



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting April 6, 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 27, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held **Monday, April 2, 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
 - B. District Counsel
 - C. District Engineer
 - D. Review of Landscape Report
 - E. Clubhouse Manager.....USC
 - F. District Manager
- 4. BUSINESS ITEMS**
 - A. Ratification of Contract for Loan Assistance.....Tab 1
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on March 9, 2026.....Tab 2
 - B. Consideration of Operation and Maintenance Expenditures
for February 2026.....Tab 3
 - C. Review of Financial Statement for February 2026.....Tab 4
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Stephanie DeLuna
District Manager

Tab 1

CONTRACT FOR LOAN ASSISTANCE SERVICES

DATE: March 18, 2026

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**", and together with Consultant, the "**Parties.**")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for loan assistance services (hereinafter referred to as "**Contract**") is for Consultant to provide limited services for the District related to the District's roadway repaving project (the "**Project**"). A complete description of these services is provided below in Section I.A. Exhibit A, if attached, shall provide additional detail but the services described in Section I.A shall constitute the entire scope of services to be provided.
 - A. **LOAN ASSISTANCE SERVICES.** The Consultant shall provide the following One-Time Services to the Consultant pursuant to this Contract:
 - 1) **Bank Outreach and Coordination** - Consultant shall identify and contact multiple financial institutions that may be willing to consider extending a loan to the District in support of the District's Project.
 - 2) **Project and Loan Presentation** – Consultant shall present and explain to such financial institutions:
 - the nature and scope of the District's Project;
 - the proposed loan amount and anticipated terms; and
 - the anticipated sources and methods of repayment of the loan, as described by the District.
 - 3) **Liaison Services** – Consultant shall act as a liaison between the District and the financial institutions by:



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- facilitating communications and information exchange;
- coordinating and scheduling meetings or calls;
- transmitting, at the District's direction, such materials, information and responses as may be reasonably required by the financial institutions in evaluating the proposed loan; and
- working with the lender, Bond Counsel, and any other District staff or vendors, compiling required documentation, and securing District approvals to facilitate the loan closing.

4) **Reporting of Loan Proposals** – Consultant shall promptly report to the District the material terms of any loan proposals, term sheets, or other indications of interest received from the financial institutions, and at the District's request, summarize and compare such material terms for the District's consideration.

5) Any additional services will be performed on an as-requested basis when authorized by the District.

B. TIME FRAME. These Loan Assistance Services shall be completed upon close of the loan and funding to the District.

II. **TERM.** The Consultant's services as provided in this Contract shall commence immediately upon execution of this Contract and shall terminate automatically upon completion of the services described in Section I and payment therefor, but in no event later than July 31, 2026. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent.

III. **FEES AND EXPENSES; PAYMENT TERMS.**

A. FEES AND EXPENSES.

- A schedule of fees for the services described in Sections I and II of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant shall invoice the District for the Consultant's services in the amounts set forth in **Exhibit B**. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice, given the limited and final nature of this engagement. Payment of this fee shall not be contingent upon the District's successful loan procurement.
- Unless otherwise agreed to in writing by both parties, no changes to the scope of services or fees shall be permitted under this Contract. The services are strictly limited to those described in Section I.A for loan assistance only.



- IV. SUSPENSION OF SERVICES FOR NON-PAYMENT.** This provision is not applicable given the one-time, limited nature of the services to be provided under this Contract.
- V. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VI. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.
- VII. RESPONSIBILITIES.**
- A. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Section 190.006, Florida Statutes, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- VIII. TERMINATION.** This Contract may be terminated as follows:
- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant electronically at the address noted herein.
- B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of five (5) days written (electronic) notice of termination to the address noted herein.
- D.** Unless terminated immediately for good cause as provided in Sections VIII.A or VIII.B, this Contract shall automatically terminate upon the earlier of (i) completion of the Scope of Services described in Section I and receipt of payment by Consultant, or (ii) July 31, 2026.
- E.** Upon any termination, Consultant shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract.



IX. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.

X. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the Consultant or its employees are serving as the District's agent pursuant to the terms, conditions and requirements of this Contract, and as may be allowable under applicable law, the District agrees to indemnify, defend, and hold harmless the Consultant, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant, its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Contract or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant; provided, however, that the Consultant's indemnification obligations shall be limited to the extent of



insurance coverage limits as required under Section XII of this Contract. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XI. WAIVER OF DAMAGES. The Consultant, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the Consultant, its employees, officers or agents, in good faith and within the scope of this Contract, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the Consultant. Further, the Consultant, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the Consultant and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XII. INSURANCE.

A. The District shall provide and maintain a General Liability insurance policy in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:

- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
- iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
- iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.



INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XV. NOTICES.** All notices, requests, consents and other communications under this Contract (“Notices”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Harbourage at Braden River Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVI. EFFECTIVE DATE.** This Contract shall become effective on March 18, 2026 and shall automatically terminate upon the earlier of (i) completion of the services described in Section I and payment therefor, or (ii) July 31, 2026.
- XVII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XVIII. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A and B** shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A and B**, this instrument shall control.
- XIX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District’s right to protect its rights from interference by a third party to this Contract.



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- XX. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXI. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXIII. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXIV. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Consultant represents that Consultant is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Contract, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - B.** If the District has a good faith belief that the Consultant has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Contract as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Consultant otherwise complied with its obligations thereunder, the District



shall promptly notify the Consultant and the Consultant shall immediately terminate its contract with the subcontractor.

- C. If this Contract is terminated in accordance with this section, then the Consultant shall be liable for any additional costs incurred by the District.

XXVI. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by Consultant pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage, provided however that Consultant shall use commercially reasonable efforts to complete the Scope of Services notwithstanding any Force Majeure event, and in no event shall the time for performance be extended beyond July 31, 2026, without approval of District. If this Contract specifies a time period for performance of an obligation of either party (other than payment to the Consultant by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure, subject to the July 31, 2026 outside date. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVII. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc. This disclosure is provided for informational purposes only and does not create any obligations or rights under this Contract for FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



**CONTRACT FOR LOAN ASSISTANCE SERVICES
HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT**

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Mar 18, 2026

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

BY: Michael V. Malik
PRINTED NAME: Michael V. Malik
TITLE: Chairman / Vice Chairman
DATE: 3/20/2026

- Exhibit A** – Scope of Services
- Exhibit B** – Schedule of Fees
- Exhibit C** – Municipal Advisor Disclaimer



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EXHIBIT A
Scope of Services

LIMITED ONE-TIME SERVICES: These services shall be provided on a one-time basis as described below and shall constitute the entirety of Consultant's obligations under this Contract.

LOAN ASSISTANCE SERVICES:

1) Bank Outreach and Coordination - Consultant shall identify and contact multiple financial institutions that may be willing to consider extending a loan to the District in support of the District's project.

2) Project and Loan Presentation – Consultant shall present and explain to such financial institutions:

- the nature and scope of the District's project;
- the proposed loan amount and anticipated terms; and
- the anticipated sources and methods of repayment of the loan, as described by the District.

3) Liaison Services – Consultant shall act as a liaison between the District and the financial institutions by:

- facilitating communications and information exchange;
- coordinating and scheduling meetings or calls;
- transmitting, at the District's direction, such materials, information and responses as may be reasonably required by the financial institutions in evaluating the proposed loan; and
- working with the lender, Bond Counsel, and any other District staff or vendors, compiling required documentation, and securing District approvals to facilitate the loan closing.

4) Reporting of Loan Proposals – Consultant shall promptly report to the District the material terms of any loan proposals, term sheets, or other indications of interest received from the financial institutions, and at the District's request, summarize and compare such material terms for the District's consideration.

5) Any additional services will be performed on an as-requested basis when authorized by the District.



EXHIBIT B
Schedule of Fees

LOAN ASSISTANCE SERVICES:

1. Base Loan Assistance Services; Not-to-Exceed Amount

In consideration of the Services described in the Scope of Services, the District shall pay Consultant fees for such Services on an hourly basis at a rate of Two Hundred and No/100 Dollars (\$200) per hour, provided that the total fees billed shall not to exceed a total of **Five Thousand and No/100 Dollars (\$5,000) (the "Base Fee")**. Consultant shall submit an invoice itemizing the hours worked and corresponding activities performed. The District shall remit payment in accordance with the terms of this Agreement. If the Services are completed prior to the expenditure of the full not-to-exceed amount, Consultant shall be compensated only for actual hours worked.

2. Compensation for Additional Services

Additional Services authorized by the District shall be billed on an hourly basis at a rate of **Two Hundred and No/100 Dollars (\$200) per hour**. Consultant shall itemize all Additional Services on its invoices, including a brief description of the services performed, the date performed, and the hours incurred.



EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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2026-03-18 - Harbourage at Braden River CDD - Contract for Loan Assistance Services

Final Audit Report

2026-03-18

Created:	2026-03-18
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbh4Uf_zi8hA57oCwsUGiLdSSiGQoyzMO

"2026-03-18 - Harbourage at Braden River CDD - Contract for Loan Assistance Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2026-03-18 - 6:39:52 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2026-03-18 - 6:39:58 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2026-03-18 - 6:42:10 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2026-03-18 - 6:43:01 PM GMT - Time Source: server
-  Agreement completed.
2026-03-18 - 6:43:01 PM GMT

Tab 2

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, March 9, 2026, at 12:31 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
Tanner French	Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co., Inc.
Cari Webster	District Counsel, Straley Robin & Vericker (via phone)
Tony Gipe	Operations Manager: RASI (via phone)
Jared Paul	Universal Access
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

Audience comments were entertained regarding concerns with parking on both sides of the streets throughout the community. The Board advised they would speak with the District Engineer and provide feedback.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Discussion was held regarding water levels, dead fish in the big pond and whether it was related to lake turnover due to temperature drop. The Board asked that a representative from Solitude be in attendance at the next meeting.

B. District Counsel

Ms. Webster was present via phone and reviewed the resident letter regarding an

51 unleased dog. Ms. DeLuna confirmed that it was sent.
52

53 **C. District Engineer**

54 Not present. No report.
55

56 Representatives from Universal Access provided an update on the gates. Virtual guard to
57 start by March 20th.
58

59 **1. Sidewalk Repair**

60 Ms. DeLuna reviewed the map and confirmed that the not-to-exceed amount from
61 previous meeting is on record, and the proposal is just formalizing the cost for the
62 agenda.
63

64 **2. Roadway Lifespan Map**

65 Ms. DeLuna reviewed the map and asked for any feedback. Discussion was held
66 regarding the finance process for the project.
67

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved a not-to-exceed amount of \$5,000 for the roadway lifespan project and directed Rizzetta to move forward with solicitation of loan with Chair approval, for the Harbourage at Braden River CDD.

68 **3. Fishing Pier Repairs**

69 Discussion was held regarding proposals from Abbott's and Mariner Deck and Seawall
70 that included cost and scope of service.
71
72

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the Mariner Deck and Sewall proposal in the amount \$5,110 for fish pier repairs, for the Harbourage at Braden River CDD.

73
74 **D. Review of Landscape Report**

75 No report.
76

77 **E. Clubhouse Manager Report**

78 Mr. Gipe provided an update on the gate and streetlight progress, along with a detailed
79 review of his manager's report. The Board asked that he obtain proposals for pressure
80 washing and tree cutting.
81

82 **F. District Manager's Report**

83 Ms. DeLuna stated that the next meeting scheduled is on Monday, April 6, 2026, at 12:30
84 p.m. and a workshop has been scheduled for April 20th at the same time.
85

86 Ms. DeLuna confirmed that an email was sent to all Board members regarding the Ethics
87 Training.
88

89 Discussion was held regarding filing an insurance claim.
90

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously authorized Ms. DeLuna to work with the Chairman on insurance claim, for the Harbourage at Braden River CDD.

91
92 **FOURTH ORDER OF BUSINESS**

Business Items

93
94 **A. Discussion of Roadway Finance**

95
96 It was stated that this was discussed earlier in the meeting.

97
98 **B. Consideration of Resolution 2026-03; Announcing General Election**

99
100 Ms. Deluna presented the resolution noting that seats 3, 4 & 5 are up for election this
101 year and will all be for four-year terms. The election will be held on the first Tuesday of
102 November and the qualifying period runs from noon, Monday June 8, 2026, through Friday June
103 12, 2026, at noon.
104

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously adopted Resolution 2026-03, announcing the general election, for the Harbourage at Braden River CDD.

105
106 **FIFTH ORDER OF BUSINESS**

Business Administration

107
108 **A. Consideration of the Minutes of the Board of Supervisors Regular Meeting Held**
109 **on February 9, 2026**

110
On a motion from Ms. Landers, seconded by Mr. French, the Board unanimously approved the February 9, 2026, meeting minutes, as presented, for the Harbourage at Braden River CDD.

111
112 **B. Consideration of Operation and Maintenance Expenditures for January 2026**

113
On a motion from Mr. Monti, seconded by Mr. Maliki, the Board unanimously ratified the Operation and Maintenance Expenditures for January 2026 (\$29,869.78), for the Harbourage at Braden River CDD.

114
115 **C. Review of Financial Statements for January 2026**

116
On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously accepted the January 2026 Financial Statements, for the Harbourage at Braden River CDD.

117
118 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

119
120 There were no Supervisor requests put forward.
121
122
123
124

125
126

127
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129
130
131

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Landers, seconded by Mr. French, the Board unanimously adjourned the CDD Board meeting at 2:13 p.m., for the Harbourage at Braden River CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 3

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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,674.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenda L. Brandsma-Landers	20260226-3	BL020926	Board of Supervisors Meeting 02/09/2026	\$ 200.00
Clean Home Time	300322	111	Cleaning Services 02/26	\$ 99.00
COMCAST	20260224-1	8535 10 045 0006759-535 10 045 0006759 02/26 020126		\$ 465.59
COMCAST	20260211-1	8535 10 045 0011288-8535 10 045 0011288 02/26 011826		\$ 140.76
Florida Power & Light Company	20260225-1	1403495383-020426	5651 Key West PI Marina 01/25	\$ 42.39
Florida Power & Light Company	20260225-1	19971-10141-020426	5705 Key West PI # Fountain 02/26	\$ 451.82
Florida Power & Light Company	20260225-1	20077-10151-020426	5624 Duval St #IRR 02/26	\$ 30.80
Florida Power & Light Company	20260225-1	26506-57121-020426	5630 Whitehead St #IRR 02/26	\$ 30.89
Florida Power & Light Company	20260225-1	29316-45333-020426	5705 Key West PL # REC 02/26	\$ 1,006.81
Florida Power & Light Company	20260225-1	43460-49218-020426	5412 53rd Ave E # ENT LTS 02/26	\$ 31.09
Florida Power & Light Company	20260225-1	50311-56333-020426	5414 Harbourage Ave #Gate Hse 02/26	\$ 73.59
Florida Power & Light Company	20260225-1	72537-70148-020426	5705 Key West PI # IRR 02/26	\$ 636.53
Florida Power & Light Company	20260225-1	78984-82513-020426	5605 Southernmost Ln #IRR 02/26	\$ 30.89
Florida Power & Light Company	20260225-1	79846-64172-020426	5605 Southernmost Ln #IRR 02/26	\$ 31.85

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	20260218-1	286-02012026	Sales Tax 01/26	\$ 286.65
Frontier Communications of FL	20260217-1	94175314780930045-012226	941-753-1478-093004-5 01/26	\$ 301.25
Hawkins Service Company LLC	300318	357416688	HVAC Repair 01/26	\$ 89.00
MCUD	20260210-1	100123820-012226	5651 Key West PI (Docks) 01/26	\$ 31.42
MCUD	20260210-1	100184981-012226	5705 KEY WEST PL 01/26	\$ 230.98
MCUD	20260210-1	100185040-012226	5414 Harbourage Ave (Gate) 01/26	\$ 42.86
Michael J Monti	20260226-2	MM011226	Board of Supervisors Meeting 01/12/2026	\$ 200.00
Michael J Monti	20260226-2	MM020926	Board of Supervisors Meeting 02/09/2026	\$ 200.00
Perfect Finish Pressure Washing, LLC	300319	26-01	Pressure Washing Pool Dech/Bathrooms 01/26	\$ 1,500.00
Perfect Finish Pressure Washing, LLC	300319	26-02	Pressure Washing Curbs and Sidewalks 01/26	\$ 1,700.00
Perfect Finish Pressure Washing, LLC	300319	26-03	Road Striping 02/26	\$ 800.00
Pools by Lowell, Inc.	300320	208160488	Commercial Pool Service 12/25	\$ 590.00
Pools by Lowell, Inc.	300329	211051680	Commercial Pool Service 02/26	\$ 620.00
Pools by Lowell, Inc.	300329	211552087	Service Call for Pools Repair 02/26	\$ 212.63

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pools by Lowell, Inc.	300329	211935953	Service Call for Spa heater display blank 02/26	\$ 213.21
Rizzetta & Company, Inc.	300315	INV0000106634	Accounting Services 02/26	\$ 4,047.26
Rizzetta & Company, Inc.	300314	INV0000106745	Personnel Reimbursement 01/26	\$ 1,789.29
Rizzetta & Company, Inc.	300316	INV0000106945	Cell Phone Jan Service 02/26	\$ 50.00
Rizzetta & Company, Inc.	300317	INV0000106969	Amenity Management & Overnight Personnel Reimbursement 02/26	\$ 2,506.32
Rizzetta & Company, Inc.	300323	INV0000107406	Personnel Reimbursement 02/26	\$ 1,540.14
Schappacher Engineering, LLC	300321	2997	Engineering Service 02/26	\$ 297.50
Solitude Lake Management, LLC	300330	PSI239967	Fountain Maintenance 02/26	\$ 783.34
Universal Access, LLC	300331	AAAI3094	Tekwave System installation 01/26	\$ 27,676.92
Valley National Bank	20260226-1	CC013126-286	Valley Credit Card 01/26	\$ 1,633.06

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Water Boy Inc.	300332	00586735	Quarterly Delivery Jan -Mar 12/25	\$ 9.00
Water Boy Inc.	300332	24204092	Water Delivery 12/25	\$ 25.85
Water Boy Inc.	300332	24206321	Water Delivery 01/26	<u>\$ 25.85</u>
Report Total				<u>\$ 50,674.54</u>

Harbourage at Braden River CDD

Meeting Date: February 9, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Tod Glentzer	
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:	12:30pm
Meeting End Time:	1:42pm
Total Meeting Time:	

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

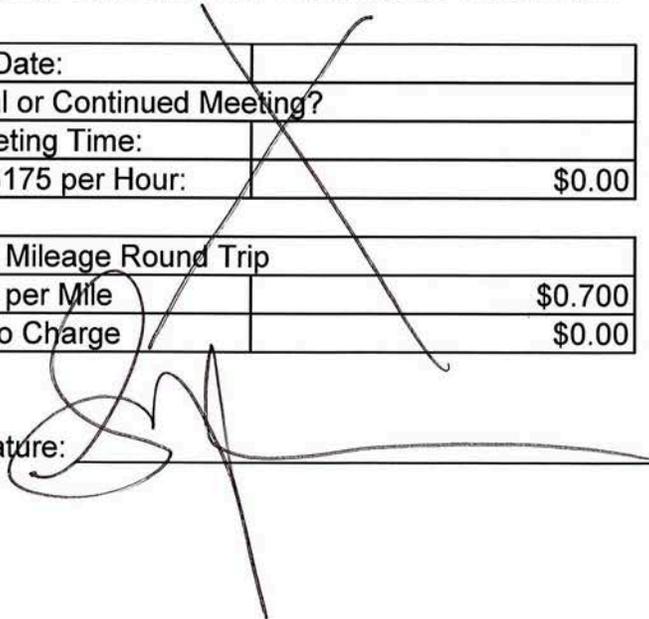
Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:



INVOICE

Clean Home Time
5510 Duval St, Bradenton, FL 34203

Invoice #: 111
Date: 12-30-2025
Service Date: 02-11-2026

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!

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		\$465.59
EFT Payment - thank you	Jan 23	-\$465.59
Balance forward		\$0.00
Regular monthly charges	Page 3	\$442.15
Taxes, fees and other charges	Page 3	\$23.44
New charges		\$465.59

Amount due \$465.59

! Thanks for paying by Automatic Payment

Your automatic payment on Feb 22, 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.

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

HARBORAGE CDD
3434 COLWELL AVE #200
TAMPA, FL 33614

Account number **8535 10 045 0006759**

Automatic payment **Feb 22, 2026**

Please pay \$465.59

Electronic payment will be applied Feb 22, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045000675900465591

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- Pay your bill and customize billing options
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In-Store

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

Regular monthly charges		\$442.15
Comcast Business		\$442.15
TV services		\$221.30
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	\$55.80	
Regional Sports Fee	\$4.70	
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

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Taxes, fees and other charges		\$23.44
Other charges		\$0.15
Regulatory Cost Recovery	\$0.15	
Taxes & government fees		\$23.29
Sales Tax	\$3.31	
State Communications Services Tax	\$15.04	
Local Communications Services Tax	\$4.94	

Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

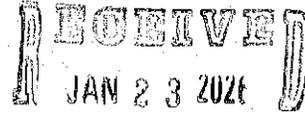
Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

Revisions have been made to the Comcast Business Services Customer Terms and Conditions. To review them, visit Comcast Business Small Business Terms and Conditions: 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.



BY:

Your bill at a glance

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

Previous balance		\$140.76
EFT Payment - thank you	Jan 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 Feb 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.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
06331870 DY RP 18 20260118 NNNNNNNN 0001280 0004

HARBORAGE GUARD HOUSE
JAMIE CASTRO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Account number **8535 10 045 0011288**

Automatic payment **Feb 09, 2026**

Please pay **\$140.76**

Electronic payment will be applied Feb 09, 2026



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



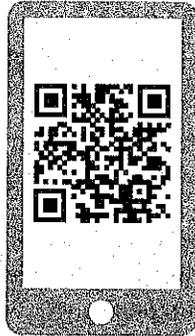
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Call us anytime

800-391-3000

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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.

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More ways to pay:



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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	\$71.95	
Business Internet		
Static IP - 1	\$34.95	
Equipment Fee	\$27.95	
Internet		

← What's included?

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

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

Taxes, fees and other charges		\$1.96
Taxes & government fees		\$1.96
Sales Tax		\$1.96

Additional information

Revisions have been made to the Comcast Business Services Customer Terms and Conditions. To review them, visit Comcast Business Small Business Terms and Conditions:
business.comcast.com/terms-conditions-smb.



Electric Bill Statement

For: Jan 5, 2026 to Feb 4, 2026 (30 days)

Statement Date: Feb 4, 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

\$42.39

TOTAL AMOUNT YOU OWE

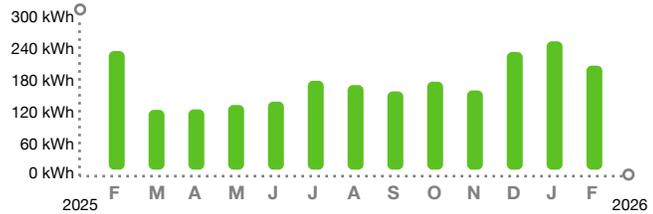
Feb 25, 2026

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	48.88
Payments received	-48.88
Balance before new charges	0.00
<hr/>	
Total new charges	42.39
Total amount you owe	\$42.39

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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

5203140349538369324000000

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 33188-0001

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

14034-95383
ACCOUNT NUMBER

\$42.39
TOTAL AMOUNT YOU OWE

Feb 25, 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	48.88
Payment received - Thank you	-48.88
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)	\$20.24
Fuel: (\$0.032020 per kWh)	\$6.85
Electric service amount	41.29
Gross receipts tax (State tax)	1.06
Taxes and charges	1.06
Regulatory fee (State fee)	0.04
Total new charges	\$42.39
Total amount you owe	\$42.39

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	27730		27516		214

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	214	264	244
Service days	30	33	30
kWh/day	7	8	8
Amount	\$42.39	\$48.88	\$44.09

KEEP IN MIND

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

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Cooler bills ahead

Upgrade to energy efficient HVAC systems and see the savings. Rebates available to offset the cost.

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



Electric Bill Statement
For: Jan 5, 2026 to Feb 4, 2026 (30 days)
Statement Date: Feb 4, 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.

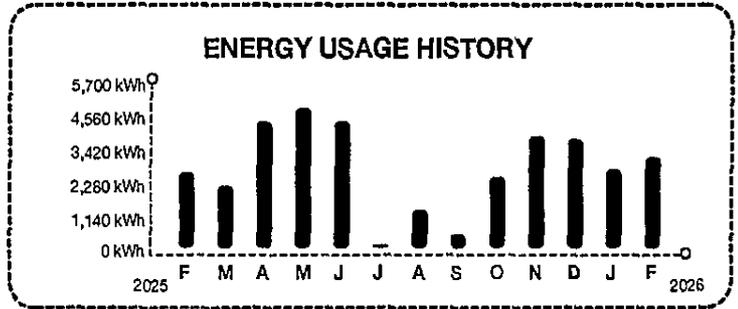
CURRENT BILL

\$451.82
TOTAL AMOUNT YOU OWE

Feb 25, 2026
NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	390.62
Payments received	-390.62
Balance before new charges	0.00
Total new charges	451.82
Total amount you owe	\$451.82

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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

5203199711014192815400000

0001 0020 450014
#BWNDJNQ ***
#1709143LQ148017#
HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

8 10



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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

19971-10141
ACCOUNT NUMBER

\$451.82
TOTAL AMOUNT YOU OWE

Feb 25, 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	390.62
Payment received - Thank you	-390.62
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)	\$318.22
Fuel: (\$0.032020 per kWh)	\$107.72
Electric service amount	440.14
Gross receipts tax (State tax)	11.30
Taxes and charges	11.30
Regulatory fee (State fee)	0.38
Total new charges	\$451.82
Total amount you owe	\$451.82

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	54191		50827		3364

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	3364	2893	2794
Service days	30	33	30
kWh/day	112	87	93
Amount	\$451.82	\$390.62	\$366.80

KEEP IN MIND

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Electric Bill Statement
For: Jan 5, 2026 to Feb 4, 2026 (30 days)
Statement Date: Feb 4, 2026
Account Number: 20077-10151
Service Address:
5624 DUVAL ST # IRR
BRADENTON, FL 34203

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

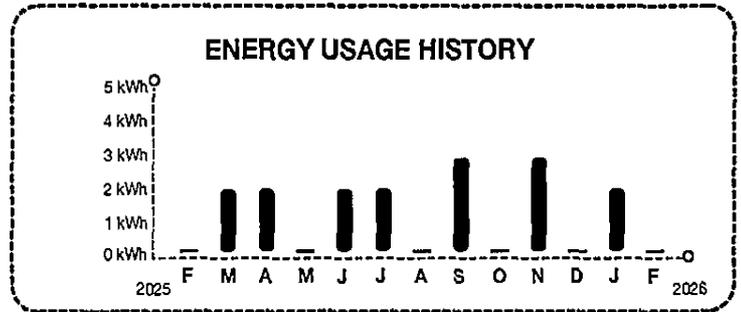
CURRENT BILL

\$30.80
TOTAL AMOUNT YOU OWE

Feb 25, 2026
NEW CHARGES DUE BY



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BILL SUMMARY

Amount of your last bill	30.89
Payments received	-30.89
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

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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

Report Power Outages:
Hearing/Speech Impaired:

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711 (Relay Service)



Ways to Pay



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20077-10151
ACCOUNT NUMBER

\$30.80
TOTAL AMOUNT YOU OWE

Feb 25, 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	30.89
Payment received - Thank you	-30.89
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 AC96428. Next meter reading Mar 5, 2026.

Usage Type	Current	Previous	=	Usage
kWh used	00213	00213		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	0	2	0
Service days	30	33	30
kWh/day	0	0	0
Amount	\$30.80	\$30.89	\$25.88

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Electric Bill Statement

For: Jan 5, 2026 to Feb 4, 2026 (30 days)

Statement Date: Feb 4, 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

\$30.89

TOTAL AMOUNT YOU OWE

Feb 25, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	30.80
Payments received	-30.80
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 April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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



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26506-57121

ACCOUNT NUMBER

\$30.89

TOTAL AMOUNT YOU OWE

Feb 25, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
 HARBORAGE AT BRADEN 26508-57121
 RIVER COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	30.80
Payment received - Thank you	-30.80
<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: (\$0.094600 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
<hr/>	
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 AC96442. Next meter reading Mar 5, 2026.
 Usage Type Current - Previous = Usage
 kWh used 00114 00112 2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	2	0	0
Service days	30	33	30
kWh/day	0	0	0
Amount	\$30.89	\$30.80	\$25.66

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Electric Bill Statement

For: Jan 5, 2026 to Feb 4, 2026 (30 days)

Statement Date: Feb 4, 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

\$1,006.81

TOTAL AMOUNT YOU OWE

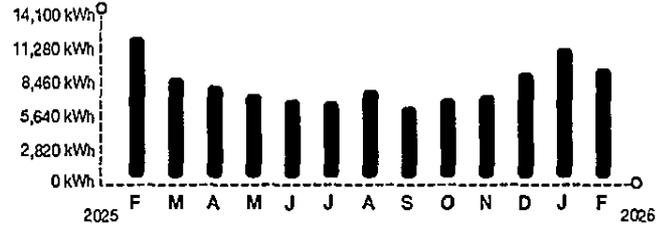
Feb 25, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,246.37
Payments received	-1,246.37
Balance before new charges	0.00
Total new charges	1,006.81
Total amount you owe	\$1,006.81

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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)



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29316-45333
ACCOUNT NUMBER

\$1,006.81
TOTAL AMOUNT YOU OWE

Feb 25, 2026
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	1,246.37
Payment received - Thank you	-1,246.37
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$311.22
Fuel: (\$0.032010 per kWh)	\$320.23
Demand: (\$15.03 per KW)	\$315.83
Electric service amount	980.79
Gross receipts tax (State tax)	25.17
Taxes and charges	25.17
Regulatory fee (State fee)	0.85
Total new charges	\$1,006.81
Total amount you owe	\$1,006.81

METER SUMMARY

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

Usage Type	Current	Previous	Usage
kWh used	03318	93314	10004
Demand KW	21.28		21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	10004	11796	12796
Service days	30	33	30
kWh/day	333	357	426
Amount	\$1,006.81	\$1,246.37	\$1,246.39

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Electric Bill Statement

For: Jan 5, 2026 to Feb 4, 2026 (30 days)

Statement Date: Feb 4, 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

\$31.09

TOTAL AMOUNT YOU OWE

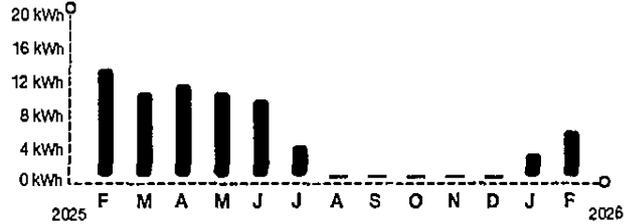
Feb 25, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	30.94
Payments received	-30.94
Balance before new charges	0.00
Total new charges	31.09
Total amount you owe	\$31.09

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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



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43460-49218

ACCOUNT NUMBER

\$31.09

TOTAL AMOUNT YOU OWE

Feb 25, 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	30.94
Payment received - Thank you	-30.94
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.32
Non-fuel: (\$0.094600 per kWh)	\$0.57
Fuel: (\$0.092020 per kWh)	\$0.19
Electric service amount	30.28
Gross receipts tax (State tax)	0.78
Taxes and charges	0.78
Regulatory fee (State fee)	0.03
Total new charges	\$31.09
Total amount you owe	\$31.09

METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Mar 5, 2026.
 Usage Type Current - Previous = Usage
 kWh used 04548 04542 6

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
Service to			
kWh Used	6	3	14
Service days	30	33	30
kWh/day	0	0	0
Amount	\$31.09	\$30.94	\$26.39

KEEP IN MIND

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Electric Bill Statement
For: Jan 5, 2026 to Feb 4, 2026 (30 days)
Statement Date: Feb 4, 2026
Account Number: 50311-56333
Service Address:
5414 HARBORAGE AVE #GATE HSE
BRADENTON, FL 34203

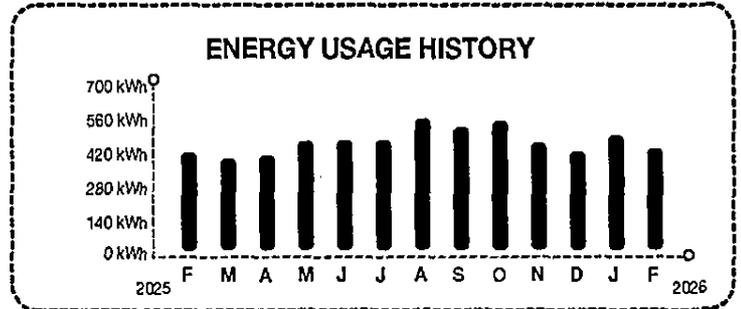
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$73.59
TOTAL AMOUNT YOU OWE

Feb 25, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	81.38
Payments received	-81.38
Balance before new charges	0.00
Total new charges	73.59
Total amount you owe	\$73.59

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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



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50311-56333
ACCOUNT NUMBER

\$73.59
TOTAL AMOUNT YOU OWE

Feb 25, 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 81.38
 Payment received - Thank you -81.38

 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) \$42.95

Fuel: (\$0.032020 per kWh) \$14.54

Electric service amount 71.69

Gross receipts tax (State tax) 1.84

Taxes and charges 1.84

Regulatory fee (State fee) 0.06

Total new charges \$73.59

Total amount you owe \$73.59

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	35685		35231		454

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	454	514	439
Service days	30	33	30
kWh/day	15	16	15
Amount	\$73.59	\$81.38	\$88.76

KEEP IN MIND

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Electric Bill Statement
For: Jan 5, 2026 to Feb 4, 2026 (30 days)
Statement Date: Feb 4, 2026
Account Number: 72537-70148
Service Address:
5705 KEY WEST PL # IRR
BRADENTON, FL 34203

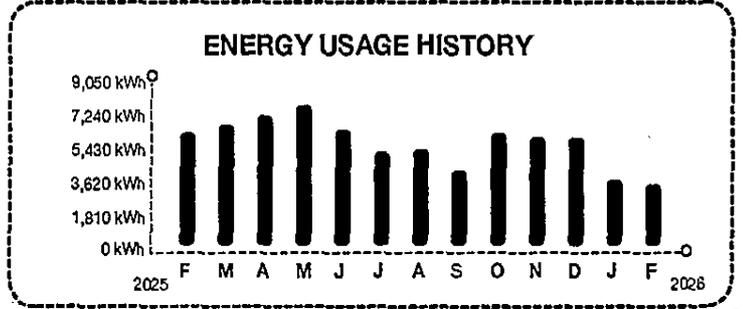
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$636.53
TOTAL AMOUNT YOU OWE

Feb 25, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	652.79
Payments received	-652.79
<hr style="border-top: 1px dashed black;"/>	
Balance before new charges	0.00
Total new charges	636.53
<hr style="border-top: 1px dashed black;"/>	
Total amount you owe	\$636.53

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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



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72537-70148
ACCOUNT NUMBER

\$636.53
TOTAL AMOUNT YOU OWE

Feb 25, 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	652.79
Payment received - Thank you	-652.79
<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)	\$111.21
Fuel: (\$0.032010 per kWh)	\$114.44
Demand: (\$15.03 per KW)	\$360.72
<hr/>	
Electric service amount	620.08
Gross receipts tax (State tax)	15.91
<hr/>	
Taxes and charges	15.91
Regulatory fee (State fee)	0.54
<hr/>	
Total new charges	\$636.53
<hr/>	
Total amount you owe	\$636.53

METER SUMMARY

Meter reading - Meter KN84989. Next meter reading Mar 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02312		98737		3575
Demand KW	24.09				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	3575	3826	6579
Service days	30	33	30
kWh/day	119	115	219
Amount	\$636.53	\$652.79	\$787.82

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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Electric Bill Statement

For: Jan 5, 2026 to Feb 4, 2026 (30 days)

Statement Date: Feb 4, 2026

Account Number: 78984-82513

Service Address:

5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203

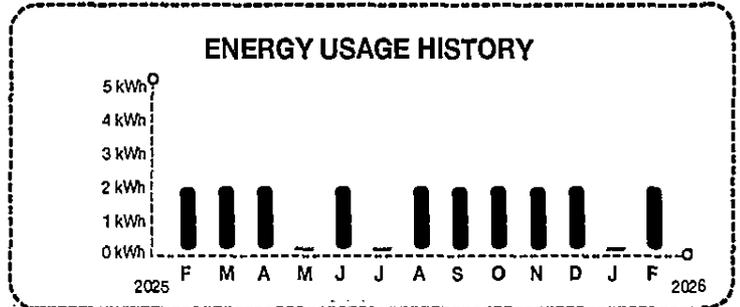
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$30.89
TOTAL AMOUNT YOU OWE

Feb 25, 2026
NEW CHARGES DUE BY

Scan to Pay
or visit
FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	30.80
Payments received	-30.80
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 April 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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

5203789848251309803000000

0015 0020 450014

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 33188-0001



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

78984-82513
ACCOUNT NUMBER

\$30.89
TOTAL AMOUNT YOU OWE

Feb 25, 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	30.80
Payment received - Thank you	-30.80
<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: (\$0.094600 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 AC96443. Next meter reading Mar 5, 2026.
 Usage Type Current - Previous = Usage
 kWh used 00539 00537 2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 4, 2026	Jan 5, 2026	Feb 5, 2025
kWh Used	2	0	2
Service days	30	33	30
kWh/day	0	0	0
Amount	\$30.89	\$30.80	\$25.75

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/BizLighting](https://www.fpl.com/bizlighting)

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

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Electric Bill Statement

For: Jan 5, 2026 to Feb 4, 2026 (30 days)

Statement Date: Feb 4, 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

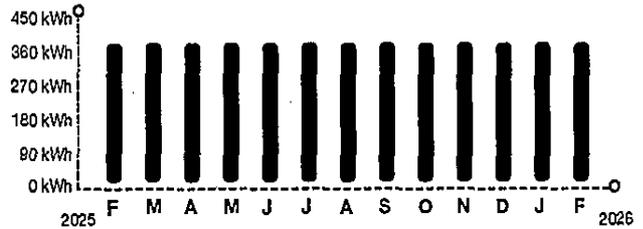
Feb 25, 2026

NEW CHARGES DUE BY



Scan to Pay
or visit
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WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.85
Payments received	-31.85
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 April 24, 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.

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 450014

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

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in U.S. funds and mail along with
this coupon to:

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MIAMI FL 33188-0001



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for ways to pay.

79846-64172

ACCOUNT NUMBER

\$31.85

TOTAL AMOUNT YOU OWE

Feb 25, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	31.85
Payment received - Thank you	-31.85
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 (Regd 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:	\$0.031580 per kWh

METER SUMMARY

Next bill date Mar 5, 2026.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month Feb 4, 2026	Last Month Jan 5, 2026	Last Year Feb 5, 2025
Service to kWh Used	399	399	399
Service days kWh/day	30	33	30
Amount	\$31.85	\$31.85	\$37.55

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

For: 01-05-2026 to 02-04-2026 (30 days)

kWh/Day: 13

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: 01-05-2026 to 02-04-2026 (30 days)
 kWh/Day: 13
 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

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation# 920001110033 **Submitted Date** Tuesday, 02/17/2026
Status IN PROCESS **Submitted Time** 01:15 PM

Payment Information

Taxpayer Name HARBOURAGE AT BRADEN RIVER COMMUNITY DEV **Debit Date** Wednesday, 02/18/2026
Document Type DR-15 **Filing Period End Date** 01/31/2026
Amount Paid \$286.65
Payment Amount \$286.65
Fee Amount \$0.00

Electronic Check Information

Bank Nickname N/A
Bank Account Type BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:51-8016045527-4	01/31/2026	\$286.65



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

Billing Date:
Jan 22, 2026

Billing Period:
Jan 22 - Feb 21, 2026

WAYS TO PAY YOUR BILL



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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.

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Bundle

Monthly Charges

01.22-02.21	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 \$293.52 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	\$18.05
	Federal USF Recovery Charge	\$9.18
	Federal Excise Tax	\$2.83
	Federal Taxes	\$30.06
	FL State Communications Services Tax	\$13.35
	County Communications Services Tax	\$6.64
	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	\$26.35

Taxes and Fees Total **\$56.41**

Total current month charges **\$301.25**



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

Billing Date:
Jan 22, 2026

Billing Period:
Jan 22 - Feb 21, 2026

Frontier Com of America

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jan 09	8:49A	2.0	DD	HARTFORD CT 860-982-1914	\$0.00	U
2	Jan 09	10:09A	2.0	DD	AGUA FRIA AZ 623-232-3170	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	2	4	\$0.00
Total	2	4	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	2	4	\$0.00
Total	2	4	\$0.00





Hawkins Service Company, LLC
 7601 Industrial Lane
 Tampa FL 33637
 www.hawkinsserviceco.com
 813-871-6610

BILL TO

Harbourage Community
 5705 Key West Pl
 Bradenton, FL 34203

INVOICE 357416688	INVOICE DATE Jan 20, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

Harbourage Community
 5705 Key West Pl
 Bradenton, FL 34203

Completed Date:
Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Conducted heat pump diagnostic found lizards inside control panel bad fan capacitor at 2.9 µF fan motor is completely seized. May need to replace fan blades as well due to the rust on the shaft of the motor may not come off. Heat pump is nine years old left options for repair or replace.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Dispatch fee: Dispatch fee	1.00	\$89.00	\$89.00

POTENTIAL SAVINGS	\$14.00
SUB-TOTAL	\$89.00
TAX	\$0.00
TOTAL DUE	\$89.00
BALANCE DUE	\$89.00

Thank you for choosing Hawkins Service Company, LLC

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

not home

Sign here

Date 1/23/2026

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Hawkins Service Company, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here *not home*

Date 1/23/2026



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	\$31.42
Please Pay By	12-Feb-2026
Account Number	100123820

Account Summary	
Previous Amount Due	\$29.94
Payments Received	-\$29.94
Balance Forward	\$0.00
Contract Charges	\$31.42
Total Amount Due	\$31.42

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 49978928				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/11	196	01/12	216	2 kgal

Important Information

- In 2024, the drinking water was tested for unregulated contaminants as required by the EPA. The results of this testing is accessible at www.mymanatee.org/UCMR5. Please call 941-746-3020 Ex. 5021 if you would like a paper copy mailed to you.

Charge Details		Service Period 12/11 - 01/12 (33 Days)	
Commercial Water Service (Meter # 49978928) (12/11 - 01/12)			
Water Base Rate	1 month(s) x \$25.48		\$25.48
Commercial Water Usage	2 kgal x \$2.97		\$5.94
Total New Charges			\$31.42
Total Amount Due			\$31.42

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Scan QR code to access our CSS Portal

 <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	22-Jan-2026
	DUE DATE	12-Feb-2026
	TOTAL AMOUNT DUE	\$31.42

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

100123820Z0000003142000000



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	\$230.98
Please Pay By	12-Feb-2026
Account Number	100184981

Account Summary	
Previous Amount Due	\$445.92
Payments Received	-\$445.92
Balance Forward	\$0.00
Contract Charges	\$230.98
Total Amount Due	\$230.98

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52637992				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/11	28499	01/12	28644	14.5 kgal

Bin Overview
1 x Commercial 96 gallon bin

- Important Information**
- In 2024, the drinking water was tested for unregulated contaminants as required by the EPA. The results of this testing is accessible at www.mymanatee.org/UCMR5. Please call 941-746-3020 Ex. 5021 if you would like a paper copy mailed to you.
 - A backflow on this property is due for annual testing within the next 60 days.

Charge Details	Service Period 12/11 - 01/12 (33 Days)	
Commercial Water Service (Meter # 52637992) (12/11 - 01/12)		
Water Base Rate	1 month(s) x \$16.73	\$16.73
Commercial Water Usage	14.5 kgal x \$2.97	\$43.07
Sewer Commercial Service (12/11 - 01/12)		
Sewer Base Rate	1 month(s) x \$42.31	\$42.31
Sewer Service	14.5 kgal x \$6.59	\$95.56
Commercial Can Service (12/12 - 01/11)		
Commercial solid waste service charge	1 bin (31 days)	\$33.31
Total New Charges		\$230.98
Total Amount Due		\$230.98

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **AIAU1J03**



Scan QR code to access our CSS Portal

 <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	22-Jan-2026
	DUE DATE	12-Feb-2026
	TOTAL AMOUNT DUE	\$230.98
<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

100184981200000230980000000



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

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

HARBORAGE AT BRADEN RIVER
 5414 HARBORAGE AVE

Amount Due	\$42.86
Please Pay By	12-Feb-2026
Account Number	100185040

Account Summary	
Previous Amount Due	\$41.90
Payments Received	-\$41.90
Balance Forward	\$0.00
Contract Charges	\$42.86
Total Amount Due	\$42.86

Usage Profile (Consumption x 1000 = GAL)	
Meter Number 80273272	
Begin Date:	Begin Read:
12/11	310
End Date:	End Read:
01/11	311 *
Period Consumption:	
	0.1 kgal
* Indicates an estimated read	

Charge Details	Service Period 12/11 - 01/11 (32 Days)	
Commercial Water Service (Meter # 80273272) (12/11 - 01/11)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Commercial Water Usage	0.1 kgal x \$2.97	\$0.30
Sewer Commercial Service (12/11 - 01/11)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Sewer Service	0.1 kgal x \$6.59	\$0.66
Total New Charges		\$42.86
Total Amount Due		\$42.86

Important Information

- In 2024, the drinking water was tested for unregulated contaminants as required by the EPA. The results of this testing is accessible at www.mymanatee.org/UCMR5. Please call 941-746-3020 Ex. 5021 if you would like a paper copy mailed to you.
- A backflow on this property is due for annual testing within the next 60 days.

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **W91CB7G3**



Scan QR code to access our CSS Portal

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5414 HARBORAGE AVE
	ACCOUNT NUMBER	100185040
	BILLING DATE	22-Jan-2026
	DUE DATE	12-Feb-2026
	TOTAL AMOUNT DUE	\$42.86
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100185040Z0000004286000000

Harbourage at Braden River CDD

Meeting Date: January 12, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Tod Glentzer	
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:	12:30pm
Meeting End Time:	1:25pm
Total Meeting Time:	55 mins

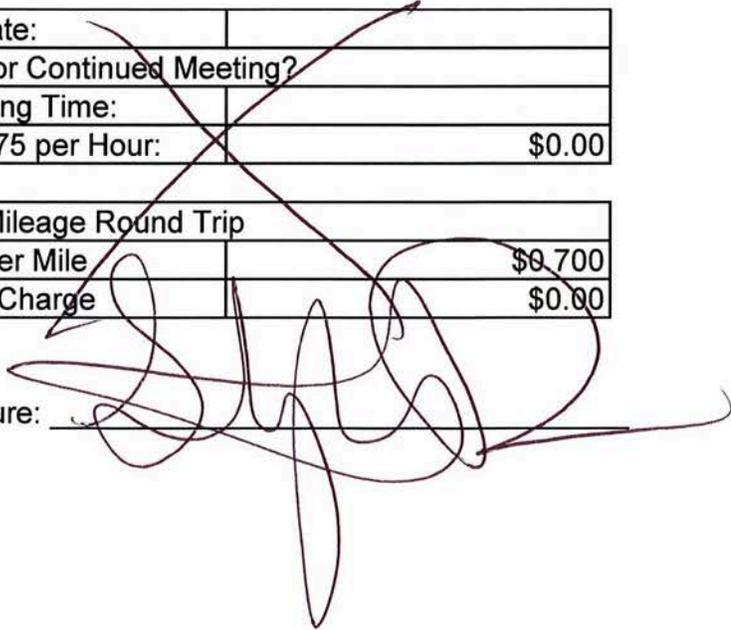
Time Over (3) Hours:	
-----------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

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

QUOTE
Perfect Finish
Pressure Washing LLC

INVOICE NO. 26-01

DATE 1-22-2026

BILL TO

INSTRUCTIONS

The Harbourage at Braden River
Community Development District
C/O Rizzetta and Company
3434 Colwell AVE unit 20
Tampa, FL 33614

QUANTITY

DESCRIPTION

UNIT PRICE

TOTAL

Pool Deck / Bathrooms / Front Porch / Grill Area / Furniture / Tables / Cabana Area / Outside
Cabana Roof area

Subtotal \$1500
Sales Tax
Total \$1500
TOTAL \$1500⁰⁰

Thank you for your business!

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

Perfect Finish Pressure Washing LLC

INVOICE NO. 26-02

DATE 1-26-26

BILL TO

Harbourage CDD
5705 Key West Pl.
Bradenton, FL 34203

INSTRUCTIONS

QUANTITY

DESCRIPTION

UNIT PRICE

TOTAL

All curbs, side walk and Pavers at the Club house.
All Pavers in front of the Clubhouse on the Street. Curbs
and gutters on the paver areas.

TOTAL \$1700⁰⁰

Thank you for your business!

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

Perfect Finish Pressure Washing LLC

INVOICE NO. 26-03

DATE 2-5-2026

BILL TO

Harbourage CDD
5705 Key West Pl.
Bradenton, FL 34203

INSTRUCTIONS

QUANTITY

DESCRIPTION

UNIT PRICE

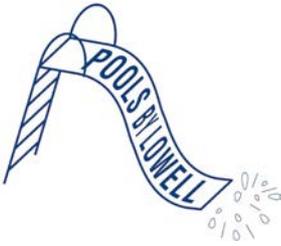
TOTAL

Paint the intersection of Whitehead Street
and Malory Square. Job includes painting all
cross walk lines and all stop lines. Price
include cost of all painting materials and labor.
All left over paint materials will be given to
the Harbourage CDD.

\$800⁰⁰

TOTAL \$800⁰⁰

Thank you for your business!



Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

BILL TO

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

INVOICE
208160488

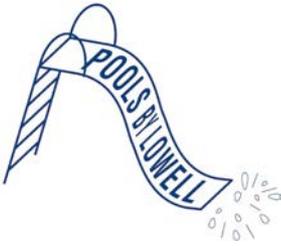
INVOICE DATE
Dec 01, 2025

JOB ADDRESS

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

Billing Date: 12/1/2025
Payment Term: Due Upon Receipt
Due Date: 12/1/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$590.00	\$590.00
			SUB-TOTAL	\$590.00
			TOTAL DUE	\$590.00
			BALANCE DUE	\$590.00



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
211051680

INVOICE DATE
Feb 02, 2026

JOB ADDRESS

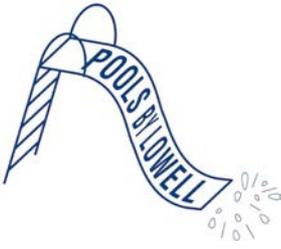
Harbourage at Braden River CDD
5705 Key West Place
Bradenton, FL 34203 USA

Billing Date: 2/1/2026

Payment Term: Due Upon Receipt

Due Date: 2/2/2026

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



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 211552087	INVOICE DATE Feb 16, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 2/16/2026
Payment Term: Due Upon Receipt
Due Date: 2/16/2026

DESCRIPTION OF WORK

Issue(s): Spa heater displaying "Hi Limit 1 Fault"

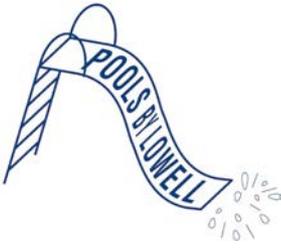
- 02/16/2026 - Romain
- Replaced heater high limit sensor
 - Restored heater operation
 - Verified system performance

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	Hight limit switch 140° - units manufactured prior to 12/2019	1.00	\$87.63	\$87.63

SUB-TOTAL	\$212.63
TOTAL DUE	\$212.63
BALANCE DUE	\$212.63



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 211935953	INVOICE DATE Feb 23, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 2/23/2026
Payment Term: Due Upon Receipt
Due Date: 2/23/2026

DESCRIPTION OF WORK

Issue(s): Spa heater display blank;

02/23/2026 - Gabe and Geoff

- Diagnosed faulty high limit switch
- Drilled and tapped heater manifold to remove failed component
- Installed new high limit switch and 5-amp fuse
- Restored power and verified heater operation

I texted the above to Tony Gipe. CAR

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	RayPak 5 Amp Fuse	1.00	\$5.20	\$5.20
2	Auto Gas Shutoff lower high limit switch 135°, unit manufactured prior to 12/2019	1.00	\$83.01	\$83.01

SUB-TOTAL \$213.21

TOTAL DUE \$213.21

BALANCE DUE **\$213.21**

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

Invoice

Date	Invoice #
2/2/2026	INV0000106634

Bill To:

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

Services for the month of	Terms	Client Number
February	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 #
1/30/2026	INV0000106745

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	\$1,789.29	\$1,789.29
Subtotal			\$1,789.29
Total			\$1,789.29

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

Invoice

Date	Invoice #
2/1/2026	INV0000106945

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
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 #
2/13/2026	INV0000106969

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,040.00	\$1,040.00
Personnel Reimbursement	1.00	\$1,466.32	\$1,466.32
Subtotal			\$2,506.32
Total			\$2,506.32

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

Invoice

Date	Invoice #
2/27/2026	INV0000107406

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,540.14	\$1,540.14
Subtotal			\$1,540.14
Total			\$1,540.14

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
2/3/2026	2997

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

Serviced	Description	Terms		Project	
		Quantity	Rate	Amount	
1/12/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Attend CDD meeting.	1.75	170.00	297.50	
Please make checks payable to Schappacher Engineering Thank you for your business!				Total	\$297.50



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: PSI239967
 Invoice Date: 2/9/2026

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 2/9/2026
 Due Date 3/11/2026
 Terms Net 30

Customer ID 0376380
 P.O. Number
 P.O. Date 2/9/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs Quoted Service Request Harborage/Br VTX Fountain 1 Site #1					
Labor		4	4	150.00	600.00
Freight		1	1	183.34	183.34
Completed the installation of the warranty motor. All function were normal at departure.					

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 783.34

Subtotal: 783.34
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 783.34

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number AAAI3094
Date 1/31/2026

Sold To

Harborage at Braden River

Tony Gipe
Harborage Ave
Braden River, Florida 34203

Ship To

Harborage at Braden River

Tony Gipe
Harborage Ave
Braden River, Florida 34203

Salesperson	P.O. Number	Terms
Paul Savage		

Line	Qty	Description	Unit Price	Ext. Price
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Line	Qty	Description	Unit Price	Ext. Price
1	1	<p>Tekwave All box and Visitor Management Systems- ALLBOX - ENTRY SYSTEM Drivers license scanner Guest pass Phone directory entry Code entry Optional virtual guard</p> <p>Access Additions include- Vehicle Access by vehicle tag system Access by existing clicker fobs</p> <p>Recurring cost on system will be based on 1 year commitment.</p> <p>Access Control Monthly cost - \$850.00 plus tax All adds, moves and changes done By Universal Access Staff Remote assistance to all residents This includes unlimited apps and users</p> <p>The option for a SLA (Service level agreement) \$300.00 per Quarter This cover maintenance of gates and systems- This is based on a quarterly on site maintenance on all gate systems Remote assistance on issues and fixed pricing on service calls and emergency calls.</p> <p>Remote Guard - Monthly based on minutes used- Can be changed by months as use goes up or down- 0-125= \$700.00</p>	\$23,176.92	\$23,176.92

Line	Qty	Description	Unit Price	Ext. Price
		125-250=\$1100.00 250-500=\$1900.00		
		MATERIALS:		
2		Tekwave All Box		
3		All Box Pedestal		
4		Web Relay with Internet Fail over to open		
5		Tekwave setup		
6		Awid 3000 Vehicle Tag Reader UHF		
7		Sure -FI wireless		
8		Keri Systems Access Control 2D- 2 RM3		
9		Install and setup		
10	1	Camera system Upgrades Includes 1`6 channel NVR 6tb Hard drive and remote view 3 Cameras with Color at Night	\$2,000.00	\$2,000.00
		Materials:		
11		16 Channel NVR IP with color and time search		
12		(3) 4mp General View Cameras with color at night		
13		(3) Install and setup		
14	1	One Time Setup Fee Virtual Guard - Script preparation (if no Virtual then not needed)	\$2,500.00	\$2,500.00
			Sales Tax	\$0.00

Sales Tax	\$0.00
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Total	\$27,676.92
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Notes:

Please contact me if I can be of further assistance.



0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,366.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	\$2,555.54
Payments & Credits	\$2,562.13
Purchases & Other Charges	\$1,639.65
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,633.06

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	\$1,633.06
Minimum Payment Due	\$1,633.06
Payment Due Date	February 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$2,555.54-
01/26	01/26	F151500DA00CHGD MICHELLE WHITE	AUTOMATIC PAYMENT - THANK YOU	2,555.54-
		ANTHONY GIPE	TOTAL	\$0.00
			TOTAL	\$1,633.06
01/02	01/02	0543684QKBLJ7GSE6	WAL-MART #7307 BRADENTON FL MCC: 5411 MERCHANT ZIP: 34203	19.16
01/03	01/03	5543286QK5WNZNYSK	AMAZON MKTPL*ON9FS0SG3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	20.89
01/10	01/10	5104323QS1YSL9ZPY	PAYPAL * FLAGS 5614558000 FL MCC: 5947 MERCHANT ZIP: 33445	600.44
01/13	01/13	5543286QX5X7LLLLYD	AMAZON MKTPL*IA5HX8313 SEATTLE WA MCC: 5942 MERCHANT ZIP:	14.99
01/13	01/13	5543286QX5X7L41G4	AMAZON MKTPL*CS3199N03 SEATTLE WA MCC: 5942 MERCHANT ZIP:	37.98
01/13	01/13	8230509QYEHM6J2NM	AMAZON RETA* 6I2AA1413 SEATTLE WA MCC: 5331 MERCHANT ZIP:	6.59

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	February 25, 2026
New Balance	\$1,633.06
Minimum Payment Due	\$1,633.06
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
01/21	01/21	0541601D543AEFBQZ	WAL-MART #7307 BRANDENTON FL MCC: 5411 MERCHANT ZIP:	63.68
01/21	01/21	5543286D55ZZV3XK8	IN *RECYCLED PLASTIC F ENGLEWOOD FL MCC: 8999 MERCHANT ZIP:	526.76
01/21	01/21	8230509D6EHNMTAY5	AMAZON RETA* 6I2AA1413 SEATTLE W CREDIT MCC: 5331 MERCHANT ZIP:	6.59-
01/23	01/23	0265390D75SQBBQDA	THE WEBSTAIRANT STORE LANCASTER PA MCC: 5099 MERCHANT ZIP:	334.90
01/24	01/24	5543286D860XD37M8	AMAZON MKTPL*IQ1FR9J33 SEATTLE WA MCC: 5942 MERCHANT ZIP:	14.26

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,633.06 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

YOUR NEXT MONTHLY STATEMENT WILL CONTAIN YOUR ANNUAL FEE OF \$75.00. SEE THE STATEMENT BACK FOR CERTAIN TERMS THAT WILL APPLY AT RENEWAL.

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$16.12	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.08	\$0-\$500,000 = 0.25%
New Cashback Balance	\$20.20	\$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
1/31/2026

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
1/2/2026	Wal-Mart	Maintenance Supplies	57200-4647	\$ 19.16	Y	Y
1/3/2026	Amazon	Water machine cups	57200-4647	\$ 20.89	Y	Y
1/10/2026	Flags.com	New Flags	57200-4647	\$ 600.44	Y	Y
1/13/2026	Amazon	Caution tape	57200-4647	\$ 14.99	Y	Y
1/13/2026	Amazon	Paper/vacuum filters	57200-4647	\$ 37.98	Y	Y
1/13/2026	Amazon	Nuts for barrier arms	57200-4647	\$ 6.59	Y	Y
1/21/2026	Wal-Mart	Maintenance supplies	57200-4647	\$ 63.68	Y	Y
1/21/2026	Recycled Plastic Factory	Replacement bench boards	57200-4647	\$ 526.76	Y	Y
1/21/2026	Amazon	Refund-nuts	57200-4647	\$ (6.59)	Y	Y
1/23/2026	Webstaurant Store	Sandwich board signs	57200-4647	\$ 334.90	Y	Y
1/24/2026	Amazon	Nuts for barrier arms	57200-4647	\$ 14.26	Y	Y

1/31/2026

001-10103

Total activity	1,633.06
Replenish card	-
Credit/Refund	-
Total charges	<u>1,633.06</u>
	\$ 1,633.06

0

Expense Summary

57200-4647	(1,633.06)
57200-5101	-
57200-4820	-
54100-4662	-
52900-4700	-
53900-4785	-
	<u>(1,633.06)</u>

TRUE

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQJC22K3RGS

Walmart 

Neighborhood Market
941-213-6911 Mgr. GEORGE
4536 53RD AVE E
BRADENTON FL 34203

ST# 07307 OP# 009045 TE# 45 TR# 00093

ITEMS SOLD 2
TC# 8797 7355 5560 2259 4038



FEBREZE 037000933260 5.94 X
HEFTY 42 GAL 013700607420 11.97 X

SUBTOTAL 17.91
TAX1 7.0000 % 1.25
TOTAL 19.16
MCARD TEND 19.16
CHANGE DUE 0.00

MASTERCARD- 6054 I 1 APPR#002250
19.16 TOTAL PURCHASE
REF # U416ia461543
AID A0000000041010
TERMINAL # 26915817
*No Signature Required
01/02/26 12:57:45



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
01/02/26 12:57:54

Order Summary

Order placed January 19, 2026 Order # 113-6918348-9446603

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 February 3



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

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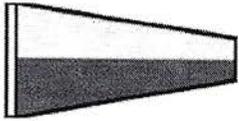
Thank you Malik!

Your order number is 111799

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at customerservice@flags.com or call us at 800-858-8776.

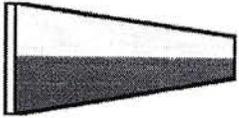
Order Summary

7 Items



5 x Seven Flag
Size 2
Finish Brass Grommets

\$317.50



2 x Seven Flag
Size 7
Finish Brass Grommets

\$253.00

Subtotal	\$570.50
Shipping	Free
Tax	\$39.94
Store Credit	-\$10.00

Total (USD) **\$600.44**

Order Summary

Order placed January 12, 2026 Order # 112-1064139-5113006

Ship to

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

Payment method

Mastercard ending in 6054

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$14.99
Shipping & Handling:	\$0.00
Total before tax:	\$14.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$14.99

Delivered January 13

Your package was left near the front door or porch.



SWRT 2 Rolls Premium Yellow Caution Tape, 3 Inch x 1000FT (Total 2000FT) Bright Hazard Tape with Bold Black Text for Danger Zones/Sporting Events, Construction Tape for Crime Scenes/Halloween Decor

Sold by: Shanaimu Reflective Safety Tape

Return or replace items: Eligible through February 12, 2026

\$14.99

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Order Summary

Order placed January 12, 2026 Order # 112-1368029-0289837

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:	\$37.98
Shipping & Handling:	\$0.00
Total before tax:	\$37.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$37.98

Delivered January 13

Your package was left near the front door or porch.



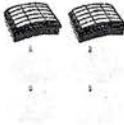
Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright, White

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 12, 2026

\$17.99



2 + 4 Pack Filters for Shark Vacuum Navigator Lift Away Filter Replacement

ZU503AMZ NV350 NV351 NV352 NV355 NV356E NV357 NV360 NV370 UV440

UV540, Parts XFF350 XHF350

Sold by: Colorful life USA

Return or replace items: Eligible through February 12, 2026

\$19.99

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Order Summary

Order placed January 13, 2026 Order # 112-5805226-0640229

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:	\$6.59
Shipping & Handling:	\$0.00
Total before tax:	\$6.59
Estimated tax to be collected:	\$0.00
Grand Total:	\$6.59

Delivered January 14

Your package was left near the front door or porch.



Hard-to-Find Fastener 014973169152 Hex Nuts, 3/8-16, Piece-15

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 13, 2026

\$6.59

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Walmart

Neighborhood Market
941-213-6911 Mr: GEORGE
4536 53RD AVENUE EAST
BRADENTON FL 34203

ST# 07307 OP# 004887 TE# 01 TR# 08462

* TAX EXEMPT SALE *

GV DISH 28FO 007874202363	2.46	X
GV 18MEGA RL 019434606669	17.47	X
GV 6T EVERYD 019434636112	7.96	X
GV 6T EVERYD 019434636112	7.96	X
HEFTY 13 GAL 001370069666	8.92	X
FBZ SS OCEAN 003700067497	6.94	X
HEFTY 42 GAL 001370060742	11.97	X
	SUBTOTAL	63.68

REASON: GOVERNMENT (5)

Single Purchase Exemption

WISCONSIN SALES AND USE TAX EXEMPTION CERTIFICATE

S-211
Purchaser's Business Name:
HARBORAGE AT BRADEN RIVER COMMUNITY
5800 LAKEWOOD RANCH BLV N
LAKEWOOD RANCH
FL 34240

The above purchaser, whose signature appears on the bottom of this form, claims exemption from Wisconsin state, county, baseball or football stadium, and premier resort sales or use tax on the purchase, lease, or rental of tangible personal property or taxable services, as indicated below.
I hereby certify that I am engaged in the business of selling, leasing, or renting:

9112/
GOVERNMENT, LOCAL
General description of property or services purchased (itemize property purchased if single purchase): see above

WALMART NHM 7307
4536 53RD AVENUE EAS
BRADENTON
FL 34203

PROPOSED EXEMPT USE

* TAX EXEMPT SALE *

01/21/26 13:27:53



PO BOX 2248
 Englewood, FL 34295
 941-473-1618
 www.RecycledPlasticFactory.c...

QUOTE

Date: 11/24/2025
 Quote #: 7271

Name / Address

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

Ship To

Harbourage at Braden River CDD
 5705 Key West PI
 Bradenton, FL 34203
 Tony 941-650-2780

P.O. No.

Terms

Rep

FOB

Prepay

CG

ENGLEWOOD, FL

Item	Color	Description	Qty	Retail Price	Unit Price	Total
020606	grey	Replacement Boards for (2) 6ft Benches	8	42.00	33.60	268.80
020406	grey	2" x 6" x 6' RPL	4	24.00	18.24	72.96
SHIPPING-FREI...		2" x 4" x 6' RPL	1		185.00	185.00
		Shipping/Freight				
		PLEASE PROVIDE SALES TAX EXEMPT CERT UPON ORDER				

Subtotal

To accept this quotation please sign and fax to 941-473-0131 or email to sale representative

Sales Tax

Signature:

Michael V. Malick

Date:

12/18/25

Total

\$526.76

WebstaurantStore

Sales Invoice

Order Number	User ID	Date Ordered
121078572	49596091	1/22/2026 at 3:44 PM

Bill To	Ship To	Shipping Method
Tony Gipe Harbourage Community Development District 5705 Key West Pl Bradenton, FL 34203-8095	Tony Gipe Harbourage Community Development District 5705 Key West Pl Bradenton, FL 34203	Ground

Your Contact	Customer PO	Customer Phone
help@webstaurantstore.com		19417275500

Item Number	Description	Unit Price	QTY	Est. Tax	Total
524P120024X2000	MT Displays Street SignPro 24" x 36" Black A-Frame Sign Board with Plastic Covers UPSP120024X2000	\$138.99	2	\$19.46	\$297.44

Subtotal:	\$277.98
Shipping & Handling:	\$35.01
Estimated Tax:	\$21.91
Total:	\$334.90
Balance Due:	\$0.00

Payment Method: mastercard - XXXX6054 - \$0.00

Thank you for your business!

WebstaurantStore
40 Citation Lane
Lititz, PA 17543
717-392-7472

Note: The above address is for billing purposes only. For questions regarding returns, visit your account at <https://www.webstaurantstore.com/myaccount>

Order Summary

Order placed January 22, 2026 Order # 112-6285780-3493022

Ship to

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

Payment method

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

Order Summary

Item(s) Subtotal:	\$14.26
Shipping & Handling:	\$0.00
Total before tax:	\$14.26
Estimated tax to be collected:	\$0.00
Grand Total:	\$14.26

Delivered January 25

Your package was left near the front door or porch.



The Hillman Group 59445 5/16-18 - Nylon Wing Nut, 8-Pack

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 24, 2026

\$7.92



5/16" ID SAE Flat Washers - (Pack of 100)

Sold by: Crimp Supply Inc

Return or replace items: Eligible through February 24, 2026

\$6.34

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

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

Invoice # 00586735

Wed, Dec 31 2025, 08:38am
Driver: Administrator
Rte-Day-Stop: RB06--0080

Account # 025660

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

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

ATTENTION: BUSINESS CUSTOMERS

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



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

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

Invoice # 24204092

Mon, Dec 29 2025, 08:58am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0080

Account # 025660

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

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

Next Delivery: 01/28/2026

ATTENTION: BUSINESS CUSTOMERS

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



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

Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 24206321

Wed, Jan 28 2026, 09:22am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0080

Account # 025660

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

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

Next Delivery: 02/25/2026

ATTENTION: BUSINESS CUSTOMERS

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

Tab 4



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org
rizzetta.com

Harbourage at Braden River Community Development District

Balance Sheet
As of 02/28/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	264,667	0	0	264,667	0	0
Investments	277,109	546,440	332,300	1,155,849	0	0
Accounts Receivable	28,224	0	10,190	38,414	0	0
Prepaid Expenses	395	0	0	395	0	0
Refundable Deposits	200	0	0	200	0	0
Fixed Assets	0	0	0	0	5,021,042	0
Amount Available in Debt Service	0	0	0	0	0	342,490
Amount To Be Provided Debt Service	0	0	0	0	0	1,022,510
Total Assets	570,595	546,440	342,490	1,459,525	5,021,042	1,365,000
Liabilities						
Accounts Payable	2,978	0	0	2,978	0	0
Deferred Revenue	963	0	0	963	0	0
Accrued Expenses	11,050	0	0	11,050	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	19,441	0	0	19,441	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	245,492	52,256	160,823	458,571	0	0
Total Fund Equity & Other Credits	551,154	546,440	342,490	1,440,084	5,021,042	0
Total Liabilities & Fund Equity	570,595	546,440	342,490	1,459,525	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 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,706	2,706
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	477,894	6,520
Expenditures				
Legislative				
Supervisor Fees	12,000	5,000	4,600	400
Total Legislative	12,000	5,000	4,600	400
Financial & Administrative				
Accounting Services	18,548	7,728	7,728	0
Administrative Services	4,331	1,805	1,804	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	62	357	(293)
District Engineer	10,000	4,167	2,335	1,831
District Management	20,358	8,483	8,482	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	1,670	1,671	0
Legal Advertising	750	313	75	238
Property Taxes	1,250	1,250	1,109	141
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	4,900	5,325	(425)
Website Hosting, Maintenance, Backup & E	2,738	1,141	2,087	(946)
Total Financial & Administrative	80,491	40,375	39,926	449
Legal Counsel				
District Counsel	13,000	5,416	3,722	1,695
Total Legal Counsel	13,000	5,416	3,722	1,695
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	2,334	790	1,542
Security Monitoring Services	40,000	16,666	45,590	(28,923)
Utility - Electricity-Entrance	1,000	417	365	52
Utility - Water & Sewer	500	208	202	6
Total Security Operations	47,100	19,625	46,947	(27,323)
Electric Utility Services				
Utility - Boat Dock	550	230	209	20
Utility - Fountains	3,500	1,458	2,396	(937)
Utility - Irrigation	12,300	5,125	4,015	1,110
Utility - Recreation Facilities	14,000	5,833	5,080	753

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	313	252	61
Total Electric Utility Services	31,100	12,959	11,952	1,007
Gas Utility Service				
Utility Services	12,000	5,000	5,436	(436)
Total Gas Utility Service	12,000	5,000	5,436	(436)
Water-Sewer Combination Services				
Utility - Boat Dock	400	166	145	22
Utility Services	4,000	1,667	1,669	(3)
Total Water-Sewer Combination Services	4,400	1,833	1,814	19
Stormwater Control				
Aquatic Maintenance	6,500	2,708	2,389	319
Fountain Service Repair & Maintenance	1,000	417	1,410	(993)
Lake/Pond Bank Maintenance & Repair	1,000	417	0	416
Stormwater System Maintenance	4,000	1,666	0	1,667
Wetland Monitoring & Maintenance	7,500	3,125	3,431	(305)
Total Stormwater Control	20,000	8,333	7,230	1,104
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	209	0	208
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	2,083	1,920	163
Landscape - Mulch	1,500	625	0	625
Landscape Maintenance	71,940	29,975	31,275	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	208	2,285	(2,076)
Miscellaneous Expense	15,000	6,250	885	5,365
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	1,667	0	1,666
Total Other Physical Environment	124,520	67,097	59,881	7,215
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	625	837	(212)
Sidewalk Maintenance & Repair	5,000	2,083	0	2,084
Street Light/Decorative Light Maintenance	1,000	417	0	416
Street Sign Repair & Replacement	500	208	0	209
Total Road & Street Facilities	8,000	3,333	837	2,497
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	2,084	0	2,083
Cable & Internet	6,250	2,604	2,935	(331)
Computer Support, Maintenance & Repair	250	104	0	105
Dock Repairs and Maintenance	2,000	833	37	796
Fitness Equipment Maintenance & Repair	1,500	625	5,523	(4,898)
Maintenance & Repairs	10,000	4,167	4,085	82
Management Contract	44,763	18,651	20,737	(2,087)
Office Supplies	1,500	625	241	385

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	4,167	5,783	(1,617)
Pressure Washing	9,000	3,750	3,919	(169)
Telephone, Internet, Cable	2,500	1,042	1,507	(465)
Trail/Bike Path Maintenance	500	208	0	208
Vehicle Maintenance	500	208	0	208
Total Parks & Recreation	<u>93,763</u>	<u>39,068</u>	<u>44,767</u>	<u>(5,700)</u>
Contingency				
Miscellaneous Contingency	25,000	10,417	5,290	5,127
Total Contingency	<u>25,000</u>	<u>10,417</u>	<u>5,290</u>	<u>5,127</u>
Total Expenditures	<u>471,374</u>	<u>218,456</u>	<u>232,402</u>	<u>(13,946)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>252,918</u>	<u>245,492</u>	<u>(7,426)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>305,662</u>	<u>305,662</u>
Total Fund Balance, End of Period	<u>0</u>	<u>252,918</u>	<u>551,154</u>	<u>298,236</u>

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	7,661	(12,339)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>52,257</u>	<u>(12,339)</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-	<u>0</u>	<u>0</u>	<u>52,257</u>	<u>52,257</u>
penditures				
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>546,440</u>	<u>546,440</u>

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

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,067	3,067
Special Assessments				
Tax Roll	179,773	179,773	181,699	1,926
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>184,766</u>	<u>4,993</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>160,822</u>	<u>160,822</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>181,668</u>	<u>181,668</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>342,490</u>	<u>342,490</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
February 28, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
Valley National Bank	Governmental Checking	\$ 277,109
	Total General Fund Investments	\$ 277,109
US Bank Custody Reserve	SHS Institutional Fund	\$ 546,440
	Total Reserve Fund Investments	\$ 546,440
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 257,851
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	\$ 332,300

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 02/01/2026 to 02/28/2026**

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	28,224.33
Sum for 286, 2349							28,224.33
286, 2351	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	10,189.31
Sum for 286, 2351							10,189.31
Sum for 286							38,413.64
Sum Total							38,413.64

**Harbourage at Braden River Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349					
286 General Fund	02/19/2026	MCUD	100123820-021926	5651 Key West Pl (Docks) 02/26	32.91
286 General Fund	02/19/2026	MCUD	100184981-021926	5705 Key West Pl (Rec Center) 01/26	198.47
286 General Fund	02/19/2026	MCUD	100185040-021926	5414 Harbourage Ave (Gate) 01/26	41.90
286 General Fund	02/24/2026	Pools by Lowell, Inc.	211547509	Replaced filter elements and o-rings for the filters 02/26	271.00
286 General Fund	02/01/2026	Suburban Propane, L.P.	1564-566154	Propane Deliver 01/26	1,074.68
286 General Fund	02/07/2026	Suburban Propane, L.P.	1564-566649	Propane Deliver 02/26	1,338.44
286 General Fund	02/25/2026	Water Boy Inc.	24208966	Water Delivery 02/26	19.55
286 General Fund	02/28/2026	Water Boy Inc.	00600754	Water Delivery 02/26	0.92
Sum for 286, 2349					2,977.87
Sum for 286					2,977.87
Sum Total					2,977.87

Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/26.
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.