904	325,904	1,147,186	0	0
Accounts Receivable	42,477	0	15,335	57,812	0	0
Prepaid Expenses	396	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	341,614
Amount To Be Provided Debt Service	0	0	0	0	0	1,023,386
Total Assets	620,515	544,904	341,614	1,507,033	5,021,042	1,365,000
Liabilities						
Accounts Payable	3,924	0	0	3,924	0	0
Deferred Revenue	963	0	0	963	0	0
Accrued Expenses	3,948	0	0	3,948	0	0
Other Current Liabilities	287	0	0	287	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	4,250	0	0	4,250	0	0
Total Liabilities	13,572	0	0	13,572	0	1,365,000
Fund Equity & Other Credits						
Beginning Fund Balance	305,662	494,184	181,667	981,513	0	0
Investment In General Fixed Assets	0	0	0	0	5,021,042	0
Net Change in Fund Balance	301,281	50,720	159,947	511,948	0	0
Total Fund Equity & Other Credits	606,943	544,904	341,614	1,493,461	5,021,042	0
Total Liabilities & Fund Equity	620,515	544,904	341,614	1,507,033	5,021,042	1,365,000

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,951	1,951
Special Assessments				
Tax Roll	453,374	453,374	458,711	5,337
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	16,027	(1,973)
Miscellaneous Revenue	0	0	450	450
Total Revenues	471,374	471,374	477,139	5,765
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	4,200	(200)
Total Legislative	12,000	4,000	4,200	(200)
Financial & Administrative				
Accounting Services	18,548	6,183	6,182	0
Administrative Services	4,331	1,443	1,444	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	50	356	(306)
District Engineer	10,000	3,334	1,868	1,466
District Management	20,358	6,786	6,786	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	1,336	1,336	0
Legal Advertising	750	250	75	176
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	913	1,977	(1,065)
Total Financial & Administrative	80,491	35,301	35,411	(110)
Legal Counsel				
District Counsel	13,000	4,333	3,722	612
Total Legal Counsel	13,000	4,333	3,722	612
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	1,867	791	1,075
Security Monitoring Services	40,000	13,333	17,913	(4,579)
Utility - Electricity-Entrance	1,000	334	302	30
Utility - Water & Sewer	500	166	160	7
Total Security Operations	47,100	15,700	19,166	(3,467)
Electric Utility Services				
Utility - Boat Dock	550	184	171	13
Utility - Fountains	3,500	1,166	2,144	(978)
Utility - Irrigation	12,300	4,100	3,261	839
Utility - Recreation Facilities	14,000	4,667	4,074	593

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	250	221	29
Total Electric Utility Services	31,100	10,367	9,871	496
Gas Utility Service				
Utility Services	12,000	4,000	3,023	977
Total Gas Utility Service	12,000	4,000	3,023	977
Water-Sewer Combination Services				
Utility - Boat Dock	400	133	111	22
Utility Services	4,000	1,334	1,472	(138)
Total Water-Sewer Combination Services	4,400	1,467	1,583	(116)
Stormwater Control				
Aquatic Maintenance	6,500	2,166	1,911	255
Fountain Service Repair & Maintenance	1,000	334	627	(293)
Lake/Pond Bank Maintenance & Repair	1,000	333	0	333
Stormwater System Maintenance	4,000	1,333	0	1,334
Wetland Monitoring & Maintenance	7,500	2,500	2,744	(245)
Total Stormwater Control	20,000	6,666	5,282	1,384
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	167	0	167
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	1,667	1,920	(253)
Landscape - Mulch	1,500	500	0	500
Landscape Maintenance	71,940	23,980	25,280	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	166	2,285	(2,119)
Miscellaneous Expense	15,000	5,000	885	4,115
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	1,334	0	1,334
Total Other Physical Environment	124,520	58,894	53,886	5,008
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	500	37	463
Sidewalk Maintenance & Repair	5,000	1,666	0	1,666
Street Light/Decorative Light Maintenance	1,000	334	0	334
Street Sign Repair & Replacement	500	166	0	166
Total Road & Street Facilities	8,000	2,666	37	2,629
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	1,667	0	1,667
Cable & Internet	6,250	2,083	2,328	(245)
Computer Support, Maintenance & Repair	250	84	0	83
Dock Repairs and Maintenance	2,000	666	38	630
Fitness Equipment Maintenance & Repair	1,500	500	5,523	(5,023)
Maintenance & Repairs	10,000	3,334	3,896	(564)
Management Contract	44,763	14,921	16,641	(1,720)
Office Supplies	1,500	500	160	341

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	3,333	3,876	(543)
Pressure Washing	9,000	3,000	719	2,281
Telephone, Internet, Cable	2,500	833	1,206	(373)
Trail/Bike Path Maintenance	500	167	0	167
Vehicle Maintenance	500	167	0	167
Total Parks & Recreation	93,763	31,255	34,387	(3,132)
Contingency				
Miscellaneous Contingency	25,000	8,333	5,290	3,043
Total Contingency	25,000	8,333	5,290	3,043
Total Expenditures	471,374	182,982	175,858	7,124
Total Excess of Revenues Over(Under) Ex- penditures	0	288,392	301,281	12,889
Fund Balance, Beginning of Period	0	0	305,662	305,662
Total Fund Balance, End of Period	0	288,392	606,943	318,551

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	6,125	(13,875)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>50,721</u>	<u>(13,875)</u>
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	0	64,596
Total Contingency	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Expenditures	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>50,721</u>	<u>50,721</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>494,183</u>	<u>494,183</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>544,904</u>	<u>544,904</u>

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

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,191	2,191
Special Assessments				
Tax Roll	179,773	179,773	181,700	1,927
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>183,891</u>	<u>4,118</u>
Expenditures				
Debt Service				
Interest	49,773	49,773	23,944	25,829
Principal	130,000	130,000	0	130,000
Total Debt Service	<u>179,773</u>	<u>179,773</u>	<u>23,944</u>	<u>155,829</u>
Total Expenditures	<u>179,773</u>	<u>179,773</u>	<u>23,944</u>	<u>155,829</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>159,947</u>	<u>159,947</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>181,667</u>	<u>181,667</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>341,614</u>	<u>341,614</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
January 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 276,376
	Total General Fund Investments	\$ 276,376
US Bank Custody Reserve	SHS Institutional Fund	\$ 544,904
	Total Reserve Fund Investments	\$ 544,904
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 251,455
US Bank Series 2014 Prepayment	SHS Institutional Fund	2,489
US Bank Series 2014 Reserve	SHS Institutional Fund	71,960
	Total Debt Service Fund Investments	\$ 325,904

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 01/01/2026 to 01/31/2026

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
286, 2349	286-001	286 General Fund	Manatee County Tax Collector	AR00002797	12110	10/01/2025	42,477.32
Sum for 286, 2349							42,477.32
286, 2351	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	15,334.79
Sum for 286, 2351							15,334.79
Sum for 286							57,812.11
Sum Total							57,812.11

See Notes to Unaudited Financial Statements

**Harbourage at Braden River Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349					
286 General Fund	01/22/2026	Frontier Communica- tions of FL	94175314780930045- 012226	941-753-1478-093004 -5 01/26	301.25
286 General Fund	01/12/2026	Michael J Monti	MM011226	Board of Supervisors Meeting 01/12/2026	200.00
286 General Fund	01/30/2026	Rizzetta & Company, Inc.	INV0000106745	Personnel Reimburse- ment 01/26	1,789.29
286 General Fund	01/31/2026	Valley National Bank	CC013126-286	Valley Credit Card 01/26	1,633.06
Sum for 286, 2349					3,923.60
Sum for 286					3,923.60
Sum Total					3,923.60

Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/26.
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.