



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Special Meeting June 15, 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
Vacant	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

June 4, 2026

**Harbourage at Braden River
Community Development District**

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held on **Monday, June 15, 2026, at 12:30 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the tentative agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Maintenance Report..... Tab 1
 - B.** District Counsel
 - C.** District Engineer
 - D.** Review of Landscape Report Tab 2
 - E.** Clubhouse Manager
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Consideration of RFP for Roadway Construction..... Tab 3
 - B.** Consideration of Registered Voter Count..... Tab 4
 - C.** Consideration of Solicitation for Proposals for Road Paving Repairs Tab 5
 - D.** Consideration of Quotes for Pool Deck Repairs and Painting..... Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on May 11, 2026..... Tab 7
 - B.** Consideration of Operation and Maintenance Expenditures for March 2026 and April 2026 Tab 8
 - C.** Review of Financial Statement for March & April 2026 Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1



The Harborage at Braden River Monthly Waterway Inspection Report

2026-05-27

Prepared for:

Mr. Justin Croom

Rizzetta & Company

12750 Citrus Park Lane, Suite #115

Tampa, Florida 33625

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sarasota Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

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Site: 1

Comments:

Site looks good
Alligator weed is growing in littoral shelf.
Will treat during next visit.



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

Site: 2

Comments:

Normal growth observed
Slender spikerush observed around perimeter. Minimal invasive shoreline weeds around perimeter



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 3

Comments:

Site looks good
Minimal invasive growth observed in Sump.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 4

Comments:

Normal growth observed
Bullrush and Gulf Spike
Rush observed growing
in Sump.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Site looks good
Minimal invasive
shoreline weeds present
in pond



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Management Summary

**** Current image on left. Photo from previous month on right ****

Pond 1: Alligator weed is growing in littoral shelf. Will treat during next visit.

Pond 2: Slender Spike Rush observed around perimeter. Minimal invasive shoreline weeds around perimeter.

Pond 3: Minimal invasive growth observed in Sump.

Pond 4: Bullrush and Gulf Spike Rush observed growing in Sump.

Pond 5: Minimal invasive shoreline weeds present in pond.

Site	Comments	Target	Action Required
1	Site looks good	Alligatorweed	Routine maintenance next visit
2	Normal growth observed	Submersed vegetation	Routine maintenance next visit
3	Site looks good	Torpedograss	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit



Tab 2



5824 Bee Ridge Road, 165
 Sarasota, FL 34233
 www.bloomingslandscape.com
 Phone:941-927-9765 Fax:941-929-9356
 servicerequest@bloomingslandscape.com

Customer

Harborage CDD
 Harbourage at Braden River CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Avenue, Ste 200
 Tampa, FL 33614
 813-933-5571

Service Location

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

Item(s)			
Qty	Name	Description	Amount
8	Labor - Landscape	Labor - Landscape	\$520.00
1	Dump Fee	Dump Fee	\$300.00
Subtotal			\$820.00
Tax			\$0.00
Total			\$820.00

Notes

marina at end of walking trail. Pick up and remove from property, 3 piles of debris from around the marina.

Terms

Due on receipt

The estimate is valid for 30 days. All new plant materials shall carry a 90-day warranty. Exclusions such as but not limited to Acts of God, pre-existing conditions, and irrigation system failure. By accepting the terms of this estimate, Bloomings Landscape will perform the services as described in this document. Any additional work not covered in this estimate will incur additional charges.

Date 4-28-2026

Muhammad V. Malik
 Signature

Tab 3

REQUEST FOR PROPOSAL
FOR
ROAD PAVING REPAIRS
for
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

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REQUEST FOR PROPOSAL
ROAD PAVING REPAIRS
HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
Bradenton, Florida

Notice is hereby given that the **Harbourage at Braden River Community Development District** (the “District”) will accept proposals from qualified firms interested in providing Road Paving Repairs for the District as described below and in the project scope attached hereto as Exhibit “A.”

The Request for Proposal Package which includes the Project scope of work will be available beginning on June 25, 2026 at 9:00 a.m. In order to obtain the documents please submit a request via email to sdeluna@rizzetta.com.

The District is a community development district established under Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) five (5) plus years minimum continuous operation (iii) experience with at least three (3) other communities of a similar nature, size and amenity level to the Harbourage at Braden River community, with verifiable references, and (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, In addition, Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the road system.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than Monday, July 27, 2026, at 2:00 p.m. at the offices of Stephanie DeLuna, District Manager, Harbourage at Braden River Community Development District, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier or hand-delivered. Please note regular USPS delivery is not available at this address. An electronic copy should be submitted as well to sdeluna@rizzetta.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District’s sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on August 10, 2026, at 12:30 p.m.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Stephanie DeLuna at sdeluna@rizzetta.com. Questions received after 12:00 p.m. on July 10, 2026, will not be answered.

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS

Instructions to Proposers

SECTION 1. DUE DATE: Sealed proposals will be received no later than Monday July 27, 2026, at 2:00 p.m. at the offices of the District Manager, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, Attention: Stephanie DeLuna. Proposals will be publicly opened at that time or as soon thereafter as possible. Proposals received after the time and date stipulated above will not be considered.

Proposals shall be submitted as one (1) original hard copy and one (1) electronic copy via CD or flash drive. Proposals shall be enclosed in an opaque sealed envelope, marked with the project title, and the name and address of the Proposer, and accompanied by the required documents. If the proposal is sent through a carrier or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Harbourage at Braden River Community Development District ROAD PAVING REPAIRS ENCLOSED)" on the face of it). All costs to prepare and submit a response shall be borne by the Proposer.

Proposals will be considered at the August 10, 2026, 12:30 p.m., meeting of the Harbourage at Braden River Community Development District Board of Supervisors, as referenced herein, and a decision made as to the acceptance of a specific proposal or rejection of all proposals. As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

SECTION 2. SIGNATURE ON PROPOSAL. The Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer is encouraged to visit the Harbourage at Braden River community prior to submitting a proposal. No additional compensation or relief from any obligations of the contract will be granted because of lack of knowledge of the site or conditions.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. The Proposer is also assumed to be familiar with the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all applicable laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL AND DEFAULT HISTORY. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope or this Request for Proposals are to be directed in writing, via e-mail only, to Stephanie DeLuna, District Manager, at sdeluna@rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all known potential proposers by e-mail. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all addenda. In making its proposal, each Proposer represents that it has read and understands the project scope and that the proposal is made in accordance therewith, including verification of the contents of the Request for Proposal against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, perform the work by day/temporary labor, or through in-house operations. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, the Proposer confirms the Proposer's ability to meet the insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$5,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$1,000,000 per employee per accident.

Umbrella Insurance – Limits of not less than \$ 5,000,000.00.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds within five (5) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 12. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Request for Proposals:

- A. List position or title, corporate responsibilities and years' experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.
- C. A copy of its insurance certificate indicating the types of coverage and limits for general, umbrella, and automobile liability insurance, and worker's compensation insurance.
- D. Completed copies of all other forms included within the Request for Proposals.

SECTION 15. PROTESTS. A Notice of Protest regarding the Proposal Documents/Project Manual (including the Evaluation Criteria, specifications or other requirements contained in the Request for Proposals), a Proposal rejection, or an award under the Request for Proposals, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual or receipt of the notice of the District's decision as applicable, and must be filed at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, Attention: Stephanie DeLuna. The formal protest, setting forth with particularity the facts and law upon which the protest is based, shall be filed within seven (7) calendar days after the initial Notice of Protest was filed. Failure to timely file a Notice of Protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any document included in the Project Manual, including the Evaluation Criteria, plans, specifications, and Project Documents. Any entity who files a Notice of Protest protesting the Project Manual, a Proposal rejection, or an award under the RFP shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for any protest shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than five thousand dollars (\$5,000.00). Bonds shall be by a U.S. postal service money order, certified cashier's check, or

such other form of surety as the District’s counsel may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District with prejudice with the Proposer afforded no relief. If the entity protesting the award prevails, the bond shall be returned to the protester; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties.

SECTION 16. EVALUATION OF PROPOSALS. The proposals shall be ranked based on Criteria presented in the Evaluation Criteria sheet set forth herein. **The Proposals shall be ranked based on the District’s evaluation of the Proposer’s ability to perform the services for the roadway repairs. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.** Proposals may be held by the District for a period not to exceed one hundred twenty (120) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract. During this time, all provisions of the submitted proposal must be in effect, including pricing. District representatives may visit the Proposer’s facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits, oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

EVALUATION CRITERIA

This Request for Proposal includes following all the procedures in this document and sending the sealed proposal information to the District by the due date and time and in the manner set forth in this RFP. Once proposals are received, the members of the District’s Board of Supervisors will review each submittal and score each proposal based on the evaluation criteria. The award will be based on the proposal that is most advantageous to the District. The Proposals will be evaluated on the following criteria:

Factor	Description	Points
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat and professional in appearance.	5
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.	20
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff.	10

4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work in a high-quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered.	20
5.	References Assessment of proposer's work by client references and references with demonstrated success in providing similar product and installation. References must also indicate proposer's ability to form positive and collaborative relationships with clients and clients' staff.	15
6.	Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 30 = Total Cost Points	30
Total		100

SECTION 17. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 18. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 19. PRICING. Proposers shall submit their price information on the supplied proposal form with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process.

SECTION 20. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 21. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional

terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully, through intent or design, or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 21. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?
Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer's current insurance limits?

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No () If so, where and why? _____

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No () If so, state name of individual, other organization and reason therefore. _____

12. List any and all (including both criminal and civil) litigation to which the Proposer has been a party in the last ten (10) years. _____

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No () If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

14. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

15. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

16. Key Personnel: Describe experience of the principal individuals (Supervisors, etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm.
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The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbourage at Braden River CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbourage at Braden River CDD should consider the Proposer for award of the contract for Road Paving Repairs including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 20__.

(Corporate Seal)

Sworn to before me this _____ day of _____, 20__.

(Seal)

Notary Public/Expiration Date

END

CORPORATE OFFICERS

Company Name: _____

Date: _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

(title) _____ of
the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer’s proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Harbourage at Braden River Community Development District.
2. This sworn statement is submitted by _____
[Print Name of Entity Submitting Sworn Statement]
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is _____ and my relationship to the
entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement,

shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The rest of this page has intentionally remained blank.

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Date: _____

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

_____ who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this _____ day of _____ 2026.

NOTARY PUBLIC

My commission expires:

DRAFT AGREEMENT FOR ROAD PAVING REPAIRS

This Agreement (“Agreement” or “Contract”), is made between Harbourage at Braden River Community Development District, a community development district organized under the laws of the State of Florida (hereinafter referred to as “District” or “Owner”) with an address of c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, and _____, a Florida Corporation (hereinafter referred to as the “Contractor”) with an address of _____, _____, Florida _____, on this ____ day of _____, 2026.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District owns the roadways throughout the community and has a need to retain an independent contractor to perform paving repairs and related remediation work on District owned property; and

WHEREAS, the Contractor has offered to provide such work pursuant to the proposal form attached hereto.

NOW, THEREFORE, in consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision and transportation for asphalt repairs and related remediation work (hereinafter referred to as the “Contract Work”) as more specifically detailed in the plans attached hereto as **Exhibit “B”** in accordance with the Proposal Form attached hereto as **Exhibit “A”** and the Technical Specifications attached hereto as **Exhibit “C.”** To the extent of any conflict between the Contract and the Exhibits, the terms of this Contract shall govern.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required and such staff shall be responsible for coordinating, expediting and controlling all aspects to assure completion of the Contract Work. All work shall be performed in a professional manner and warrantied as referenced herein.

III. CONTRACT SUM

The District agrees to pay Contractor for the Contract Work the total sum of _____ (\$____.____) (hereinafter referred to as the "Contract Sum"). The District shall pay the Contractor for the Contract Work upon completion in full of the Contract Work to the District's satisfaction at the District's sole and absolute discretion. An initial payment to cover material costs of up to twenty percent (20%) of the Contract Sum will be made by Owner upon written request from Contractor. Progress payments will then be made upon request and only after approval by the District's engineer. Partial releases may be requested as partial payments are made.

The Contract Sum is the final price and there shall be no cost overruns absent a written Change Order executed by all parties before any of the excess materials and/or work is incurred. The Contract Sum and Contract Time (as defined below) will be adjusted accordingly.

The District requires that all subcontractors, material men, suppliers or laborers be paid and may require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, at the District's discretion prior to remittal of any payment due. Contractor agrees simultaneously with and to the extent it receives payment in full from the District to defend and resolve all claims made by subcontractors, laborers and material suppliers, indemnifying the District and its agents for all claims arising from or resulting from subcontractor or supplier or material men or laborer services in connection with the Contract Work.

IV. TIME OF COMMENCEMENT AND COMPLETION

After full execution of this Contract, receipt of all insurance referenced herein as well as the Payment and Performance Bonds referenced herein, the Contract Work shall commence on or about _____, 2026. Subject to authorized adjustments, the Contract Work shall be completed and ready for final inspection by the District and/or its representatives no later than sixty (60) calendar days from commencement of Contract Work (hereinafter referred to as the "Contract Time"). Contractor and the District recognize that time is of the essence of this Contract and the District will suffer financial loss if the Contract Work is not completed within the Contract Time specified herein. Contractor agrees to diligently and continuously perform its work so that the District shall not be delayed by any act or omission of Contractor. Failure to fully complete the Contract Work within the time fixed in this Contract and extensions thereof may result in substantial injury to the District, and the District and Contractor recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by the District if the Contract Work is not completed on time. Therefore, in the event the Contract Work is not completed within the Contract Time, Contractor shall pay the District (or the District may withhold from payment due) the sum of One Hundred Dollars (\$100.00) for each day of such delay in addition to any other damages and/or remedies to which the District may be entitled. The above-referenced liquidated damages amount shall be applicable and payable to the District without proof of special damages. The District and Contractor agree that the amount of liquidated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Contractor agrees the amount of liquidated damages approximates the loss anticipated at the time of execution of this Contract.

Contractor shall not be liable for any delays caused by acts of God, changes in scope of work, indecisions by the District and/or its agents, strikes or shortage of materials.

V. CONTRACTOR'S REPRESENTATIONS

In order to induce the District to enter into this Contract, Contractor makes the following representations upon which the District has actually and justifiably relied:

1. That the Contractor has examined and carefully studied the project site and that the Contractor has the experience, expertise and resources to perform all the Contract Work within the Contract Time.
2. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.
3. That Contractor is familiar with and can and shall ensure that Contractor and its subcontractors comply with all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Contract Work.

VI. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

1. Responsibility for and Supervision of Contract Work: The Contractor shall be solely responsible for all work specified in this Contract, including the techniques, sequences, procedures, means and coordination for all work. The Contractor shall supervise and direct the work to the best of its ability giving all attention necessary for such proper supervision and direction.
2. Discipline, Employment: The Contractor shall maintain at all times strict discipline among its employees and subcontractors, if any, and shall not employ or retain for work at the District any person unfit or without sufficient skills to perform the job for which such person is utilized.
3. Furnishing of Labor, Materials/Liens and Claims: The Contractor shall provide and pay for all labor, materials and equipment, including tools, transportation and all other facilities and services necessary for the proper completion of work in accordance with this Contract. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Contract.
4. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: The Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use and similar taxes, and shall secure all licenses and permits (unless stated otherwise herein) necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and

county laws or requirements. The Contractor shall keep, observe and perform all requirements of applicable local, State and Federal laws, rules, regulations or ordinances.

5. Responsibility for Negligence of Employees and Subcontractors: The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees and other persons doing work under any request of Contractor.
6. Safety Precautions and Programs: The Contractor shall provide for and oversee all safety orders, precautions and programs necessary for reasonable safety of the Contract Work. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract as well as members of the public that may come into contact with the job site. The Contractor shall comply with all OSHA standards. The Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work.
7. Warranty of Fitness of Equipment and Materials: Contractor represents and warrants to the District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.
8. Clean-Up: Contractor agrees to keep the site and adjoining ways free of waste material and rubbish caused by its work or that of its subcontractors. Contractor further agrees to remove all such waste material and rubbish on termination of the Contract Work, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its work at the site, to conduct general clean-up operations.

VII. INDEMNIFICATION

The Contractor does hereby indemnify and hold harmless the District, its officers and employees, from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees), to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Contract. The monetary limitation to the extent of this indemnification is One Million Dollars (\$1,000,000.00) per occurrence.

In any and all claims against the District or any of its agents or employees by any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefit payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

Contractor shall and does hereby indemnify and hold harmless District and anyone directly or indirectly employed by it from and against all claims, suits, demands, damages, losses and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

VIII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.
2. Workers' Compensation: The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed above. No contractor or sub-contractor operating under a workers' compensation exemption shall access or work on the site. No contractor or sub-contractor shall access or work on the site unless such entity has workers' compensation insurance.
3. Commercial General Liability: The Contractor will provide Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
4. Automobile Liability: The Contractor will provide Automobile Liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.
5. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Contract.
6. Each insurance policy required by this Contract shall:
 - a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - b. Be endorsed to state that coverage shall not be suspended, voided or canceled by either party except after 30 calendar days prior written notice has been given to the District.
 - c. Be written to reflect that the aggregate limit will apply on a per claim basis.
7. The District shall retain the right to review, at any time, coverage, form and amount of insurance.
8. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.
9. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all

deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

10. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract and copies of all endorsements are to be furnished to the District prior to commencement of Contract Work and a minimum of ten (10) calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
11. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
12. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations or omissions in these insurance requirements as they apply to sub-contractors.
13. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured on a primary and non-contributory basis as their interest may appear under this Contract.
14. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance, in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

IX. PERFORMANCE AND PAYMENT BONDS

Prior to commencement of the Contract Work, Contractor shall obtain performance and payment bonds each in the amount of the Contract Sum and provide the bonds to the District. The performance and payment bonds shall be in a form suitable for a public project and acceptable to the District, and also from a surety acceptable to the District. The premiums for the performance and payment bonds shall be paid by the Contractor and included in the Contract Sum. Owner shall provide at least ten (10) days written notice to the surety prior to any request to perform or otherwise pay damages or liabilities arising under such bonds, provided that Owner's delay in providing such notice shall not in any way relieve the surety of its obligation, damages or liabilities under such bonds.

X. CORRECTING WORK; WARRANTY

1. When it appears to the District during the course of repair that any work does not conform to the provisions of this Contract, Contractor shall make the necessary corrections to conform and, in addition will correct any defects caused by faulty materials, equipment or workmanship in work supervised by it or by a subcontractor.

2. Contractor guarantees against faulty workmanship with respect to all Contract Work and warrants the Contract Work and the materials for a term of eighteen (18) months from completion and acceptance by the District.

XI. EARLY TERMINATION FOR BREACH OF CONTRACT

1. Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on ten (10) days' written notice to the Contractor, terminate this Contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent by certified mail. On such termination, the District may take possession of the work site and all materials and finish the work in whatever way it deems expedient. If the expense of finishing the work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to the District within ten (10) calendar days after written notice.
2. On a default by Contractor, the District may elect to terminate the Contract immediately. Alternatively, the District may elect not to terminate the Contract, and in such event, it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due the Contractor.
3. Each party further specifically reserves all rights available under the law or equity should there be a default by the other party which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

XII. WORK CHANGES

Each party reserves the right to request Contract Work changes in the nature of additions, or modifications. However, as referenced above, all changes to the Contract Work, the Contract Sum and Contract Time shall only be authorized once in writing executed by the parties. No work involved in the change or materials contemplated shall be started or secured until authorized.

XIII. ATTORNEY'S FEES

If any court proceeding or other action occurs between the parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

XIV. MISCELLANEOUS

1. This Contract is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.
2. No assignment by either party to this Contract of any rights under or interests in this Contract will be binding on another party hereto without the written consent of the party sought to be

bound. No employees, agents or representatives of the District are personally or individually bound by this Contract.

3. Nothing in this Contract shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
4. The laws of the State of Florida shall govern all provisions of this Contract including, but not limited to, the applicable Florida construction lien law. In the event the parties to this Contract cannot resolve a difference with regard to any matter arising herefrom, the disputed matter will be referred to mediation. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Manatee County, Florida.
5. This Contract and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.
6. A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.
7. Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the District and Contractor who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
8. The execution of this Contract has been duly authorized by the appropriate body or official of each party, both the District and the Contractor have complied with all the requirements of law and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
9. Notices: Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by e-mail and by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt by mail or e-mail, whichever is first:

To District: Harbourage at Braden River Community Development District
 Attn: Stephanie DeLuna, District Manager
 2700 S. Falkenburg Road, Suite 2745
 Riverview, Florida 33578
 e-mail: sdeluna@rizzetta.com

With a copy to: Cari Webster, Esq.
1510 W. Cleveland Street
Tampa, FL 33606
e-mail: cwebster@srvlegal.com

To Contractor: _____

e-mail: _____

10. Contractor shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.
11. Pursuant to Fla. Stat. 287.135, The District has the option to terminate the contract if the Contractor is found to be on the Scrutinized Companies or Other Entities that Boycott Israel List or Boycott Israel.
12. E-Verify Requirement. Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Contractor has knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.
13. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Contractor's records associated with this Contract may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Contractor agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Contract and following completion of the

Contract if the Contractor does not transfer the records to the District. Upon completion of the Contract, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract Work. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, STEPHANIE DELUNA, RIZZETTA & COMPANY, 2700 S. FALKENBURG ROAD, SUITE 2745, RIVERVIEW, FLORIDA 33578, TEL. (813)-533-2950, SDELUNA@RIZZETTA.COM .

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Contract on the day and year first written above.

**Harbourage at Braden River
Community Development District**

By: _____

Title: _____

Date: _____

_____ **(Contractor)**

By: _____

Title: _____

Date: _____

EXHIBIT A

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROPOSAL FORM

Exhibit "A"

Harbourage at Braden River CDD Asphalt Repairs					
Bid Form 6.1.26					
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 1"	19,000	SY		
2	Overlay (SP 9.5) approximately 1"	19,000	SY		
3	Base Repair - Mill approximately 4" and install ABC (asphalt base course) in 3 areas	75	SY		
4	Asphalt Speed Humps	2	Ea		
5	Hydrant Reflectors	1	LS		
6*	Traffic paint	1	LS		
7	Performance and Payment Bonds	1	LS		
8**	Miscellaneous cleanup and work	1	LS		
Total					

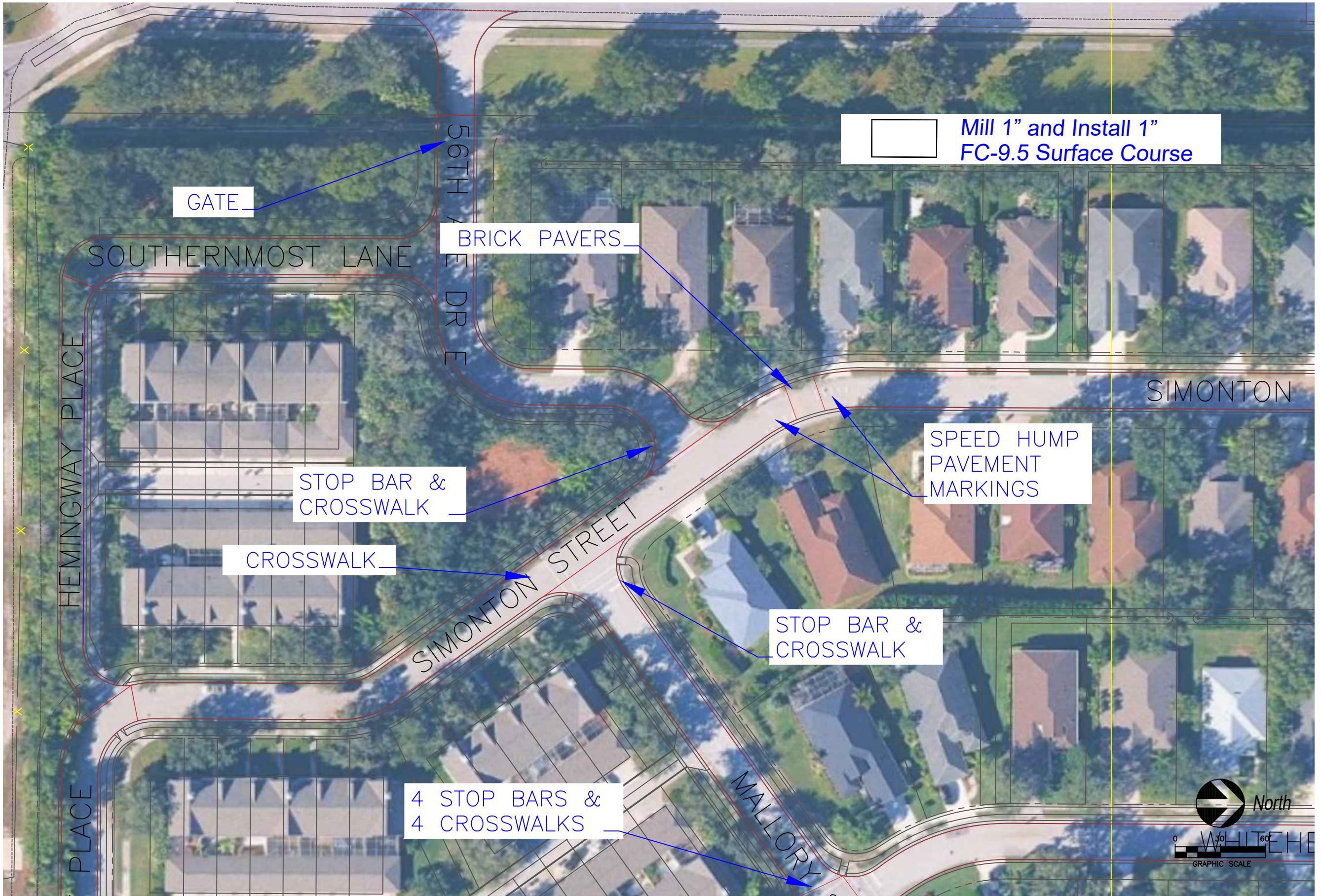
**Item 6 includes 184' of stop bars, 1,062' of crosswalks, 46' of center white stripes, 1 left turn arrow, 1 right turn arrow, 108' of white parking lot stall lines, 1 handicap space, 2 each of Speed Table Markings, 2 each of Speed Hump Markings*

EXHIBIT "B"

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PLANS



Mill 1" and Install 1" FC-9.5 Surface Course

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

REV	DESCRIPTION	DATE	DWN BY	CD BY

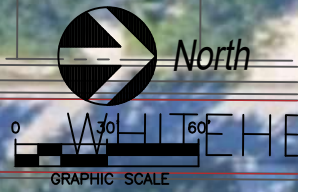
DESIGNED: RS
 DRAWN: RS
 CHECKED: RS
 DATE: MAY 2026
 SCALE: AS NOTED

Schappacher Engineering, LLC

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

HARBOURAGE AT BRADEN RIVER CDD
ROADWAY REPAVING

SHEET NUMBER
1





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

REV	DATE	DESCRIPTION	BY	CHK BY

DESIGNED: RS
 DRAWN: KCL
 CHECKED: RS
 DATE: MAY 2026
 SCALE: AS NOTED

Schappacher Engineering, LLC

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

HARBORAGE AT BRADEN RIVER CDD
ROADWAY REPAVING

SHEET NUMBER
2



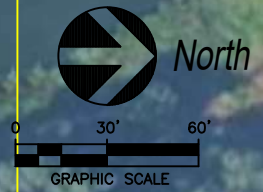
Mill 1" and Install 1" FC-9.5 Surface Course

BRICK PAVERS

SPEED HUMP PAVEMENT MARKINGS

CROSSWALK

STOP BAR



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

REV	DATE	DESCRIPTION	DWN BY	CDD BY

DESIGNED: RS
 DRAWN: RS
 CHECKED: RS
 DATE: MAY 2026
 SCALE: AS NOTED

Schappacher Engineering, LLC
 3804 53rd AVENUE EAST, BRADENTON, FL 34203
 PHONE: (841) 251-7613
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HARBOURAGE AT BRADEN RIVER CDD
 ROADWAY REPAVING

SHEET NUMBER
3



Mill 1" and Install 1" FC-9.5 Surface Course

ASPHALT BASE REPAIR

STOP BAR

CROSSWALK

WHITEHEAD STREET

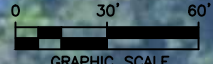
4 STOP BARS & 4 CROSSWALKS

BRICK PAVERS

CROSSWALK & STOP BAR

ASPHALT BASE REPAIR

REMOVE RUBBER SPEED BUMP, ADD SPEED HUMP



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

REV	DATE	DESCRIPTION	DWN BY	CD BY

DESIGNED: RS
DRAWN: RS
CHECKED: RS
DATE: MAY 2026
SCALE: AS NOTED

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HARBORAGE AT BRADEN RIVER CDD
ROADWAY REPAVING

SHEET NUMBER
4

EXHIBIT “C”

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROJECT SCOPE – TECHNICAL SPECIFICATIONS

**Technical Specifications For
SP 9.5 Granite Screenings Asphalt Mix**

Description:

The work specified in this section consists of the application procedures for rut filling and or overlaying of existing surfaces for the full pavement width with a hot mix plant product of granite screenings.

Mix Design:

The Producer shall provide the Owner with a design mix for approval prior to beginning production. Use Table 1.1 for Gradation Design Range.

Table 1.1

Sieve Size	Gradation Design Range
3/8"	100
No. 4	85 - 100
No. 8	60 - 80
No. 16	35 - 55
No. 30	22 - 38
No. 50	10 - 25
No. 100	5 - 15
No. 200	4 - 10
Design Requirements	
Air Voids %	4.0 - 8.0

Materials:

Aggregate Material: The aggregate used shall be granite screenings from an approved source, obtained from the crushing of material meeting the requirements of Section 902.

Tack Coat: A tack coat, as specified in Section 300 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, will be required on existing pavements that are to be overlaid with an asphalt mix.

Reclaimed Asphalt Pavement (RAP):

The use of Reclaimed Asphalt Pavement is limited to a maximum of 30% by weight of the total aggregate. RAP must be from an approved stockpile that is reasonably consistent in characteristics and contains no aggregate particles which are soft or conglomerates of fines. The coarse portion of the RAP shall be the portion of the RAP retained on the No. 4 sieve.

Construction Methods:

Application of SP 9.5: The SP 9.5 mix shall be placed with a conventional paver and compacted with a steel wheel roller in accordance with Section 330 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, and as directed by the Engineer. Should there be a need for herbicide application prior to placement of asphalt, the contractor shall apply the herbicide following manufacturer's recommendations.

Layer Thickness:

The allowable layer thickness for SP 9.5 shall be 1" – 1-1/2" as specified by the Engineer.

Weather Limitations: Application must be made when the ambient temperatures are above 65° F, only when other weather conditions are determined favorable by the Engineer. Night application will not be allowed.

Acceptance at the Plant:

The asphalt mixture will be accepted at the plant, with respect to gradation, and air voids, on a Lot to Lot basis. However, any load or loads of mixture which, in the opinion of the Engineer, are unacceptable for reasons of excessive segregation, aggregates improperly coated, or of excessively high or low temperature will be rejected for use in the work.

Gradation, air voids and asphalt content of the mix will be determined by the Owner during production at the minimum frequency of once per 1,000 ton LOT produced. The producer shall also verify the gradation, air voids and asphalt content at a frequency of once per 200 ton Sublot or a minimum of once per day. The contractor shall maintain split samples of each day's production for verification testing by the Owner. Each split sample shall be properly boxed and labeled with the Lot #, Sublot #, date and mix design number. These split samples shall be stored for a period of 30 days, and shall be provided to the Owner upon request in order to determine the disposition of a whole or partial lot. Should any verification test result fall outside of the tolerance listed in Table 1.1, the Engineer will determine the removal and replacement of failing material at no cost to the Owner. Production shall be suspended until the Owner is satisfied that proper corrective action has been taken.

GENERAL REQUIREMENTS

1.01 SCOPE AND INTENT

A. Description

The work to be done consists of the furnishing of all labor, materials and equipment, and the performance of all work included in this Contract.

B. Work Included

The Contractor shall furnish all labor, superintendence, materials, plant, power, light, fuel, water, tools, appliances, equipment, supplies, shop drawings, working drawings and other means of construction necessary or proper for performing and completing the work. He shall perform and complete the work in the manner best calculated to promote rapid construction consistent with safety of life and property and to the satisfaction of the Engineer, and in strict accordance with the Contract Documents. The Contractor shall clean up the work and maintain it during and after construction, until accepted, and shall do all work and pay all incidental costs. He shall repair or restore all structures and property that may be damaged or disturbed during performance of the work.

The cost of incidental work described in these General Requirements, for which there are no specific Contract Items, shall be considered as part of the general cost of doing the work and shall be included in the prices for the various Contract Items. No additional payment will be made.

The Contractor shall be solely responsible for the adequacy of his workmanship, materials and equipment.

C. Public Utility Installations and Structures

Public utility installations and structures shall be understood to include all poles, tracks, pipes, wires, conduits, house service connections, vaults, manholes and all other appurtenances and facilities pertaining thereto.

The Contractor shall protect all installations and structures from damage during the work. Access across any buried public utility installation or structure shall be made only in such locations and by means approved by the Engineer. All required protective devices and construction shall be provided by the Contractor at his expense. All existing public utilities damaged by the Contractor which have been located in the field by the utility shall be repaired by the Contractor, at his expense, as approved by the Engineer. No separate payment shall be made for such protection or repairs to public utility installations or structures.

Public utility installations or structures owned or controlled by the Owner or other governmental body, which are required by this contract to be removed, relocated, replaced or rebuilt by the Contractor not identified in any separate bid item shall be considered as a part of the general cost of doing the work and shall be included in the prices bid for the various contract items. No separate payment shall be made.

Where public utility installations or structures owned or controlled by the Owner or other governmental body are encountered during the course of the work, and when, in the opinion of the Engineer, removal, relocation, replacement or rebuilding is necessary to complete the work under this Contract, such work shall be accomplished by the utility having jurisdiction, or such work may be ordered, in writing by the Engineer, for the Contractor to accomplish. If such work is accomplished by the utility having jurisdiction, it

will be carried out expeditiously and the Contractor shall give full cooperation to permit the utility to complete the removal, relocation, replacement or rebuilding as required. If such work is accomplished by the Contractor, it will be in accordance with the mutually agreeable terms arrived at by the parties in writing.

The Contractor shall give written notice to Owner and other governmental utility departments and other owners of public utilities of the location of his proposed construction operations, at least forty-eight hours in advance of breaking ground in any area or on any unit of the work. This can be accomplished by making the appropriate contact with the "Sunshine State One-Call of Florida, Inc. Call Center ("Call Sunshine") and per all requirements provided for in the Florida Underground Facilities Damage Prevention and Safety Act (Florida Statutes, Title XXXIII, Chapter 556).

The maintenance, repair, removal, relocation or rebuilding of public utility installations and structures, when accomplished by the Contractor as herein provided, shall be done by methods approved by the Engineer.

1.02 INSPECTION AND TESTING

A. General

Inspection and testing of materials will be performed by the Owner unless otherwise specified.

B. Costs

All inspection and testing of materials furnished under this Contract will be performed by the Owner or duly authorized inspection engineers or inspections bureaus without cost to the Contractor, unless otherwise expressly specified.

C. Final Inspection

During such final inspections, the work shall be clean and free from water. In no case will the final pay application be prepared until the Contractor has complied with all requirements set forth and the Engineer has made his final inspection of the entire work and is satisfied that the entire work is properly and satisfactorily constructed in accordance with the requirements of the Contract Document.

1.03 ADJACENT STRUCTURES AND LANDSCAPING

A. Responsibility

The Contractor shall also be entirely responsible and liable for all damage or injury as a result of his operations to all other adjacent public and private property, structures of any kind and appurtenances thereto met with during the progress of the work. The cost of protection, replacement in their original locations and conditions or payment of damages for injuries to such adjacent public and private property and structures affected by the work, and the removal, relocation and reconstruction of such items shall be included and no separate payments will be made therefore.

Contractor is expressly advised that the protection of buildings, structures, tunnels, tanks, pipelines, etc. and related work adjacent and in the vicinity of his operations, wherever they may be, is solely his responsibility. Conditional inspection of buildings or structures in the immediate vicinity of the project which may reasonably be expected to be affected by the Work shall be performed by and be the responsibility of the Contractor.

Contractor shall, before starting operations, make an examination of the interior and exterior of the adjacent structures, buildings, facilities, etc., and record by notes, measurements, photographs, etc., conditions which might be aggravated by open excavation and construction. Repairs or replacement of all conditions disturbed by the construction shall be made to the satisfaction of the Owner and to the satisfaction of the Engineer. This does not preclude conforming to the requirements of the insurance underwriters. Copies of surveys, photographs, reports, etc., shall be given to the Engineer.

Prior to the beginning of any excavations, the Contractor shall advise the Engineer of all buildings or structures on which he intends to perform work or which performance of the project work will affect.

B. Protection of Trees

1. All trees and shrubs shall be adequately protected by the Contractor with boxes and otherwise and in accordance with ordinances governing the protection of trees. No excavated materials shall be placed so as to injure such trees or shrubs. Trees or shrubs destroyed by negligence of the Contractor or his employees shall be replaced by him with new stock of similar size and age, at the proper season and at the sole expense of the Contractor.
2. Beneath trees or other surface structures, where possible, pipelines may be built in short tunnels, backfilled with excavated materials, except as otherwise specified, or the trees or structures carefully supported and protected from damage.
3. The Owner may order the Contractor, for the convenience of the Owner, to remove trees along the line or trench excavation. If so ordered, the Owner will obtain any permits required for removal of trees. Such tree removal ordered shall be paid for by separate written agreement.

C. Lawn Areas

Lawn areas shall be left in as good condition as before the starting of the work. Where sod is to be removed, it shall be carefully removed, and later replaced, or the area where sod has been removed shall be restored with new sod if necessary to restore to prior condition.

D. Restoration of Fences

Any fence, or part thereof, that is damaged or removed during the course of the Contract Work shall be replaced or repaired by the Contractor and shall be left in as good a condition as before the starting of the Contract Work. The manner in which the fence is repaired or replaced and the materials used in such work shall be subject to the approval of the Engineer. The cost of all labor, materials, equipment, and work for the replacement or repair of any fence shall be deemed included as part of the overhead cost of the Contract Work, and no additional payment will be made therefore.

1.04 PROTECTION OF WORK AND PUBLIC

A. Noise

The Contractor shall eliminate noise to as great an extent as practicable at all times. Air compressing plants shall be equipped with silencers and the exhaust of all engines or

other power equipment shall be provided with mufflers. In the vicinity of hospitals and schools, special care shall be used to avoid noise or other nuisances. The Contractor shall strictly observe all local regulations and ordinances covering noise control.

B. Access to Public Services

Neither the materials excavated nor the materials or plant used in the construction of the work shall be so placed as to prevent free access to all fire hydrants, valves or manholes.

C. Dust prevention

The Contractor shall prevent dust nuisance from his operations or from traffic by keeping the roads and/or construction areas sprinkled with water at all times.

1.05 CLEANING

A. During Construction

During construction of the Contract Work, the Contractor shall, at all times, keep the site of the work and adjacent premises as free from material, debris and rubbish as is practicable and shall remove the same from any portion of the site if, in the opinion of the Engineer, such material, debris, or rubbish constitutes a nuisance or is objectionable. The Contractor shall remove from the site all of his surplus materials and temporary structures when no further need therefore develops.

B. Final Cleaning

At the conclusion of the Contract Work, all equipment, tools, temporary structures and materials belonging to the Contractor shall be promptly taken away, and he shall remove and promptly dispose of all water, dirt, rubbish or any other foreign substances.

The Contractor shall thoroughly clean all equipment and materials installed by him and shall deliver such materials and equipment undamaged in a bright, clean, polished and new operating condition.

1.06 MISCELLANEOUS

A. Protection Against Siltation and Bank Erosion

1. The Contractor shall arrange his operations to minimize siltation and bank erosion on construction sites and on existing or proposed water courses and drainage ditches.
2. The Contractor, at his own expense, shall remove any siltation deposits and correct any erosion problems as directed by the Engineer which results from his construction operations.

END OF SECTION

SUMMARY OF WORK

1.01 WORK COVERED BY CONTRACT DOCUMENTS/REQUIREMENTS INCLUDED

- A. The work included in this contract consists of the roadway restoration, milling and overlay utilizing the methods described in the bid form. The work shall also include all incidentals necessary for the completion of work including but not limited to the milling, maintenance of traffic, new asphalt, thermoplastic paint striping, replacement of hydrant reflectors, removal and replacement of curbs and removal of existing brick pavers.
- B. The Contractor shall perform the Contract Work complete, in place and ready for continuous service and shall include any repairs, replacements, and/or restoration required as a result of damages caused prior to acceptance by the Owner.
- D. The Contractor shall furnish and install all materials, equipment and labor which is reasonably and properly inferable and necessary for the proper completion of the Contract Work, whether specifically indicated or not.

1.02 CONTRACTS

Construct all the Work under a single contract.

1.03 WORK SEQUENCE

- A. All work done under this Contract shall be done with a minimum of inconvenience to the users of the system or facility. The Contractor shall coordinate his work with private property owners such that existing utility services are maintained to all users to the maximum extent possible.
- B. The Contractor shall, if necessary and feasible, construct the work in stages to accommodate the Owner's use of the premises during the construction period; coordinate the construction schedule and operations with the owner.
- C. The Contractor shall, where feasible, construct the Contract Work in stages to provide for public convenience and not close off public use of any facility until completion of construction to provide alternative usage.

1.04 CONSTRUCTION AREAS

- A. The Contractor shall: Limit his use of the construction areas for work and for storage, to allow for:
 - 1. Work by other Contractors.
 - 2. Owner's Use.
 - 3. Public Use.
- B. Coordinate use of work site under direction of Engineer or owner.
- C. Assume full responsibility for the protection and safekeeping of products under this Contract, stored on the site.
- D. Move any stored products under the Contractor's control, which interfere with operations

of the Owner or separate contractor.

- E. Obtain and pay for the use of additional storage of work areas needed for Contractor operations.

1.05 OWNER OCCUPANCY

- A. It is assumed that portions of the Contract Work will be completed prior to completion of the entire Work. Upon completion of construction of each individual area, if the Owner, at its sole discretion whether or not reasonable, desires to accept the individual area, the Contractor will be issued a dated certificate of completion and acceptance for each individual area. The Owner has the option of not accepting the entire work as a whole until it is completed, tested and approved by the Engineer and Owner in their sole and absolute discretion whether or not reasonable.

1.06 PARTIAL OWNER OCCUPANCY

The Contractor shall schedule his operations for completion of portions of the Contract Work, as designated, for the owner prior to substantial completion of the entire work.

END OF SECTION

CONTROL OF WORK

1.01 WORK PROGRESS

The Contractor shall furnish personnel and equipment which will be efficient, appropriate and adequately sized to secure a satisfactory quality of work and a rate of progress which will insure the completion of the Contract Work within the time stipulated in the Contract. If at any time such personnel appears to the Engineer to be inefficient, inappropriate, or insufficient for securing the quality of work required for producing the rate of progress aforesaid, he may order the Contractor to increase the efficiency, change the character, or increase the personnel and equipment and the Contractor shall conform to such order. Failure of the Engineer to give such order shall in no way relieve the Contractor of his obligations to secure the quality of the work and rate of progress required.

1.02 PRIVATE LAND

The Contractor shall not enter or occupy private land outside of easements, except by permission of the affected property owner.

1.03 WORK LOCATIONS

Contract Work shall be located substantially as indicated by the owner, but the Engineer reserves the right to make such modifications in locations as may be found desirable to avoid interference with existing structures or for other reasons.

1.04 DISTRIBUTION SYSTEMS AND SERVICES

- A. The Contractor shall avoid interruptions to water, telephone, cable TV, sewer, gas, or other related utility services. He shall notify the Engineer and the appropriate agency well in advance of any requirement for dewatering, isolating, or relocating a section of a utility, so that necessary arrangements may be made.
- B. If it appears that utility service will be interrupted for an extended period, the Engineer may order the Contractor to provide temporary service lines at the Contractor's expense. Inconvenience of the users shall be kept to the minimum, consistent with existing conditions. The safety and integrity of the systems are of prime importance in scheduling work.

1.05 PROTECTION AND RELOCATION OF EXISTING STRUCTURES AND UTILITIES

- A. The Contractor shall assume full responsibility for the protection of all buildings, structures and utilities, public or private, including poles, signs, services to building utilities, gas pipes, water pipes, hydrants, sewers, drains and electric and telephone cables and other similar facilities. The Contractor shall carefully support and protect all such structures and utilities from injury of any kind. Any damage resulting from the Contractor's operation shall be repaired by the Contractor at his expense.
- B. The Contractor shall bear full responsibility for obtaining locations of all underground structures and utilities (including existing water services, drain lines and sewers). Services to buildings shall be maintained and all costs or charges resulting from damage thereto shall be paid by the Contractor.

- C. Protection and temporary removal and replacement of existing utilities and structures as described in this Section shall be a part of the Contract Work and all costs in connection therewith shall be included in the unit prices established in the Bid.
- D. If, in the opinion of the Engineer, permanent relocation of a utility owned by the Owner is required, he may direct the Contractor, in writing, to perform the work. Work so ordered will be paid for at the Contract unit prices, if applicable, or as extra work. If relocation of a privately owned utility is required, the Owner will notify the utility to perform the work as expeditiously as possible. The Contractor shall fully cooperate with the Owner and utility and shall have no claim for delay due to such relocation. As previously referenced, the Contractor shall notify public utility companies in writing at least 48 hours (excluding Saturdays, Sundays and legal holidays) before excavating near their utilities.

1.06 TEST PITS

Test pits for the purpose of locating underground pipeline or structures in advance of the Contract Work shall be excavated and backfilled by the Contractor immediately after the utility location and the surface shall be restored in a manner equal or better than the original condition. No separate payment will be made.

1.07 CARE AND PROTECTION OF PROPERTY

- A. The Contractor shall be responsible for the preservation of all public and private property and shall use every precaution necessary to prevent damage thereto. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the Contract Work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition equal or better to that existing before the damage was done, or he shall make good the damage in another manner acceptable to the Engineer.
- B. All sidewalks which are disturbed by the Contractor's operations shall be restored to their original or better condition by the use of similar or comparable materials. All curbing shall be restored in a condition equal to the original construction and in accordance with the best modern practice.
- C. Along the location of this Contract Work, all fences, walks, bushes, trees, shrubbery and other physical features shall be protected and restored in a thoroughly workmanlike manner unless otherwise shown on the drawings. Fences and other features removed by the Contractor shall be replaced in the location indicated by the Engineer as soon as conditions permit. All grass areas beyond the limits of construction which have been damaged by the Contractor shall be regraded and sodded to equal or exceed original conditions.
- D. Trees close to the Contract Work which are not to be removed, shall be boxed or otherwise protected against injury. The Contractor shall trim all branches that are liable to damage because of his operations, but in no case shall any tree be cut or removed without prior notification to the Engineer. All injuries to bark, trunk, limbs and roots of trees shall be repaired by dressing, cutting and painting according to approved methods, using only approved tools and materials.
- E. The protection, removal and replacement of existing physical features as necessary shall be a part of the Contract Work and all costs in connection therewith shall be included in

the unit and/or lump sum prices established under the items in the bid submittal.

1.08 MAINTENANCE OF TRAFFIC

- A. Open pits, trenches, unpaved streets, debris, or other obstructions due to construction that will prevent the normal flow of pedestrian or vehicular traffic during an extended construction stoppage, for any reason, shall be minimized. In the event an extended construction stoppage is found to be necessary, Contractor shall, at his own expense, provide normal traffic flow during extended construction stoppage. Extended stoppage will be defined by the Engineer.
- B. All excavated material shall be placed so that vehicular and pedestrian traffic may be maintained at all times. If the Contractor's operations cause traffic hazards, he shall repair the surface, provide temporary roadways, erect wheel guards or fences, or take other safety measures which are satisfactory to the Engineer and Owner.
- C. Any changes to the traffic pattern require a Traffic Control Plan to be submitted to the Owner and Engineer for their review.

1.09 WATER FOR CONSTRUCTION PURPOSES

- A. In locations where public water supply is available, the Contractor may purchase water for all construction purposes.
- B. The Contractor shall be responsible for paying for all water tap fees incurred for the purpose of obtaining a potable water service or temporary use meter.

1.10 MAINTENANCE OF FLOW

The Contractor shall at his own cost, provide for the flow of sewers, drains and water courses interrupted during the progress of the Contract Work and shall immediately cart away and remove all offensive matter. The entire procedure of maintaining existing flow shall be fully discussed with the Engineer and Owner in advance of the interruption of any flow.

1.11 CLEANUP

During the course of the Contract Work, the Contractor shall keep the site of his operations in as clean and neat a condition as is possible. He shall dispose of all residue resulting from the construction work and at the conclusion of the work, he shall remove and haul away any surplus excavation, broken pavement, lumber, equipment, temporary structures and any other refuse remaining from the construction operations and shall leave the entire site of the work in a neat and orderly condition.

END OF SECTION

MEASUREMENT AND PAYMENT

1.01 SCOPE

- A. The scope of this section is to further define the items included in each Bid Item in the Bid Form. Payment will be made based on the specified items included in the description in this section for each bid item.
- B. All contract prices included in the Bid Form section will be full compensation for all shop drawings, working drawings, labor, materials, tools, equipment and incidentals necessary to complete the Contract Work. Actual quantities of each item bid on a unit price basis will be determined upon completion of the construction. Payment for all items listed in the Bid Form will constitute full compensation for all work shown and/or specified to be performed under this Contract.

1.02 WORK OUTSIDE AUTHORIZED LIMITS

No payment will be made for work constructed outside the authorized limits of work without prior written approval.

1.03 MEASUREMENT STANDARDS

Unless otherwise specified for the particular items involved, all measurements of distance shall be taken horizontally or vertically.

1.04 AREA MEASUREMENTS

In the measurement of items to be paid for on the basis of area of finished Contract Work, the lengths and/or widths to be used in the calculations shall be the final dimensions measured along the surface of the completed work within the neat lines shown or designated.

1.05 LUMP SUM ITEMS

Where payment for items is shown to be paid for on a lump sum basis, no separate payment will be made for any item of work required to complete the lump sum items. Lump sum contracts shall be complete, tested and fully operable prior to request for final payment. Contractor may be required to provide a break-down of the lump sum totals.

No separate payment will be made for the following items and the cost of such work shall be included in the applicable pay items of work.

1. Shop Drawings, Working Drawings.
2. Clearing, grubbing and grading except as hereinafter specified.
3. Trench excavation, including necessary pavement removal and rock removal, except as otherwise specified.
4. Dewatering and disposal of surplus water.
5. Structural fill, backfill, and grading.
6. Replacement of unpaved roadways, and shrubbery plots.
7. Foundation and borrow materials, except as hereinafter specified.
8. Testing and placing system in operation.
9. Any material and equipment required to be installed and utilized for the tests.

10. Pipe, structures, pavement replacement, asphalt and shell driveways and/or appurtenances included within the limits of lump sum work, unless otherwise shown.
11. Maintaining the existing quality of service during construction.
12. Maintaining or detouring of traffic.
13. Appurtenant work as required for a complete and operable system.
14. Seeding and hydromulching.

END OF SECTION

CHANGE ORDER PROCEDURES

1.01 DEFINITION

- A. Change Order: Major change in contract scope, price or time (as defined by the owner's Engineer in his sole and absolute discretion) that must be approved and executed by the CDD Board before it becomes effective.
- B. Administrative Change Adjustment: Minor change order under 10% of project cost does not have to be CDD Board approved and to be approved by the owner's Engineer.
- C. Field Directive Change: Change to contract quantity that does not require a change of scope, price or time extension and does not require approval of owner or his representative(s).

1.02 REQUIREMENTS INCLUDED

- A. The Contractor shall promptly implement change order procedures:
 - 1. Provide full written data required to evaluate changes.
 - 2. Maintain detailed records of work done on a time-and-material/force account basis.
 - 3. Provide full documentation to Engineer on request.
- B. The Contractor shall designate a member of the Contractor's organization who:
 - 1. Is authorized to accept any changes to the Contract Work.
 - 2. Is responsible for informing others in the Contractor's employ of the authorized changes into the Contract Work.

1.03 PRELIMINARY PROCEDURES

- A. Owner may initiate changes by submitting a Request to Contractor. Request will include:
 - 1. Detailed description of the change, products, costs and location of the change in the Project.
 - 2. Supplementary or revised Drawings and Specifications.
 - 3. The projected time extension for making the change.
 - 4. A specified period of time during which the requested price will be considered valid.
 - 5. Such request is for information only and is not an instruction to execute the changes, nor to stop work in progress.
- B. Contractor may initiate changes by submitting a written notice to the Owner, containing:
 - 1. Description of the proposed changes.
 - 2. Statement of the reason for making the changes.
 - 3. Statement of the effect on the Contract Sum and the contract time.
 - 4. Statement of the effect on the work of separate contractors.
 - 5. Documentation supporting any change in Contract Sum or contract time, as appropriate.

1.04 FIELD DIRECTIVE CHANGE

- A. In lieu of a Change Order, the Owner may issue a Field Directive change for the Contractor to proceed with additional work within the original intent of the Contract Work.
- B. Field Directive change will describe changes in the work, with attachments of backup information to define details of the change.
- C. Contractor must sign and date the Field Directive change to indicate agreement with the terms therein.

1.05 DOCUMENTATION OF PROPOSALS AND CLAIMS

- A. Support each quotation for a lump sum proposal and for each unit price which has not previously been established, with sufficient substantiating data to allow the Engineer/Owner to evaluate the quotation.
- B. On request, provide additional data to support time and cost computations:
 - 1. Labor required.
 - 2. Equipment required.
 - 3. Products required.
 - a. Recommended source of purchase and unit cost.
 - b. Quantities required.
 - 4. Taxes, insurance and bonds.
 - 5. Credit for work deleted from Contract, similarly documented.
 - 6. Overhead and profit.
 - 7. Justification for any change in contract time.
- C. Support each claim for additional costs and for work done on a time-and-material/force account basis, with documentation as required for a lump-sum proposal.
 - 1. Name of the Owner's authorized agent who ordered the work and date of the order.
 - 2. Date and time work was performed and by whom.
 - 3. Time record, summary of hours work and hourly rates paid.
 - 4. Receipts and invoices for:
 - a. Equipment used, listing dates and time of use.
 - b. Products used, listing of quantities.
 - c. Subcontracts.

1.06 PREPARATION OF CHANGE ORDERS

- A. Engineer will prepare each Change Order.
- B. Change Order will describe changes in the Contract Work, both additions and deletions, with attachments as necessary to define details of the change.
- C. Change Order will provide an accounting of the adjustment in the Contract Sum and in the contract time.

1.07 LUMP SUM/FIXED PRICE CHANGE ORDER

- A. Owner/Engineer initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by the Contractor, or requests from the Owner, or both.
- B. Once the form has been completed, all copies should be sent to Contractor for approval. After approval by Contractor, all copies should be sent to Owner for approval. The Owner will distribute executed copies after approval by the CDD Board.

1.08 UNIT PRICE CHANGE ORDER

- A. Contents of Change Orders will be based on, either:
 - 1. Owner's definition of the scope of the required changes.
 - 2. Contractor's Proposal for a change, as approved by the Owner.
 - 3. Survey of completed work.
- B. The amounts of the unit prices to be:
 - 1. Those stated in the Agreement.
 - 2. Those mutually agreed upon between Owner and Contractor.

1.09 TIME AND MATERIAL/FORCE ACCOUNT CHANGE ORDER/CONSTRUCTION CHANGE AUTHORIZATION

- A. At completion of the change, Contractor shall submit itemized accounting and supporting data as provided in the Article "Documentation of Proposals and Claims" of this Section.
- B. Engineer will determine the allowable cost of such work in his reasonable discretion.
- C. Engineer will sign and date the Change Order to establish the change in Contract Sum and in contract time.
- D. Owner and Contractor will sign and date the Change Order to indicate their agreement therewith.

1.10 CORRELATION WITH CONTRACTOR'S SUBMITTALS

- A. Periodically revise bonds to comport with new contract sum.
- B. Periodically revise the construction schedule to reflect each change in contract time. Revise sub schedules to show changes for other items of work affected by the changes.
- C. Upon completion of work under a Change Order, enter pertinent changes in any submittals.

END OF SECTION

CONSTRUCTION SCHEDULE & PROJECT RESTRAINTS

1.01 GENERAL

- A. Construction under this contract must be coordinated with the Owner and accomplished in a logical order to maintain utilization and flow through existing facilities and public properties and rights-of-way and to allow construction to be completed within the time allowed and in the manner set forth in the Contract.

1.02 CONSTRUCTION SCHEDULING GENERAL PROVISIONS

- A. No work shall be done between 7:00 p.m. and 7:00 a.m. nor on weekends or legal holidays without written permission of the Owner. However, emergency work may be done without prior permission.
- B. The Contractor shall designate an authorized representative of his firm who shall be responsible for development and maintenance of the schedule and of progress and payment reports. This representative of the Contractor shall have direct project control and complete authority to act on behalf of the Contractor in fulfilling the commitments of the Contractor's schedule.

END OF SECTION

TEMPORARY AND PERMANENT UTILITIES

1.01 REQUIREMENTS INCLUDED

The Contractor shall be responsible for furnishing all requisite temporary utilities, i.e., power, water, sanitation, etc. The Contractor shall obtain and pay for all permits required as well as pay for all temporary usages. The Contractor shall remove all temporary facilities upon completion of work.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

- A. Comply with National Electric Code.
- B. Comply with Federal, State and Local codes and regulations and with utility company requirements.
- C. Comply with County Health Department regulations.

2.01 MATERIALS, GENERAL

Materials for temporary utilities may be "used". Materials for electrical utilities shall be adequate in capacity for the required usage, shall not create unsafe conditions and shall not violate requirements of applicable codes and standards.

2.02 TEMPORARY ELECTRICITY AND LIGHTING

Arrange with the applicable utility company for temporary power supply. Provide service required for temporary power and lighting and pay all costs for permits, service and for power used.

2.03 TEMPORARY WATER

- A. The Contractor shall arrange with Manatee County Utilities Customer Service office to provide water for construction purposes, i.e., meter, pay all costs for installation, maintenance and removal, and service charges for water used.
- B. The Contractor shall protect piping and fitting against freezing.

2.04 TEMPORARY SANITARY FACILITIES

- A. The Contractor shall provide sanitary facilities in compliance with all laws and regulations.
- B. The Contractor shall service, clean and maintain facilities and enclosures.

3.01 GENERAL

- A. The Contractor shall maintain and operate systems to assure continuous service.
- B. The Contractor shall modify and extend systems as work progress requires.

3.02 REMOVAL

- A. The Contractor shall completely remove temporary materials and equipment when their use is no longer required.
- B. The Contractor shall clean and repair damage caused by temporary installations or use of temporary facilities.

END OF SECTION

ASPHALT CONCRETE PAVING

PART 1 GENERAL

1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials and equipment necessary to complete all milling asphalt pavement and asphalt concrete paving (including restoration of driveways) as called out on the Contract Documents or as shown on the Drawings.

1.02 QUALITY ASSURANCE

- A. Qualifications of Asphalt Concrete Producer: The only materials permitted shall be furnished by a bulk asphalt concrete producer exclusively engaged in the production of hot-mix, hot-laid asphalt concrete.
- B. Qualification of Testing Agency: The Owner may employ a commercial testing laboratory to conduct tests and evaluations of asphalt concrete materials and design. The Contractor shall:
 - 1. Provide asphalt concrete testing and inspection service acceptable to Engineer.
 - 2. Include sampling and testing asphalt concrete materials proposed, and tests and calculations for asphalt concrete mixtures.
 - 3. Provide field testing facilities for quality control testing during paving operations.
- C. Requirements of Regulatory Agencies: The Contractor shall comply with the applicable requirements of:
 - 1. Manatee County Utility Operations Department
 - 2. Manatee County Transportation Department
 - 3. State of Florida Dept. of Transportation

1.03 PAVING QUALITY REQUIREMENTS

- A. General: In addition to other specified conditions, the Contractor shall comply with the following minimum requirements:
 - 1. In-place asphalt concrete course shall be tested for compliance with requirements for density, thickness and surface smoothness.
 - 2. Final surface shall be provided of uniform texture, conforming to required grades and cross sections.
 - 3. A minimum of four inch diameter pavement specimens for each completed course shall be taken from locations as directed by the Engineer.
 - 4. Holes from test specimens shall be repaved as specified for patching defective work.
- B. Density:
 - 1. When subjected to 50 blows of standard Marshall hammer on each side of an in place material specimen, densities shall be comparable to a laboratory specimen of same asphalt concrete mixture.
 - 2. The minimum acceptable density of in-place course material shall be 98% of the

recorded laboratory specimen density.

- C. Thickness: In-place compacted thicknesses shall not be acceptable if less than the minimum thicknesses shown on the Drawings.
- D. Surface Smoothness:
 - 1. Finished surface of each asphalt concrete course shall be tested for smoothness, using a 10 ft. straightedge applied parallel to and at right angles to centerline of paved areas.
 - 2. Surface areas shall be checked at intervals directed by Engineer.
 - 3. Surfaces shall not be acceptable if they exceed the following:
 - a. Base Course: 1/4 in. in 10 ft.
 - b. Surface Course: 3/16 in. in 10 ft.
 - c. Crowned Surfaces:
 - (1) Test crowned surfaces with a crown template, centered and at right angles to the crown.
 - (2) Surfaces will not be acceptable if varying more than 1/4 in. from the template.

1.04 SUBMITTALS

- A. Samples: The Contractor may be required to provide samples of materials for laboratory testing and job-mix design.
- B. Test Reports: The Contractor shall submit laboratory reports for following materials tests:
 - 1. Coarse and fine aggregates from each material source and each required grading:
 - a. Sieve Analysis: ASTM C 136 (AASHTO T 27).
 - b. Unit Weight of Slag: ASTM C29 (AASHTO T 19).
 - c. Soundness: ASTM C 88 (AASHTO T 104) for surface course aggregates only.
 - d. Sand Equivalent: ASTM D 2419 (AASHTO T 176).
 - e. Abrasion of Coarse Aggregate: ASTM C131 (AASHTO T 96).for surface course aggregates only.
 - 2. Asphalt cement for each penetration grade:
 - a. Penetration: ASTM D5 (AASHTO T49).
 - b. Viscosity (Kinematic): ASTM D2170 (AASHTO T 201).
 - c. Flash Point: ASTM D92 (AASHTO T 48).
 - d. Ductility: ASTM D 113 (AASHTO T 51).
 - e. Solubility: ASTM D 4 (AASHTO T 44).
 - f. Specific Gravity: ASTM D 70 (AASHTO T 43).
 - 3. Job-mix design mixtures for each material or grade:
 - a. Bulk Specific Gravity for Coarse Aggregate: ASTM C 117(AASHTO T 85).
 - b. Bulk Specific Gravity for Fine Aggregate: ASTM C 128(AASHTO T 84).
 - 4. Uncompacted asphalt concrete mix: Maximum Specific Gravity: ASTM D 2041 (AASHTO T 209).
 - 5. Compacted asphalt concrete mix:
 - a. Bulk Density: ASTM D 1188 (AASHTO T 166).
 - b. Marshall Stability and Flow: ASTM D 1559.
 - 6. Density and voids analysis:
 - a. Provide each series of asphalt concrete mixture test specimens. in

- accordance with A.I. MS-2 "Mix Design Methods for Asphalt Concrete".
 - b. Use Marshall method of mix design unless otherwise directed or acceptable to the Engineer.
 - c. Report the quantity of absorbed asphalt cement in pounds of dry aggregate, percent air voids, and percent voids in mineral aggregate.
- 7. Sampling and testing of asphalt concrete mixtures for quality control during paving operations:
 - a. Uncompacted asphalt concrete mix:
 - (1) Asphalt Cement Content: ASTM D 2172 (AASHTO T 164).
 - (2) Penetration of Recovered Asphalt Cement: ASTM D 5(AASHTO T 49).
 - (3) Ductibility of Recovered Asphalt Cement: ASTM D 113(AASHTO T 51).
 - b. Compacted asphalt concrete mix:
 - (1) Bulk Density: ASTM D 1188 (AASHTO T 166).
 - Marshall Stability and Flow: ASTM D1559).
 - c. Perform at least one test for each day's paving.
- 8. Asphalt plant inspection: ASTM D 290.
- 9. Additional testing:
 - a. Retesting shall be required if previous tests indicate insufficient values, or if directed by the Engineer.
 - b. Testing shall continue until specified values have been attained.
- 10. Asphalt concrete materials which do not comply with specified requirements shall not be permitted in the work.

1.05 JOB CONDITIONS

A. Weather Limitations:

1. Apply bituminous prime and tack coats only when the ambient temperature in the shade is 50 degrees F. and when the temperature has not been below 35 degrees F. for 12 hours immediately prior to application.
2. Do not apply when the base surface is wet or contains an excess of moisture which would prevent uniform distribution and the required penetration.
3. Construct asphalt concrete surface course only when atmospheric temperature is above 40 degrees F., when the underlying base is dry, and when weather is not rainy.
4. Base course may be placed when air temperature is not below 30 degrees F. and rising, when acceptable to the Engineer.

B. Grade Control: Establish and maintain the required lines and grades, including crown and cross-slope, for each course during construction operations.

C. Traffic Control: Maintain vehicular and pedestrian traffic during paving operations, as required for other construction activities.

PART 2 PRODUCTS

2.01 MATERIALS

A. Soil Cement or Shell Base Course: as specified in FDOT Section 270, "Material for Base and Stabilized Base", and as called for in the Contract Documents.

- B. Aggregate for Asphalt Concrete, General:
 - 1. Sound, angular crushed stone, crushed gravel, or crushed slag: ASTM D 692.
 - 2. Sand, stone, or slag screening: ASTM D 1073.
 - 3. Provide aggregate in gradations for various courses to comply with local highway standards.
- C. Surface Course Aggregates:
 - 1. Provide natural sand, unless sand prepared from stone, slag, or gravel or combinations are required to suit local conditions.
- D. Asphalt Cement: Comply with ASTM D 946 for 85-100 penetration grade.
- E. Prime Coat:
 - 1. Cut-back liquid asphalt.
 - 2. Medium-Curing type: ASTM D 2027, Grade MC-70.

2.02 ASPHALT-AGGREGATE MIXTURES

- A. Job-mix criteria:
 - 1. Provide job-mix formulas for each required asphalt-aggregate mixture.
 - 2. Establish a single percentage of aggregate passing each required sieve size, a single percentage of asphalt cement to be added to aggregate, and a single temperature at which asphalt concrete is to be produced.
 - 3. Comply with the mix requirements of local governing highway standards.
 - 4. Maintain material quantities within allowable tolerances of the governing standards.

2.03 TRAFFIC AND PARKING MARKING MATERIALS

- A. Traffic lane marking paint with chlorinated rubber base.
- B. Factory mixed, quick drying and non bleeding, FS TT-P-115C, Type III.
- C. Color: Driving Lane Dividers - White
 No Parking Zone - Yellow
 Parking Dividers - White

PART 3 EXECUTION

3.01 SURFACE PREPARATION

- A. Subbase Preparation:
 - 1. The Contractor shall remove from the area all organic substance encountered to a depth of six or eight inches (6" or 8"), or to such depth and width as directed by the Engineer. The entire area shall be plowed and dragged prior to placing a stabilizing additive, if required to meet minimum bearing value.

2. Subbase shall be compacted to a minimum density of 98 percent of the maximum as determined by the Modified Proctor Density AASHTO T180, and shall have a minimum bearing value of 40 pounds per square inch as determined by the Florida Bearing Test.

B. Base Course:

1. Check subgrade for conformity with elevations and section immediately before placing base material.
2. Place base material in compacted layers not more than 6 inches thick, unless continuing tests indicate the required results are being obtained with thicker layers.
3. In no case will more than 8-inches of compacted base be placed in one lift.
4. Spread, shape, and compact all base material deposited on the subgrade during the same day.
5. Compact base course material to be not less than 95% of maximum density: ASTM D 1557, Method D (98 percent maximum density: AASHTO T-180).
6. Test density of compacted base course: ASTM D 2167.
7. Conduct one test for each 250 sq. yds. of in-place material, but in no case not less than one daily for each layer.

C. Loose and Foreign Material:

1. Remove loose and foreign material from compacted subbase surface immediately before application of paving.
2. Use power brooms or blowers, and brooming as required.
3. Do not displace subbase material.

D. Prime Coat:

1. Uniformly apply at rate of 0.20 to 0.5 gal. per sq. yd. over compacted and cleaned subbase surface.
2. Apply enough material to penetrate and seal, but not flood the surface.
3. Allow to cure and dry as long as required to attain penetration and evaporation of volatile, and in no case less than 24 hours unless otherwise acceptable to the Engineer.
4. Blot excess asphalt with just enough sand to prevent pick-up under traffic.
5. Remove loose sand before paving.

E. Tack Coat:

1. Dilute material with equal parts of water and apply to contact surfaces of previously constructed asphalt concrete or portland cement concrete and similar surfaces.
2. Apply at rate of 0.05 to 0.15 gal. per sq. yd. of surface.
3. Apply tack coat by brush to contact surfaces of structures projecting into or abutting asphalt concrete pavement.
4. Allow surfaces to dry until material is at condition of tackiness to receive pavement.

3.02 MANHOLE FRAME / VALVE BOX ADJUSTMENTS (IF APPLICABLE)

A. Placing Manhole frames:

1. Surround manhole frames set to elevation with a ring of compacted asphalt

- 2. concrete base prior to paving.
Place asphalt concrete mixture up to 1 in. below top of frame, slope to grade, and compact by hand tamping.
- B. Adjust manhole frames to proper position to meet paving.
- C. If permanent covers are not in place, provide temporary covers over openings until completion of rolling operations.
- D. Set cover manhole frames to grade, flush with surface of adjacent pavement.

3.03 PREPARING THE MIXTURE

- A. Comply with ASTM D 995 for material storage, control, and mixing, and for plant equipment and operation.
- B. Stockpiles:
 - 1. Keep each component of the various-sized combined aggregates in separate stockpiles.
 - 2. Maintain stockpiles so that separate aggregate sizes shall not be intermixed.
- C. Heating:
 - 1. Heat the asphalt cement at the mixing plant to viscosity at which it can be uniformly distributed throughout mixture
 - 2. Use lowest possible temperature to suit temperature-viscosity characteristics of asphalt.
 - 3. Do not exceed 350 degrees F. (176.6 degrees C.).
- D. Aggregate:
 - 1. Heat-dry aggregates to reduce moisture content to not more than 2.0%.
 - 2. Deliver dry aggregate to mixer at recommended temperature to suit penetration grade and viscosity characteristics of asphalt cement, ambient temperature, and workability of mixture.
 - 3. Accurately weigh or measure dry aggregates and weigh or meter asphalt cement to comply with job-mix formula requirements.
- E. Mix aggregate and asphalt cement to achieve 90-95% of coated particles for base mixtures and 85-90% of coated particles for surface mixture, when tested in accordance with ASTM D 2489.
- F. Transporting:
 - 1. Transport asphalt concrete mixtures from mixing site in trucks having tight, clean compartments.
 - 2. Coat hauling compartments with a lime-water mixture to prevent asphalt concrete mixture from sticking.
 - 3. Elevate and drain compartment of excess solution before loading mix.
 - 4. Provide covers over asphalt concrete mixture when transporting to protect from weather and to prevent loss of heat.

5. During periods of cold weather or for long-distance deliveries, provide insulation around entire truck bed surfaces.

3.04 EQUIPMENT

- A. Provide size and quantity of equipment to complete the work specified within project time schedule.
- B. Bituminous Pavers: Self-propelled that spread hot asphalt concrete mixtures without tearing, shoving or gouging surfaces, and control pavement edges to true lines without use of stationary forms.
- C. Rolling Equipment:
 1. Self-propelled, steel-wheeled and pneumatic-tired rollers that can reverse direction without backlash.
 2. Other type rollers may be used if acceptable to the Engineer.
- D. Hand Tools: Provide rakes, lutes, shovels, tampers, smoothing irons, pavement cutters, portable heaters, and other miscellaneous small tools to complete the work specified.

3.05 PLACING THE MIX

- A. Place asphalt concrete mixture on prepared surface, spread and strike-off using paving machine.
- B. Spread mixture at a minimum temperature of 225 degrees F. (107.2 degrees C.).
- C. Inaccessible and small areas may be placed by hand.
- D. Place each course at thickness so that when compacted, it will conform to the indicated grade, cross-section, finish thickness, and density indicated.
- E. Paver Placing:
 1. Unless otherwise directed, begin placing along centerline of areas to be paved on crowned section, and at high side of sections on one-way slope, and in direction of traffic flow.
 2. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.
 3. Complete base courses for a section before placing surface courses.
 4. Place mixture in continuous operation as practicable.
- F. Hand Placing:
 1. Spread, tamp, and finish mixture using hand tools in areas where machine spreading is not possible, as acceptable to Engineer.
 2. Place mixture at a rate that will insure handling and compaction before mixture becomes cooler than acceptable working temperature.

G. Joints:

1. Carefully make joints between old and new pavements, or between successive days' work, to ensure a continuous bond between adjoining work.
2. Construct joints to have same texture, density and smoothness as adjacent sections of asphalt concrete course.
3. Clean contact surfaces free of sand, dirt, or other objectionable material and apply tack coat.
4. Offset transverse joints in succeeding courses not less than 24 inches.
5. Cut back edge of previously placed course to expose an even, vertical surface for full course thickness.
6. Offset longitudinal joints in succeeding courses not less than 6 inches.
7. When the edges of longitudinal joints are irregular, honeycombed, or inadequately compacted, cut back unsatisfactory sections to expose an even, vertical surface for full course thickness.

3.06 COMPACTING THE MIX

- A. Provide sufficient rollers to obtain the required pavement density.
- B. Begin rolling operations as soon after placing when the mixture will bear weight of roller without excessive displacement.
- C. Do not permit heavy equipment, including rollers to stand on finished surface before it has thoroughly cooled or set.
- D. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.
- E. Start rolling longitudinally at extreme lower side of sections and proceed toward center of pavement. Roll to slightly different lengths on alternate roller runs.
- F. Do not roll centers of sections first under any circumstances.
- G. Breakdown Rolling:
1. Accomplish breakdown or initial rolling immediately following rolling of transverse and longitudinal joints and outside edge.
 2. Operate rollers as close as possible to paver without causing pavement displacement.
 3. Check crown, grade, and smoothness after breakdown rolling.
 4. Repair displaced areas by loosening at once with lutes or rakes and filling, if required, with hot loose material before continuing rolling.
- H. Second Rolling:
1. Follow breakdown rolling as soon as possible, while mixture is hot and in condition for compaction.
 2. Continue second rolling until mixture has been thoroughly compacted.

I. Finish Rolling:

1. Perform finish rolling while mixture is still warm enough for removal of roller marks.
2. Continue rolling until roller marks are eliminated and course has attained specified density.

J. Patching:

1. Remove and replace defective areas.
2. Cut-out and fill with fresh, hot asphalt concrete.
3. Compact by rolling to specified surface density and smoothness.
4. Remove deficient areas for full depth of course.
5. Cut sides perpendicular and parallel to direction of traffic with edges vertical.
6. Apply tack coat to exposed surfaces before placing new asphalt concrete mixture.

3.07 MARKING ASPHALT CONCRETE PAVEMENT

A. Cleaning:

1. Sweep surface with power broom supplemented by hand brooms to remove loose material and dirt.
2. Do not begin marking asphalt concrete pavement until acceptable to the Engineer.

B. Apply paint with mechanical equipment.

1. Provide uniform straight edges.
2. Not less than two separate coats in accordance with manufacturer's recommended rates.

3.08 CLEANING AND PROTECTION

A. Cleaning: After completion of paving operations, clean surfaces of excess or spilled asphalt materials to the satisfaction of the Engineer.

B. Protection:

1. After final rolling, do not permit vehicular traffic on asphalt concrete pavement until it has cooled and hardened, and in no case sooner than 6 hours.
2. Provide barricades and warning devices as required to protect pavement.
3. Cover openings of structures in the area of paving until permanent coverings are placed (if applicable).

END OF SECTION

PAVEMENT REPAIR AND RESTORATION

PART 1 GENERAL

1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, obtain County or State right-of-way permits and incidentals required and remove and replace pavements over trenches excavated for installation of water or sewer lines and appurtenances as shown on the Contract Drawings.

1.02 GENERAL

- A. The Contractor shall take before and after photographs.
- B. The Contractor shall repair in a manner satisfactory to the County or State, all damage done to existing structures, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basin, flagstones, or stabilized areas or driveways and including all obstructions not specifically named herein, which results from this Project.
- C. The Contractor shall keep the surface of the backfilled area of excavation in a safe traffic bearing condition and firm and level with the remaining pavement until the pavement is restored in the manner specified herein. All surface irregularities that are dangerous or obstructive to traffic are to be removed. The repair shall conform to applicable requirements of Manatee County Transportation Department requirements for pavement repair and as described herein, including all base, subbase and asphalt replacement.
- D. All materials and workmanship shall meet or exceed the County requirements and as called for in the Contract Documents and nothing herein shall be construed as to relieve the Contractor from this responsibility.
- E. All street, road and highway repair shall be made in accordance with the FDOT and County details indicated on the Drawings and in accordance with the applicable requirements and approval of affected County and State agencies.

PART 2 PRODUCTS

2.01 PAVEMENT SECTION

- A. Asphaltic concrete shall consist of asphalt cement, coarse aggregate, fine aggregate and mineral filler conforming to FDOT Type S-III Asphalt. Pavement replacement thickness shall match that removed but in no case shall be less than 1-1/2" compacted thickness. All asphalt concrete pavement shall be furnished, installed and tested in accordance with FDOT Specifications for Road and Bridge Construction.
- B. Asphalt or crushed concrete or approved equal base material shall be furnished and installed under all pavement sections restored under this Contract. Asphalt base shall have a minimum 6" compacted thickness, meet requirements for FDOT ABC III (Minimum Marshall Stability of 1000) and be furnished, installed and tested in accordance with the requirements of the FDOT Standards. Crushed concrete base shall be 10" minimum compacted thickness. Crushed concrete aggregate material shall have a minimum LBR of

140 compacted to 99% T-180 AASHTO density. Asphalt base and crushed concrete base are acceptable. Other bases shall be submitted for approval.

- C. Prime and tack will be required and applied in accordance with Section 300 - FDOT Specifications: Prime and Tack Coat for Base Courses.

PART 3 EXECUTION

3.01 CUTTING PAVEMENT

- A. The Contractor shall saw cut in straight lines and remove pavement as necessary to install the new pipelines and appurtenances and for making connections to existing pipelines.
- B. Prior to pavement removal, the Contractor shall mark the pavement for cuts nearly paralleling pipe lines and existing street lines. Asphalt pavement shall be cut along the markings with a rotary saw or other suitable tool. Concrete pavement shall be scored to a depth of approximately two (2) inches below the surface of the concrete along the marked cuts. Scoring shall be done by use of a rotary saw, after which the pavement may be broken below the scoring with a jackhammer or other suitable equipment.
- C. The Contractor shall not machine pull the pavement until it is completely broken and separated along the marked cuts.
- D. The pavement adjacent to pipe line trenches shall neither be disturbed or damaged. If the adjacent pavement is disturbed or damaged, irrespective of cause, the Contractor shall remove and replace the pavement. In addition, the base and sub-base shall be restored in accordance with these Specifications, Florida Dept. of Transportation Standard Specifications and as directed by the Engineer.

3.02 PAVEMENT REPAIR AND REPLACEMENT

- A. The Contractor shall repair, to meet or exceed original surface material, all existing concrete or asphaltic pavement, driveways, or sidewalks cut or damaged by construction under this Contract. He shall match the original grade unless otherwise specified or shown on the Drawings. Materials and construction procedures for base course and pavement repair shall conform to those of the Florida Dept. of Transportation.
- B. The Contractor's repair shall include the preparation of the subbase and base, place and maintain the roadway surface, any special requirements whether specifically called for or implied and all work necessary for a satisfactory completion of this work. Stabilized roads and drives shall be finished to match the existing grade. Dirt roads and drives shall have the required depth of backfill material as shown on the Contract Drawings.
- C. The width of all asphaltic concrete repairs shall extend the full width and length of the excavation or to the limits of any damaged section. The edge of the pavement to be left in place shall be cut to a true edge with a saw or other approved method so as to provide a clean edge to abut the repair. The line of the repair shall be reasonably uniform with no unnecessary irregularities.

3.03 MISCELLANEOUS RESTORATION

Sidewalks or driveways cut or damaged by construction shall be restored in full sections or blocks to a minimum thickness of four inches. Concrete curb or curb and gutter shall be restored to the existing height and cross section in full sections or lengths between joints. RCP pipe shall be repaired or installed in accordance with manufacturer's specifications. Grassed yards, shoulders and parkways shall be restored to match the existing sections with grass sod of a type matching the existing grass.

3.04 SPECIAL REQUIREMENTS

The restoration of all surfaces, as described herein, disturbed by the installation of pipelines shall be completed as soon as is reasonable and practical. The complete and final restoration of both paved and shell stabilized roads within a reasonable time frame is of paramount importance. To this end, the Contractor shall, as part of his work schedule, complete the restoration of any area of road within five weeks after removing the original surface. Successful leak testing shall be performed prior to restoring any area of road. All restoration and replacement or repairs are the responsibility of the Contractor.

3.05 CLEANUP

After all repair and restoration or paving has been completed, all excess asphalt, dirt and other debris shall be removed from the roadways. All existing storm sewers and inlets shall be checked and cleaned of any construction debris.

3.06 MAINTENANCE OR REPAIR

All wearing surfaces shall be maintained by the Contractor in good order suitable for traffic prior to completion and acceptance of the work.

END OF SECTION

MISCELLANEOUS WORK AND CLEANUP

PART 1 GENERAL

1.01 SCOPE OF WORK

- A. This Section includes items and operations which are not specified in detail as separate items, but may be sufficiently described as to the kind and extent of work involved. The Contractor shall furnish all labor, materials, equipment and incidentals necessary to complete all work under this Section.
- B. The work of this Section may include, but is not limited to the following:
1. Restoration of roads, sidewalks, driveways, curbing and gutters, fences, guardrails, lawns, shrubbery and any other existing items damaged or destroyed.
 2. Crossing utilities.
 3. Relocation of existing water, reclaim water, or sewer lines less than four inches diameter, water and sanitary sewer services, low pressure gas lines, telephone lines, electric lines, cable TV lines as shown on the Contract Drawings.
 4. Restoring easements (servitudes) and rights-of-way.
 5. Clean up.
 6. Incidental work (project photographs, testing, shop drawings, traffic control, record drawings, etc.).
 7. Excavation and Embankment - As defined in the Florida Department of Transportation Standard Specifications for Road and Bridge Construction (1991 Edition or latest revision).
 8. Stormwater and erosion control devices.

1.02 SUBMITTAL OF LUMP SUM BREAKDOWN

Contractor shall submit to the Owner/Engineer, a breakdown of the lump sum bid for Miscellaneous Work and Cleanup Item in the Proposal within 10 days after date of Notice to Proceed.

1.03 WORK SPECIFIED UNDER OTHER SECTIONS

All work shall be completed in a workmanlike manner by competent workmen in full compliance with all applicable sections of the Contract Documents.

PART 2 PRODUCTS

2.01 MATERIALS

Materials required for this Section shall equal or exceed materials that are to be restored. The Contractor may remove and replace or reuse existing materials with the exception of paving.

PART 3 EXECUTION

3.01 RESTORING OF SIDEWALKS, ROADS, CURBING, FENCES AND GUARDRAILS

- A. The Contractor shall protect existing sidewalks & curbing. If necessary, sidewalks &

curbing shall be removed from joint to joint and replaced after backfilling. Curbing damaged during construction because of the Contractor's negligence or convenience, shall be replaced with sidewalks & curbing of equal quality and dimension at no cost to the Owner.

- B. At the locations necessary for the Contractor to remove, store and replace existing fences and guardrails during construction, the sections removed shall be only at the direction of the Engineer. If any section of fence is damaged due to the Contractor's negligence, it shall be replaced at no cost to the Owner with fencing equal to or better than that damaged and the work shall be satisfactory to the Engineer.
- C. Guardrails in the vicinity of the work shall be protected from damage by the Contractor. Damaged guardrails shall be replaced in a condition equal to those existing
- D. Road crossings shall be restored in accordance with the Contract Documents and current FDOT Standards. Compensation for road restoration shall be included under the Road Restoration Bid Item if specified or under Miscellaneous Cleanup if it is not specified.

3.02 CROSSING UTILITIES

This item shall include any extra work required in crossing culverts, water courses, drains, water mains and other utilities, including all sheeting and bracing, extra excavation and backfill, or any other work required or implied for the proposed crossing, whether or not shown on the Drawings.

3.03 RELOCATIONS OF EXISTING GAS LINES, TELEPHONE LINES, ELECTRIC LINES AND CABLE TV LINES

The Contractor shall notify the proper utility involved when relocation of these utility lines is required. The Contractor shall coordinate all relocation work by the utility so that construction shall not be hindered.

3.04 RESTORING THE EASEMENTS AND RIGHTS-OF-WAY

The Contractor shall be responsible for all damage to private property due to his operations. He shall protect from injury all walls, fences, cultivated shrubbery, pavement, underground facilities, including water, sewer and reclaimed water lines and services, or other utilities which may be encountered along the easement. If removal and replacement is required, it shall be done in a workmanlike manner, at his expense, so that the replacement are equivalent to that which existed prior to construction.

3.05 STORMWATER AND EROSION CONTROL DEVICES

The Contractor shall be responsible for, provide, and install all stormwater and erosion control devices necessary to insure satisfactory compliance with the Florida Department of Environmental Protection Stormwater, Erosion, and Sedimentation Control Inspector's Manual.

END OF SECTION

CONCRETE REINFORCEMENT

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Reinforcing steel bars and welded steel wire fabric for cast-in-place concrete, complete with tie wire.
- B. Support chairs, bolsters, bar supports and spacers, for reinforcing.

1.02 QUALITY ASSURANCE

Perform concrete reinforcing work in accordance with ACI 318 unless specified otherwise in this Section.

1.03 REFERENCES

- A. ACI 318 - Building Code Requirements for Reinforced Concrete.
- B. ASTM A185 - Welded Steel Wire Fabric for Concrete Reinforcement.
- C. ASTM A615 - Deformed and Plain Billet Steel Bars for Concrete Reinforcement.
- D. CRSI 63 - Recommended practice for placing reinforcing bars.
- E. CRSI 65 - Recommended practice for placing bar supports, specifications and nomenclature.
- F. ACI 315 - American Concrete Institute - Manual of Standard Practice.

1.04 SHOP DRAWINGS

- A. Submit shop drawings in accordance with Contract Documents.
- B. Indicate bar sizes, spacings, locations and quantities of reinforcing steel and wire fabric, bending and cutting schedules and supporting and spacing devices.
- C. Manufacturer's Literature: Manufacturer's specifications and installation instructions for splice devices.

PART 2 PRODUCTS

2.01 REINFORCING

- A. Reinforcing steel: Grade 60, Minimum Yield Strength 60,000 psi, deformed billet steel bars, ASTM A615; plain finish.
- B. Welded steel wire fabric: Deformed wire, ASTM A497; smooth wire ASTM A185 in flat sheets; plain finish.

2.02 ACCESSORY MATERIALS

- A. Tie wire: Minimum 16 gauge annealed type, or patented system accepted by Engineer.
- B. Chairs, bolsters, bar supports, spacers: Sized and shaped for strength and support of reinforcing during construction conditions.
- C. Special chairs, bolsters, bar supports, spacers (where adjacent to architectural concrete surfaces): Stainless steel type sized and shaped as required.

2.03 FABRICATION

- A. Fabricate concrete reinforcing in accordance with ACI 315.
- B. Locate reinforcing splices, not indicated on Drawings, at points of minimum stress. Location of splices shall be reviewed by Engineer.
- C. Where indicated, weld reinforcing bars in accordance with AWS D12.1.

PART 3 EXECUTION

3.01 PLACEMENT

- A. Reinforcing shall be supported and secured against displacement. Do not deviate from true alignment.
- B. Before placing concrete, ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings which would reduce bond to concrete.

3.02 QUALITY ASSURANCE

- A. Acceptable Manufacturers: Regularly engaged in manufacture of steel bar and welded wire fabric reinforcing.
- B. Installer Qualifications: Three years experience in installation of steel bar and welded wire fabric reinforcing.
- C. Allowable Tolerances:
 - 1. Fabrication:
 - a. Sheared length: +1 in.
 - b. Depth of truss bars: +0, -1/2 in.
 - c. Stirrups, ties and spirals: $\pm 1/4$ in.
 - d. All other bends: ± 1 in.
 - 2. Placement:
 - a. Concrete cover to form surfaces: $\pm 1/4$ in.
 - b. Minimum spacing between bars: 1 in.
 - c. Top bars in slabs and beams:
 - (1) Members 8 in. deep or less: $\pm 1/4$ in.
 - (2) Members more than 8 in.: $\pm 1/2$ in.
 - d. Crosswise of members: Spaced evenly within 2 in. of stated separation.
 - e. Lengthwise of members: Plus or minus 2 in.

3. Maximum bar movement to avoid interference with other reinforcing steel, conduits, or embedded items: 1 bar diameter.

3.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver reinforcement to project site in bundles marked with metal tags indicating bar size and length.
- B. Handle and store materials to prevent contamination.

3.05 INSTALLATION

- A. Placement:
 1. Bar Supports: CRSI 65.
 2. Reinforcing Bars: CRSI 63.
- B. Steel Adjustment:
 1. Move within allowable tolerances to avoid interference with other reinforcing steel, conduits, or embedded items.
 2. Do not move bars beyond allowable tolerances without concurrence of Engineer.
 3. Do not heat, bend, or cut bars without concurrence of Engineer.
- C. Splices:
 1. Lap splices: Tie securely with wire to prevent displacement of splices during placement of concrete.
 2. Splice devices: Install in accordance with manufacturer's written instructions.
 3. Do not splice bars without concurrency of Engineer, except at locations shown on Drawings.
- D. Wire Fabric:
 1. Install in longest practicable length.
 2. Lap adjoining pieces one full mesh minimum, and lay splices with 16 gauge wire.
 3. Do not make end laps midway between supporting beams, or directly over beams of continuous structures.
 4. Offset end laps in adjacent widths to prevent continuous laps.
- E. Cleaning: Remove dirt, grease, oil, loose mill scale, excessive rust, and foreign matter that will reduce bond with concrete.
- F. Protection During Concreting: Keep reinforcing steel in proper position during concrete placement.

END OF SECTION

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 WORK INCLUDED

Poured-in-place concrete slabs, thrust blocks, pile caps and pipe support cradles.

1.02 QUALITY ASSURANCE

Perform cast-in-place concrete work in accordance with ACI 318, unless specified otherwise in this Section.

1.03 TESTING LABORATORY SERVICES

- A. Inspection and testing will be performed by the testing laboratory currently under contract to Manatee County in accordance with the Contract Documents.
- B. Provide free access to work and cooperate with appointed firm.
- C. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of work.
- D. Tests of cement and aggregates may be performed to ensure conformance with requirements stated herein.
- E. Three concrete test cylinders will be taken for every 100 cu. yds. or part thereof of each class of concrete placed each day. Smaller pours shall have cylinders taken as directed by the Engineer.
- F. One slump test will be taken for each set of test cylinders taken.

1.04 REFERENCES

- A. ASTM C33 - Concrete Aggregates
- B. ASTM C150 - Portland Cement
- C. ACI 318 - Building Code Requirements for Reinforced Concrete
- D. ASTM C260 - Air Entraining Admixtures for Concrete
- E. ASTM C94 - Ready-Mixed Concrete
- F. ACI 304 - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete
- G. ACI 305 - Recommended Practice for Hot Weather Concreting

PART 2 PRODUCTS

2.01 CONCRETE MATERIALS

- A. Cement: Moderate-Type II, High early strength-Type III, Portland type, ASTM C150.
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean and free from injurious amounts of oil, alkali, organic matter, or other deleterious material.

2.02 ADMIXTURES

- A. Air Entrainment: ASTM C260.
- B. Chemical: ASTM C494 Type A - water reducing admixture.

2.03 ACCEPTABLE MANUFACTURERS

Acceptable Products:

- 1. Pozzoloth
- 2. WRDA

2.04 ACCESSORIES

Non-shrink grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 2400 psi in 2 days and 7000 psi in 28 days.

2.05 CONCRETE MIXES

- A. Mix concrete in accordance with ASTM C94.
- B. Provide concrete of following strength:
 - 1. Required concrete strengths as determined by 28 day cylinders shall be as shown on the Drawings, but shall not be less than 3000 psi.
 - 2. Select proportions for normal weight concrete in accordance with ACI 301 3.8 Method 1, Method 2, or Method 3. Add air entraining agent to concrete to entrain air as indicated in ACI 301 Table 3.4.1.
 - 3. All mixes shall be in accordance with FDOT Specifications.
- C. Use set-retarding admixtures during hot weather only when accepted by Engineer.
- D. Add air entraining agent to concrete mix for concrete work exposed to exterior.

2.06 FORMS

- A. Forms shall be used for all concrete masonry, including footings. Form shall be so

constructed and placed that the resulting concrete will be of the shape, lines, dimensions, appearance and to the elevations indicated on the Drawings.

- B. Forms shall be made of wood, metal, or other approved material. Wood forms shall be constructed of sound lumber or plywood of suitable dimensions, free from knotholes and loose knots; where used for expose surfaces, boards shall be dressed and matched. Plywood shall be sanded smooth and fitted with tight joints between panels. Metal forms shall be of an approved type for the class of work involved and of the thickness and design required for rigid construction.
- C. Edges of all form panels in contact with concrete shall be flush within 1/32-inch and forms for plane surfaces shall be such that the concrete will be plane within 1/16-inch in four feet. Forms shall be tight to prevent the passage of mortar and water and grout.
- D. Forms for walls shall have removable panels at the bottom for cleaning, inspection and scrubbing-in of bonding paste. Forms for walls of considerable height shall be arranged with tremies and hoppers for placing concrete in a manner that will prevent segregation and accumulation of hardened concrete on the forms or reinforcement above the fresh concrete.
- E. Molding or bevels shall be placed to produce a 3/4-inch chamfer on all exposed projecting corners, unless otherwise shown on the Drawings. Similar chamfer strips shall be provided at horizontal and vertical extremities of all wall placements to produce "clean" separation between successive placements as called for on the Plans.
- F. Forms shall be sufficiently rigid to withstand vibration, to prevent displacement or sagging between supports and constructed so the concrete will not be damaged by their removal. The Contractor shall be entirely responsible for their adequacy.
- G. Forms, including new pre-oiled forms, shall be oiled before reinforcement is placed, with an approved nonstaining oil or liquid form coating having a non-paraffin base.
- H. Before form material is re-used, all surfaces in contact with concrete shall be thoroughly cleaned, all damaged places repaired, all projecting nails withdrawn, all protrusions smoothed and in the case of wood forms pre-oiled.
- I. Form ties encased in concrete shall be designed so that after removal of the projecting part, no metal shall be within 1-inch of the face of the concrete. That part of the tie to be removed shall be at least 1/2-inch diameter or be provided with a wood or metal cone at least 1/2-inch in diameter and 1-inch long. Form ties in concrete exposed to view shall be the cone-washer type equal to the Richmond "Tyscru". Throughbolts or common wire shall not be used for form ties.

PART 3 EXECUTION

3.01 PLACING CONCRETE

- A. Place concrete in accordance with ACI 304.
- B. Notify Engineer minimum 24 hours prior to commencement of concreting operations.
- C. Verify anchors, seats, plates and other items to be cast into concrete are placed, held

securely and will not cause hardship in placing concrete. Rectify same and proceed with work.

- D. Maintain records of poured concrete items. Record date, location of pour, quantity, air temperature and test samples taken.
- E. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints are not disturbed during concrete placement.
- F. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's recommendations.
- G. Pour concrete continuously between predetermined construction and control joints. Do not break or interrupt successive pours such that cold joints occur.
- H. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solidly with non-shrink grout.
- I. Excessive honeycomb or embedded debris in concrete is not acceptable. Notify Engineer upon discovery.
- J. Conform to ACI 305 when concreting during hot weather.

3.02 **SCREEDING**

Screed surfaces level, maintaining flatness within a maximum deviation of 1/8" in 10 feet.

3.03 **PATCHING**

Allow Engineer to inspect concrete surfaces immediately upon removal of forms. Patch imperfections as directed. All patching procedures shall be submitted to and approved by the Engineer prior to use.

3.04 **DEFECTIVE CONCRETE**

- A. Modify or replace concrete not conforming to required lines, details and elevations.
- B. Repair or replace concrete not properly placed resulting in excessive honeycomb and other defects. Do not patch, fill, touch-up, repair, or replace exposed architectural concrete except upon express direction of Engineer for each individual area.

3.05 **CONCRETE FINISHING**

Provide concrete surfaces to be left exposed, columns, beams and joists with smooth rubbed finish.

3.06 **CURING AND PROTECTION**

Beginning immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures and mechanical injury. Maintain concrete with minimal moisture loss at relatively constant temperature for a period of 7 days or until concrete strengths reaches 75% of the 28 day design strength.

Protection against moisture loss may be obtained with spray on curing compounds or plastic sheets. Protection against heat or cold may be obtained with insulated curing blankets or forms.

3.07 CONCRETE DRIVEWAY RESTORATION

Concrete driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

3.08 CONCRETE SIDEWALK RESTORATION

Concrete sidewalks across driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

Concrete sidewalks outside of driveways shall be restored with 4 inches of 3,000 psi concrete per FDOT Design Standards, Sections 522 & 310

END OF SECTION

CONCRETE FINISHES

PART 1 GENERAL

1.01 SCOPE OF WORK

Furnish all labor, materials, equipment and incidentals required to finish cast-in-place concrete surfaces as specified herein.

1.02 SUBMITTALS

Submit to the Engineer as provided in the Contract Documents, the proposed chemical hardener manufacturer's surface preparation and application procedures.

1.03 SCHEDULE OF FINISHES

- A. Concrete for the Project shall be finished in the various specified manners either to remain as natural concrete or to receive an additional applied finish or material under another Section.
- B. The base concrete for the following conditions shall be finished as noted and as further specified herein:
 - 1. Exterior, exposed concrete slabs and stairs - broomed finish.
 - 2. Interior, exposed concrete slabs - steel trowel finish.
 - 3. Concrete on which process liquids flow or in contact with sludge - steel trowel finish.
 - 4. Concrete where not exposed in the finished work and not scheduled to receive an additional applied finish or material - off-form finish.
 - 5. Provide concrete surfaces to be left exposed such as walls, columns, beams and joists with smooth rubbed finish.

1.04 RESPONSIBILITY FOR CHANGING FINISHES

- A. The surface finishes specified for concrete to receive additional applied finishes or materials are the finishes required for the proper application of the actual products specified under other Sections. Where different products are approved for use, it shall be the Contractor's responsibility to determine if changes in finishes are required and to provide the proper finishes to receive these products.
- B. Changes in finishes made to accommodate product different from those specified shall be performed at no additional cost to the Owner. Submit the proposed new finishes and their construction methods to the Engineer for approval.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Portland cement and component materials required for finishing the concrete surfaces shall be as specified in the Contract Documents.
- B. Hardener shall be Lapidolith as manufactured by Sonneborn Building Products or

approved equal. Hardener shall be used on all floors, stair treads and platforms.

PART 3 EXECUTION

3.01 FORMED SURFACES

- A. Forms shall not be stripped before the concrete has attained a strength of at least 50 percent of the ultimate design strength. This is equivalent to approximately five "100 day-degrees" of moist curing.
- B. Care shall be exercised to prevent damaging edges or obliterating the lines of chamfers, rustications, or corners when removing the forms or doing any work adjacent thereto.
- C. Clean all exposed concrete surfaces and adjoining work stained by leakage of concrete, to the satisfaction of the Engineer.
- D. Off-form finish. Fins and other projections shall be removed as approved. Tie cone holes and other minor defects shall be filled with non-shrink grout specified under the Contract Documents.

3.02 FLOORS AND SLABS

- A. Floors and slabs shall be screeded to the established grades and shall be level with a tolerance of 1/8-inch when checked with a 10 foot straight edge, except where drains occur, in which case floors shall be pitched to drains as indicated. Failure to meet either of above shall be cause for removal, grinding, or other correction as approved by the Engineer.
- B. Following screeding as specified above, power steel trowel as follows:
 - 1. Immediately after final screeding, a dry cement/sand shake in the proportion of 2-sacks of portland cement to 350-pounds of coarse natural concrete sand shall be sprinkled evenly over the surface at the rate of approximately 500 pounds per 1,000 square feet of floor. Neat, dry cement shall not be sprinkled on the surface. This shake shall be thoroughly floated into the surface with an approved disc type power compacting machine weighing at least 200 pounds if a 20-inch disc is used or 300 pounds if a 24-inch disc is used (such as a "Kelly Float" as manufactured by the Weisner-Rapp Corporation of Buffalo, New York). A mechanical blade-type float or trowel is not acceptable for this work.
NOTE: This operation (application of the cement/sand shake) may be eliminated at the discretion of the Engineer if the base slab concrete exhibits adequate fattiness and homogeneity.
 - 2. In lieu of power steel troweling, small areas as defined by the Engineer shall be compacted by hand steel troweling with the dry cement/sand shake as ordered.
 - 3. The floor or slab shall be compacted to a smooth surface and the floating operation continued until sufficient mortar is brought to the surface to fill all voids. The surfaces shall be tested with a straight edge to detect high and low spots which shall be eliminated.
 - 4. Compaction shall be continued only until thorough densification is achieved and a small amount of mortar is brought to the surface. Excessive floating shall be avoided.

- C. After Paragraph 3.02 A and B procedures are accomplished, floors and slabs for particular conditions shall be completed as scheduled in one of the following finishes:
 - 1. Wood float finish. Hand wood float, maintaining the surface tolerance to provide a grained, nonslip finish as approved.
 - 2. Broomed finish. Hand wood float maintaining the surface tolerance and then broom with a stiff bristle broom in the direction of drainage to provide a nonslip finish as approved.
 - 3. Steel trowel finish. Hand steel trowel to a perfectly smooth, hard even finish free from high or low spots or other defects as approved.
- D. Floors, stair treads and platforms shall be given a floor hardener. Application shall be according to manufacturer's instructions.

3.03 APPROVAL OF FINISHES

- A. All concrete surfaces will be inspected during the finishing process by the Engineer.
- B. Surfaces which, in the opinion of the Engineer, are unsatisfactory shall be refinished or reworked until approved by the Engineer.

END OF SECTION

Tab 4

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 15, 2026

Harbourage at Braden River Community Development District
Attn: Stephanie DeLuna
2700 S Falkenburg Rd Suite 2745
Riverview, FL. 33578

Dear Stephanie DeLuna:

We are in receipt of your request for the number of registered voters in the Harbourage at Braden River Community Development District of April 15, 2026. According to our records, there were 275 persons registered in the Harbourage at Braden River Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/sas

Tab 5

SOLICITATION FOR PROPOSAL
FOR
ROAD PAVING REPAIRS
for
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

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**SOLICITATION FOR PROPOSAL
ROAD PAVING REPAIRS
HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
Bradenton, Florida**

Notice is hereby given that the **Harbourage at Braden River Community Development District** (the “District”) will accept proposals from qualified firms interested in providing Road Paving Repairs for the District as described below and in the project scope attached hereto as Exhibit “A.”

The Solicitation for Proposal (“SFP”) Package which includes the Project scope of work will be available beginning on June 25, 2026 at 9:00 a.m. In order to obtain the documents please submit a request via email to sdeluna@rizzetta.com.

The District is a community development district established under Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) five (5) plus years minimum continuous operation (iii) experience with at least three (3) other communities of a similar nature, size and amenity level to the Harbourage at Braden River community, with verifiable references, and (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, In addition, Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the road system.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than Monday, July 27, 2026, at 2:00 p.m. at the offices of Stephanie DeLuna, District Manager, Harbourage at Braden River Community Development District, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier or hand-delivered. Please note regular USPS delivery is not available at this address. An electronic copy should be submitted as well to sdeluna@rizzetta.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District’s sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on August 10, 2026, at 12:30 p.m.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any requirements, technical errors, informalities or irregularities, if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Stephanie DeLuna at sdeluna@rizzetta.com. Questions received after 12:00 p.m. on July 10, 2026, will not be answered.

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS

Instructions to Proposers

SECTION 1. DUE DATE: Sealed proposals will be received no later than Monday July 27, 2026, at 2:00 p.m. at the offices of the District Manager, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, Attention: Stephanie DeLuna. Proposals will be publicly opened at that time or as soon thereafter as possible. Proposals received after the time and date stipulated above will not be considered.

Proposals shall be submitted as one (1) original hard copy and one (1) electronic copy via CD or flash drive. Proposals shall be enclosed in an opaque sealed envelope, marked with the project title, and the name and address of the Proposer, and accompanied by the required documents. If the proposal is sent through a carrier or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO SOLICITATION FOR PROPOSAL (Harbourage at Braden River Community Development District ROAD PAVING REPAIRS ENCLOSED)” on the face of it). All costs to prepare and submit a response shall be borne by the Proposer.

Proposals will be considered at the August 10, 2026, 12:30 p.m., meeting of the Harbourage at Braden River Community Development District Board of Supervisors, as referenced herein, and a decision made as to the acceptance of a specific proposal or rejection of all proposals. As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any requirements, technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District’s best interest to do so.

SECTION 2. SIGNATURE ON PROPOSAL. The Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer is encouraged to visit the Harbourage at Braden River community prior to submitting a proposal. No additional compensation or relief from any obligations of the contract will be granted because of lack of knowledge of the site or conditions.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. The Proposer is also assumed to be familiar with the District’s operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all applicable laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL AND DEFAULT HISTORY. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope or this Solicitation for Proposal are to be directed in writing, via e-mail only, to Stephanie DeLuna, District Manager, at sdeluna@rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda to all parties recorded as having received the Solicitation for Proposal. Answers to all questions will be provided to all known potential proposers by e-mail. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all addenda. In making its proposal, each Proposer represents that it has read and understands the project scope and that the proposal is made in accordance therewith, including verification of the contents of the Solicitation for Proposal against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, perform the work by day/temporary labor, or through in-house operations. This SFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, the Proposer confirms the Proposer's ability to meet the insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$5,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$1,000,000 per employee per accident.

Umbrella Insurance – Limits of not less than \$ 5,000,000.00.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds within five (5) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 12. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Solicitation for Proposal:

- A. List position or title, corporate responsibilities and years' experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.
- C. A copy of its insurance certificate indicating the types of coverage and limits for general, umbrella, and automobile liability insurance, and worker's compensation insurance.
- D. Completed copies of all other forms included within the Solicitation for Proposal.

SECTION 15. NO PROTESTS OF BOARD DECISION. By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the scope of work, and thus there is no right to protest any decision by the Board with respect to this solicitation.

SECTION 16. EVALUATION OF PROPOSALS. The proposals shall be ranked based on Criteria presented in the Evaluation Criteria sheet set forth herein. **The Proposals shall be ranked based on the District's evaluation of the Proposer's ability to perform the services for the roadway repairs. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.** Proposals may be held by the District for a period not to exceed one hundred twenty (120) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract. During this time, all provisions of the submitted proposal must be in effect, including pricing. District representatives may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits, oral

presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

EVALUATION CRITERIA

This Solicitation for Proposal includes following all the procedures in this document and sending the sealed proposal information to the District by the due date and time and in the manner set forth in this SFP. Once proposals are received, the members of the District’s Board of Supervisors will review each submittal and score each proposal based on the evaluation criteria. The award will be based on the proposal that is most advantageous to the District. The Proposals will be evaluated on the following criteria:

Factor	Description	Points
1.	<p>Completeness of Proposal Completeness of response in accordance with SFP instructions and requirements. Proposal is neat and professional in appearance.</p>	5
2.	<p>Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.</p>	20
3.	<p>Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff.</p>	10
4.	<p>Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work in a high-quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered.</p>	20
5.	<p>References Assessment of proposer’s work by client references and references with demonstrated success in providing similar product and installation. References must also indicate proposer’s ability to form positive and collaborative relationships with clients and clients’ staff.</p>	15
6.	<p>Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer’s Cost) X 30 = Total Cost Points</p>	30
Total		100

SECTION 17. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 18. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Solicitation for Proposal is issued by the District and the time the Board awards the contract. During this black out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, may result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 19. PRICING. Proposers shall submit their price information on the supplied proposal form with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process.

SECTION 20. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 21. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully, through intent or design, or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 21. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?
Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing security and patrol services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. What are the Proposer's current insurance limits?

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No () If so, where and why? _____

11. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No () If so, state name of individual, other organization and reason therefore. _____

12. List any and all (including both criminal and civil) litigation to which the Proposer has been a party in the last ten (10) years. _____

13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No () If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

14. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

15. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

16. Key Personnel: Describe experience of the principal individuals (Supervisors, etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
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Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm.
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The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbourage at Braden River CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbourage at Braden River CDD should consider the Proposer for award of the contract for Road Paving Repairs including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 20__.

(Corporate Seal)

Sworn to before me this _____ day of _____, 20__.

(Seal)

Notary Public/Expiration Date

END

CORPORATE OFFICERS

Company Name: _____

Date: _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

(title) _____ of

the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer’s proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Harbourage at Braden River Community Development District.
2. This sworn statement is submitted by _____
[Print Name of Entity Submitting Sworn Statement]
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is _____ and my relationship to the
entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement,

shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The rest of this page has intentionally remained blank.

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Date: _____

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

_____ who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this _____ day of _____ 2026.

NOTARY PUBLIC

My commission expires:

DRAFT AGREEMENT FOR ROAD PAVING REPAIRS

This Agreement (“Agreement” or “Contract”), is made between Harbourage at Braden River Community Development District, a community development district organized under the laws of the State of Florida (hereinafter referred to as “District” or “Owner”) with an address of c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, and _____, a Florida Corporation (hereinafter referred to as the “Contractor”) with an address of _____, _____, Florida _____, on this ____ day of _____, 2026.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District owns the roadways throughout the community and has a need to retain an independent contractor to perform paving repairs and related remediation work on District owned property; and

WHEREAS, the Contractor has offered to provide such work pursuant to the proposal form attached hereto.

NOW, THEREFORE, in consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision and transportation for asphalt repairs and related remediation work (hereinafter referred to as the “Contract Work”) as more specifically detailed in the plans attached hereto as **Exhibit “B”** in accordance with the Proposal Form attached hereto as **Exhibit “A”** and the Technical Specifications attached hereto as **Exhibit “C.”** To the extent of any conflict between the Contract and the Exhibits, the terms of this Contract shall govern.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required and such staff shall be responsible for coordinating, expediting and controlling all aspects to

assure completion of the Contract Work. All work shall be performed in a professional manner and warrantied as referenced herein.

Additional Services. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, change order, or work order authorization.

III. MANNER OF PERFORMANCE AND CARE OF THE PROPERTY

- a. Prior to commencing the work, the Contractor shall call 8-1-1 and all existing utilities and their appurtenances shall be protected throughout performance of the work.
- b. The fact that any part of the work necessary to meet the requirements of District, or any governmental or other appropriate authorities, are not specifically mentioned in this Agreement, will not excuse Contractor from performance thereof if said part of the work to be performed is usual and normal in the crafts or trades required to perform the work or the crafts or trades usually employed to perform work similar to the work.
- c. Upon discovery of any information or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- d. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
- e. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within a reasonable amount of time. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

IV. CONTRACT SUM

The District agrees to pay Contractor for the Contract Work the total sum of _____ (\$____.____) (hereinafter referred to as the "Contract Sum"). The District shall pay the Contractor for the Contract Work upon completion in full of the Contract Work to the District's satisfaction at the District's sole and absolute discretion. An initial payment to cover material costs of up to twenty percent (20%) of the Contract Sum will be made by Owner upon written request from Contractor. Progress payments will then be made upon request and only after approval by the District's engineer. Partial releases may be requested as partial payments are made.

The Contract Sum is the final price and there shall be no cost overruns absent a written Change Order executed by all parties before any of the excess materials and/or work is incurred. The Contract Sum and Contract Time (as defined below) will be adjusted accordingly.

The District requires that all subcontractors, material men, suppliers or laborers be paid and may require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, at the District's discretion prior to remittal of any

payment due. Contractor agrees simultaneously with and to the extent it receives payment in full from the District to defend and resolve all claims made by subcontractors, laborers and material suppliers, indemnifying the District and its agents for all claims arising from or resulting from subcontractor or supplier or material men or laborer services in connection with the Contract Work.

Florida Sales Tax Exemption. Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax and shall not charge the District any Florida Sales and Use Tax for materials and equipment comprising any part of the Work. The District shall provide Contractor with a copy of the District's tax exempt certificate.

V. TIME OF COMMENCEMENT AND COMPLETION

After full execution of this Contract, receipt of all insurance referenced herein as well as the Payment and Performance Bonds referenced herein, the Contract Work shall commence on or about _____, 2026. Subject to authorized adjustments, the Contract Work shall be completed and ready for final inspection by the District and/or its representatives no later than sixty (60) calendar days from commencement of Contract Work (hereinafter referred to as the "Contract Time"). Contractor and the District recognize that time is of the essence of this Contract and the District will suffer financial loss if the Contract Work is not completed within the Contract Time specified herein. Contractor agrees to diligently and continuously perform its work so that the District shall not be delayed by any act or omission of Contractor. Failure to fully complete the Contract Work within the time fixed in this Contract and extensions thereof may result in substantial injury to the District, and the District and Contractor recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by the District if the Contract Work is not completed on time. Therefore, in the event the Contract Work is not completed within the Contract Time, Contractor shall pay the District (or the District may withhold from payment due) the sum of One Hundred Dollars (\$100.00) for each day of such delay in addition to any other damages and/or remedies to which the District may be entitled. The above-referenced liquidated damages amount shall be applicable and payable to the District without proof of special damages. The District and Contractor agree that the amount of liquidated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Contractor agrees the amount of liquidated damages approximates the loss anticipated at the time of execution of this Contract.

Contractor shall not be liable for any delays caused by acts of God, changes in scope of work, indecisions by the District and/or its agents, strikes or shortage of materials.

V. CONTRACTOR'S REPRESENTATIONS

In order to induce the District to enter into this Contract, Contractor makes the following representations upon which the District has actually and justifiably relied:

1. That the Contractor has examined and carefully studied the project site and that the Contractor has the experience, expertise and resources to perform all the Contract Work within the Contract Time.

2. That Contractor is familiar with and can and shall ensure that Contractor and its subcontractors comply with all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Contract Work.
3. Contractor has reviewed all existing conditions and limitations affecting the work, including, without limitation, all property lines, utility locations, existing improvements, elevations, and site and local conditions, as applicable to the work. Claims for additional compensation or extensions of time because of the failure of Contractor to familiarize itself with conditions at the site will not be allowed.
4. If conditions are encountered at the site which are (i) subsurface or otherwise concealed physical conditions which differ materially from those indicated in this Agreement, or (ii) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in this Agreement, then notice by the observing party shall be given to the other party promptly before the conditions are disturbed and in no event later than 3 business days after first observance of the conditions. The District Engineer will promptly investigate such conditions and, if they are not governed by the subsection below and cause an increase or decrease in Contractor's cost of, or time required for, performance of any part of the work, will recommend an equitable adjustment in the compensation or completion date or both. If District Engineer determines that conditions at the site are not as described as above, and that no change in the terms of this Agreement is justified, District Engineer shall so notify District and Contractor in writing, stating the reasons. Claims by either party in opposition to such determination must be made within 14 days after District Engineer has given notice of his determination.
5. No adjustment in compensation or completion date shall be permitted, however, in connection with a concealed or unknown condition (i) which does not differ materially from those conditions disclosed or (ii) which reasonably should have been disclosed by (a) Contractor's inspections, tests, reviews and preconstruction services performed in connection with the work, including any tests made by or in the possession of Contractor, or (b) inspections, tests, reviews and preconstruction services which Contractor negligently failed to request in connection with the work.

VI. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

1. Responsibility for and Supervision of Contract Work: The Contractor shall be solely responsible for all work specified in this Contract, including the techniques, sequences, procedures, means and coordination for all work. The Contractor shall supervise and direct the work to the best of its ability giving all attention necessary for such proper supervision and direction.
2. Discipline, Employment: The Contractor shall maintain at all times strict discipline among its employees and subcontractors, if any, and shall not employ or retain for work at the District any person unfit or without sufficient skills to perform the job for which such person is utilized.

3. **Furnishing of Labor, Materials/Liens and Claims:** The Contractor shall provide and pay for all labor, materials and equipment, including tools, transportation and all other facilities and services necessary for the proper completion of work in accordance with this Contract. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Contract.
4. **Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:** The Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use and similar taxes, and shall secure all licenses and permits (unless stated otherwise herein) necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
5. **Responsibility for Negligence of Employees and Subcontractors:** The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees and other persons doing work under any request of Contractor.
6. **Safety Precautions and Programs:** The Contractor shall provide for and oversee all safety orders, precautions and programs necessary for reasonable safety of the Contract Work. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract as well as members of the public that may come into contact with the job site. The Contractor shall comply with all OSHA standards. The Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work. Contractor shall maintain traffic control as necessary to prevent damage to the work.
7. **Warranty of Fitness of Equipment and Materials:** Contractor represents and warrants to the District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.
8. **Clean-Up:** Contractor agrees to keep the site and adjoining ways free of waste material and rubbish caused by its work or that of its subcontractors. Contractor further agrees to remove all such waste material and rubbish on termination of the Contract Work, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its work at the site, to conduct general clean-up operations.

VII. INDEMNIFICATION

The Contractor does hereby indemnify and hold harmless the District, its supervisors, officers, managers, and employees, from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees), to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Contract.

In any and all claims against the District or any of its agents or employees by any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefit payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

Contractor shall and does hereby indemnify and hold harmless District and anyone directly or indirectly employed by it from and against all claims, suits, demands, damages, losses and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

VIII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.
2. Workers' Compensation: The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed above. No contractor or sub-contractor operating under a workers' compensation exemption shall access or work on the site. No contractor or sub-contractor shall access or work on the site unless such entity has workers' compensation insurance.
3. Commercial General Liability: The Contractor will provide Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
4. Automobile Liability: The Contractor will provide Automobile Liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

5. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Contract.
6. Each insurance policy required by this Contract shall:
 - a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - b. Be endorsed to state that coverage shall not be suspended, voided or canceled by either party except after 30 calendar days prior written notice has been given to the District.
 - c. Be written to reflect that the aggregate limit will apply on a per claim basis.
7. The District shall retain the right to review, at any time, coverage, form and amount of insurance.
8. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.
9. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
10. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract and copies of all endorsements are to be furnished to the District prior to commencement of Contract Work and a minimum of ten (10) calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
11. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
12. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations or omissions in these insurance requirements as they apply to sub-contractors.
13. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured on a primary and non-contributory basis as their interest may appear under this Contract.
14. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance, in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

IX. PERFORMANCE AND PAYMENT BONDS

Prior to commencement of the Contract Work, Contractor shall obtain performance and payment bonds each in the amount of the Contract Sum and provide the bonds to the District. The performance and payment bonds shall be in a form suitable for a public project and acceptable to the District, and also from a surety acceptable to the District. The form of the payment and performance bond shall also include the following language: “This Bond shall afford claimants thereunder, all the rights related thereto, including, but not limited to, the rights to recover attorneys’ fees in the event any claim is made against this bond.” The premiums for the performance and payment bonds shall be paid by the Contractor and included in the Contract Sum. Owner shall provide at least ten (10) days written notice to the surety prior to any request to perform or otherwise pay damages or liabilities arising under such bonds, provided that Owner’s delay in providing such notice shall not in any way relieve the surety of its obligation, damages or liabilities under such bonds.

X. CORRECTING WORK; WARRANTY

1. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
2. When it appears to the District during the course of repair that any work does not conform to the provisions of this Contract, Contractor shall make the necessary corrections to conform and, in addition will correct any defects caused by faulty materials, equipment or workmanship in work supervised by it or by a subcontractor.
3. If within 18 months after the date of final payment by the District any portion of the work (including materials and labor) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction.
4. Contractor’s warranty in this section is in addition to and does not limit in any way District’s claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
5. The provisions of this section shall survive approval of the work under this Agreement.

XI. EARLY TERMINATION FOR BREACH OF CONTRACT

1. Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on ten (10) days’ written notice to the Contractor, terminate this Contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. On such termination, the District may take possession of the work site and all materials and finish the work in whatever

way it deems expedient. If the expense of finishing the work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to the District within ten (10) calendar days after written notice.

2. Contractor shall be in "Default" under this Agreement if, after 3 business days written notice, Contractor fails or neglects to (i) carry out the work in accordance with this Agreement or in accordance with any specifications, applicable laws, (ii) make proper and timely payment to any Subcontractor for materials or labor, (iii) replace rejected material promptly or correct rejected workmanship as herein provided, or (iv) observe any other terms, provisions, conditions, covenants and agreements in this Agreement to be observed and performed on the part of Contractor.
3. In the event of a Default by Contractor, District, without prejudice to any other right or remedy District may have, may correct such deficiencies and may deduct the cost thereof, including compensation for the District Engineer's services and expenses made necessary thereby, from the payment then or thereafter due Contractor.
4. Alternatively, after Contractor's failure to cure such matter within such 3 day period, at the District's option, District may terminate this Agreement and take possession of the site and remove all materials, tools and construction equipment and machinery thereon owned by Contractor (or require Contractor to immediately remove all such materials, tools and construction equipment and machinery from the site) and District may finish (or cause another contractor to finish) the work by whatever reasonable method District may deem expedient. If the unpaid balance of the compensation exceeds the reasonable cost of finishing the work, including compensation for District Engineer's services and expenses made necessary thereby (including, without limitation, District's reasonable attorney's fees and costs), such excess shall be paid to Contractor following final completion of the work by District, but if such cost exceeds such unpaid balance, Contractor shall pay the difference to District. District shall not be responsible to Contractor for any loss of anticipated profits or other consequential damages on any of the work not performed on account of a termination of this Agreement under this section. After any termination of this Agreement by District pursuant to this section, Contractor shall not be entitled to any further payment under this Agreement except to the extent of any amount by which the authorized work completed or installed by Contractor prior to such termination and not previously paid for by District exceeds the amount due by Contractor to District under this section (including all damages which District would be entitled to recover from Contractor by reason of Contractor's breach), and even then only at such time as the work is finally completed. Any sums payable by Contractor to District pursuant to this section shall be payable upon demand and shall bear interest at the lesser of 12% per annum or the highest lawful rate until paid.
5. Each party further specifically reserves all rights available under the law or equity should there be a default by the other party which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

XII. WORK CHANGES

Each party reserves the right to request Contract Work changes in the nature of additions, or modifications. However, as referenced above, all changes to the Contract Work, the Contract Sum and

Contract Time shall only be authorized once in writing executed by the parties. No work involved in the change or materials contemplated shall be started or secured until authorized.

XIII. ATTORNEY'S FEES

If any court proceeding or other action occurs between the parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

XIV. MISCELLANEOUS

1. This Contract is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.
2. No assignment by either party to this Contract of any rights under or interests in this Contract will be binding on another party hereto without the written consent of the party sought to be bound. No employees, agents or representatives of the District are personally or individually bound by this Contract.
3. Nothing in this Contract shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
4. The laws of the State of Florida shall govern all provisions of this Contract including, but not limited to, the applicable Florida construction lien law. In the event the parties to this Contract cannot resolve a difference with regard to any matter arising herefrom, the disputed matter will be referred to mediation. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Manatee County, Florida.
5. This Contract and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.
6. A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.
7. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent

contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

8. Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the District and Contractor who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
9. The execution of this Contract has been duly authorized by the appropriate body or official of each party, both the District and the Contractor have complied with all the requirements of law and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
10. Notices: Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by e-mail and by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt by mail or e-mail, whichever is first:

To District: Harbourage at Braden River Community Development District
Attn: Stephanie DeLuna, District Manager
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
e-mail: sdeluna@rizzetta.com

With a copy to: Cari Webster, Esq.
1510 W. Cleveland Street
Tampa, FL 33606
e-mail: cwebster@srvlegal.com

To Contractor: _____

e-mail: _____

11. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

12. E-Verify Requirement. Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Contractor has knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.
13. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

14. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

15. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Contractor's records associated with this Contract may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Contractor agrees to comply with Florida's public records law

by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Contract and following completion of the Contract if the Contractor does not transfer the records to the District. Upon completion of the Contract, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract Work. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, STEPHANIE DELUNA, RIZZETTA & COMPANY, 2700 S. FALKENBURG ROAD, SUITE 2745, RIVERVIEW, FLORIDA 33578, TEL. (813)-533-2950, SDELUNA@RIZZETTA.COM .

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Contract on the day and year first written above.

**Harbourage at Braden River
Community Development District**

By: _____

Title: _____

Date: _____

_____ **(Contractor)**

By: _____

Title: _____

Date: _____

EXHIBIT A

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROPOSAL FORM

Exhibit "A"

Harbourage at Braden River CDD Asphalt Repairs					
Bid Form 5.13.26					
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 1"		SY		
2	Overlay (SP 9.5) approximately 1"		SY		
3	Asphalt Speed Humps	2	Ea		
4	Hydrant Reflectors	1	LS		
5*	Traffic paint	1	LS		
6	Performance and Payment Bonds	1	LS		
7**	Miscellaneous cleanup and work	1	LS		
Total					

**Item 4 includes 184' of stop bars, 1,062' of crosswalks, 46' of center white stripes, 1 left turn arrow, 1 right turn arrow, 108' of white parking lot stall lines, 1 handicap space, 2 each of Speed Table Markings, 2 each of Speed Hump Markings*

EXHIBIT “B”

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PLANS

EXHIBIT “C”

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROJECT SCOPE – TECHNICAL SPECIFICATIONS

**Technical Specifications For
SP 9.5 Granite Screenings Asphalt Mix**

Description:

The work specified in this section consists of the application procedures for rut filling and or overlaying of existing surfaces for the full pavement width with a hot mix plant product of granite screenings.

Mix Design:

The Producer shall provide the Owner with a design mix for approval prior to beginning production. Use Table 1.1 for Gradation Design Range.

Table 1.1

Sieve Size	Gradation Design Range
3/8"	100
No. 4	85 - 100
No. 8	60 - 80
No. 16	35 - 55
No. 30	22 - 38
No. 50	10 - 25
No. 100	5 - 15
No. 200	4 - 10
Design Requirements	
Air Voids %	4.0 - 8.0

Materials:

Aggregate Material: The aggregate used shall be granite screenings from an approved source, obtained from the crushing of material meeting the requirements of Section 902.

Tack Coat: A tack coat, as specified in Section 300 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, will be required on existing pavements that are to be overlaid with an asphalt mix.

Reclaimed Asphalt Pavement (RAP):

The use of Reclaimed Asphalt Pavement is limited to a maximum of 30% by weight of the total aggregate. RAP must be from an approved stockpile that is reasonably consistent in characteristics and contains no aggregate particles which are soft or conglomerates of fines. The coarse portion of the RAP shall be the portion of the RAP retained on the No. 4 sieve.

Construction Methods:

Application of SP 9.5: The SP 9.5 mix shall be placed with a conventional paver and compacted with a steel wheel roller in accordance with Section 330 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, and as directed by the Engineer. Should there be a need for herbicide application prior to placement of asphalt, the contractor shall apply the herbicide following manufacturer's recommendations.

Layer Thickness:

The allowable layer thickness for SP 9.5 shall be 1" – 1-1/2" as specified by the Engineer.

Weather Limitations: Application must be made when the ambient temperatures are above 65° F, only when other weather conditions are determined favorable by the Engineer. Night application will not be allowed.

Acceptance at the Plant:

The asphalt mixture will be accepted at the plant, with respect to gradation, and air voids, on a Lot to Lot basis. However, any load or loads of mixture which, in the opinion of the Engineer, are unacceptable for reasons of excessive segregation, aggregates improperly coated, or of excessively high or low temperature will be rejected for use in the work.

Gradation, air voids and asphalt content of the mix will be determined by the Owner during production at the minimum frequency of once per 1,000 ton LOT produced. The producer shall also verify the gradation, air voids and asphalt content at a frequency of once per 200 ton Sublot or a minimum of once per day. The contractor shall maintain split samples of each day's production for verification testing by the Owner. Each split sample shall be properly boxed and labeled with the Lot #, Sublot #, date and mix design number. These split samples shall be stored for a period of 30 days, and shall be provided to the Owner upon request in order to determine the disposition of a whole or partial lot. Should any verification test result fall outside of the tolerance listed in Table 1.1, the Engineer will determine the removal and replacement of failing material at no cost to the Owner. Production shall be suspended until the Owner is satisfied that proper corrective action has been taken.

GENERAL REQUIREMENTS

1.01 SCOPE AND INTENT

A. Description

The work to be done consists of the furnishing of all labor, materials and equipment, and the performance of all work included in this Contract.

B. Work Included

The Contractor shall furnish all labor, superintendence, materials, plant, power, light, fuel, water, tools, appliances, equipment, supplies, shop drawings, working drawings and other means of construction necessary or proper for performing and completing the work. He shall perform and complete the work in the manner best calculated to promote rapid construction consistent with safety of life and property and to the satisfaction of the Engineer, and in strict accordance with the Contract Documents. The Contractor shall clean up the work and maintain it during and after construction, until accepted, and shall do all work and pay all incidental costs. He shall repair or restore all structures and property that may be damaged or disturbed during performance of the work.

The cost of incidental work described in these General Requirements, for which there are no specific Contract Items, shall be considered as part of the general cost of doing the work and shall be included in the prices for the various Contract Items. No additional payment will be made.

The Contractor shall be solely responsible for the adequacy of his workmanship, materials and equipment.

C. Public Utility Installations and Structures

Public utility installations and structures shall be understood to include all poles, tracks, pipes, wires, conduits, house service connections, vaults, manholes and all other appurtenances and facilities pertaining thereto.

The Contractor shall protect all installations and structures from damage during the work. Access across any buried public utility installation or structure shall be made only in such locations and by means approved by the Engineer. All required protective devices and construction shall be provided by the Contractor at his expense. All existing public utilities damaged by the Contractor which have been located in the field by the utility shall be repaired by the Contractor, at his expense, as approved by the Engineer. No separate payment shall be made for such protection or repairs to public utility installations or structures.

Public utility installations or structures owned or controlled by the Owner or other governmental body, which are required by this contract to be removed, relocated, replaced or rebuilt by the Contractor not identified in any separate bid item shall be considered as a part of the general cost of doing the work and shall be included in the prices bid for the various contract items. No separate payment shall be made.

Where public utility installations or structures owned or controlled by the Owner or other governmental body are encountered during the course of the work, and when, in the opinion of the Engineer, removal, relocation, replacement or rebuilding is necessary to complete the work under this Contract, such work shall be accomplished by the utility having jurisdiction, or such work may be ordered, in writing by the Engineer, for the Contractor to accomplish. If such work is accomplished by the utility having jurisdiction, it

will be carried out expeditiously and the Contractor shall give full cooperation to permit the utility to complete the removal, relocation, replacement or rebuilding as required. If such work is accomplished by the Contractor, it will be in accordance with the mutually agreeable terms arrived at by the parties in writing.

The Contractor shall give written notice to Owner and other governmental utility departments and other owners of public utilities of the location of his proposed construction operations, at least forty-eight hours in advance of breaking ground in any area or on any unit of the work. This can be accomplished by making the appropriate contact with the "Sunshine State One-Call of Florida, Inc. Call Center ("Call Sunshine") and per all requirements provided for in the Florida Underground Facilities Damage Prevention and Safety Act (Florida Statutes, Title XXXIII, Chapter 556).

The maintenance, repair, removal, relocation or rebuilding of public utility installations and structures, when accomplished by the Contractor as herein provided, shall be done by methods approved by the Engineer.

1.02 INSPECTION AND TESTING

A. General

Inspection and testing of materials will be performed by the Owner unless otherwise specified.

B. Costs

All inspection and testing of materials furnished under this Contract will be performed by the Owner or duly authorized inspection engineers or inspections bureaus without cost to the Contractor, unless otherwise expressly specified.

C. Final Inspection

During such final inspections, the work shall be clean and free from water. In no case will the final pay application be prepared until the Contractor has complied with all requirements set forth and the Engineer has made his final inspection of the entire work and is satisfied that the entire work is properly and satisfactorily constructed in accordance with the requirements of the Contract Document.

1.03 ADJACENT STRUCTURES AND LANDSCAPING

A. Responsibility

The Contractor shall also be entirely responsible and liable for all damage or injury as a result of his operations to all other adjacent public and private property, structures of any kind and appurtenances thereto met with during the progress of the work. The cost of protection, replacement in their original locations and conditions or payment of damages for injuries to such adjacent public and private property and structures affected by the work, and the removal, relocation and reconstruction of such items shall be included and no separate payments will be made therefore.

Contractor is expressly advised that the protection of buildings, structures, tunnels, tanks, pipelines, etc. and related work adjacent and in the vicinity of his operations, wherever they may be, is solely his responsibility. Conditional inspection of buildings or structures in the immediate vicinity of the project which may reasonably be expected to be affected by the Work shall be performed by and be the responsibility of the Contractor.

Contractor shall, before starting operations, make an examination of the interior and exterior of the adjacent structures, buildings, facilities, etc., and record by notes, measurements, photographs, etc., conditions which might be aggravated by open excavation and construction. Repairs or replacement of all conditions disturbed by the construction shall be made to the satisfaction of the Owner and to the satisfaction of the Engineer. This does not preclude conforming to the requirements of the insurance underwriters. Copies of surveys, photographs, reports, etc., shall be given to the Engineer.

Prior to the beginning of any excavations, the Contractor shall advise the Engineer of all buildings or structures on which he intends to perform work or which performance of the project work will affect.

B. Protection of Trees

1. All trees and shrubs shall be adequately protected by the Contractor with boxes and otherwise and in accordance with ordinances governing the protection of trees. No excavated materials shall be placed so as to injure such trees or shrubs. Trees or shrubs destroyed by negligence of the Contractor or his employees shall be replaced by him with new stock of similar size and age, at the proper season and at the sole expense of the Contractor.
2. Beneath trees or other surface structures, where possible, pipelines may be built in short tunnels, backfilled with excavated materials, except as otherwise specified, or the trees or structures carefully supported and protected from damage.
3. The Owner may order the Contractor, for the convenience of the Owner, to remove trees along the line or trench excavation. If so ordered, the Owner will obtain any permits required for removal of trees. Such tree removal ordered shall be paid for by separate written agreement.

C. Lawn Areas

Lawn areas shall be left in as good condition as before the starting of the work. Where sod is to be removed, it shall be carefully removed, and later replaced, or the area where sod has been removed shall be restored with new sod if necessary to restore to prior condition.

D. Restoration of Fences

Any fence, or part thereof, that is damaged or removed during the course of the Contract Work shall be replaced or repaired by the Contractor and shall be left in as good a condition as before the starting of the Contract Work. The manner in which the fence is repaired or replaced and the materials used in such work shall be subject to the approval of the Engineer. The cost of all labor, materials, equipment, and work for the replacement or repair of any fence shall be deemed included as part of the overhead cost of the Contract Work, and no additional payment will be made therefore.

1.04 PROTECTION OF WORK AND PUBLIC

A. Noise

The Contractor shall eliminate noise to as great an extent as practicable at all times. Air compressing plants shall be equipped with silencers and the exhaust of all engines or

other power equipment shall be provided with mufflers. In the vicinity of hospitals and schools, special care shall be used to avoid noise or other nuisances. The Contractor shall strictly observe all local regulations and ordinances covering noise control.

B. Access to Public Services

Neither the materials excavated nor the materials or plant used in the construction of the work shall be so placed as to prevent free access to all fire hydrants, valves or manholes.

C. Dust prevention

The Contractor shall prevent dust nuisance from his operations or from traffic by keeping the roads and/or construction areas sprinkled with water at all times.

1.05 CLEANING

A. During Construction

During construction of the Contract Work, the Contractor shall, at all times, keep the site of the work and adjacent premises as free from material, debris and rubbish as is practicable and shall remove the same from any portion of the site if, in the opinion of the Engineer, such material, debris, or rubbish constitutes a nuisance or is objectionable. The Contractor shall remove from the site all of his surplus materials and temporary structures when no further need therefore develops.

B. Final Cleaning

At the conclusion of the Contract Work, all equipment, tools, temporary structures and materials belonging to the Contractor shall be promptly taken away, and he shall remove and promptly dispose of all water, dirt, rubbish or any other foreign substances.

The Contractor shall thoroughly clean all equipment and materials installed by him and shall deliver such materials and equipment undamaged in a bright, clean, polished and new operating condition.

1.06 MISCELLANEOUS

A. Protection Against Siltation and Bank Erosion

1. The Contractor shall arrange his operations to minimize siltation and bank erosion on construction sites and on existing or proposed water courses and drainage ditches.
2. The Contractor, at his own expense, shall remove any siltation deposits and correct any erosion problems as directed by the Engineer which results from his construction operations.

END OF SECTION

SUMMARY OF WORK

- 1.01 WORK COVERED BY CONTRACT DOCUMENTS/REQUIREMENTS INCLUDED
- A. The work included in this contract consists of the roadway restoration, milling and overlay utilizing the methods described in the bid form. The work shall also include all incidentals necessary for the completion of work including but not limited to the milling, maintenance of traffic, new asphalt, thermoplastic paint striping, replacement of hydrant reflectors, removal and replacement of curbs and removal of existing brick pavers.
 - B. The Contractor shall perform the Contract Work complete, in place and ready for continuous service and shall include any repairs, replacements, and/or restoration required as a result of damages caused prior to acceptance by the Owner.
 - D. The Contractor shall furnish and install all materials, equipment and labor which is reasonably and properly inferable and necessary for the proper completion of the Contract Work, whether specifically indicated or not.
- 1.02 CONTRACTS
- Construct all the Work under a single contract.
- 1.03 WORK SEQUENCE
- A. All work done under this Contract shall be done with a minimum of inconvenience to the users of the system or facility. The Contractor shall coordinate his work with private property owners such that existing utility services are maintained to all users to the maximum extent possible.
 - B. The Contractor shall, if necessary and feasible, construct the work in stages to accommodate the Owner's use of the premises during the construction period; coordinate the construction schedule and operations with the owner.
 - C. The Contractor shall, where feasible, construct the Contract Work in stages to provide for public convenience and not close off public use of any facility until completion of construction to provide alternative usage.
- 1.04 CONSTRUCTION AREAS
- A. The Contractor shall: Limit his use of the construction areas for work and for storage, to allow for:
 - 1. Work by other Contractors.
 - 2. Owner's Use.
 - 3. Public Use.
 - B. Coordinate use of work site under direction of Engineer or owner.
 - C. Assume full responsibility for the protection and safekeeping of products under this Contract, stored on the site.
 - D. Move any stored products under the Contractor's control, which interfere with operations

of the Owner or separate contractor.

- E. Obtain and pay for the use of additional storage of work areas needed for Contractor operations.

1.05 OWNER OCCUPANCY

- A. It is assumed that portions of the Contract Work will be completed prior to completion of the entire Work. Upon completion of construction of each individual area, if the Owner, at its sole discretion whether or not reasonable, desires to accept the individual area, the Contractor will be issued a dated certificate of completion and acceptance for each individual area. The Owner has the option of not accepting the entire work as a whole until it is completed, tested and approved by the Engineer and Owner in their sole and absolute discretion whether or not reasonable.

1.06 PARTIAL OWNER OCCUPANCY

The Contractor shall schedule his operations for completion of portions of the Contract Work, as designated, for the owner prior to substantial completion of the entire work.

END OF SECTION

CONTROL OF WORK

1.01 WORK PROGRESS

The Contractor shall furnish personnel and equipment which will be efficient, appropriate and adequately sized to secure a satisfactory quality of work and a rate of progress which will insure the completion of the Contract Work within the time stipulated in the Contract. If at any time such personnel appears to the Engineer to be inefficient, inappropriate, or insufficient for securing the quality of work required for producing the rate of progress aforesaid, he may order the Contractor to increase the efficiency, change the character, or increase the personnel and equipment and the Contractor shall conform to such order. Failure of the Engineer to give such order shall in no way relieve the Contractor of his obligations to secure the quality of the work and rate of progress required.

1.02 PRIVATE LAND

The Contractor shall not enter or occupy private land outside of easements, except by permission of the affected property owner.

1.03 WORK LOCATIONS

Contract Work shall be located substantially as indicated by the owner, but the Engineer reserves the right to make such modifications in locations as may be found desirable to avoid interference with existing structures or for other reasons.

1.04 DISTRIBUTION SYSTEMS AND SERVICES

- A. The Contractor shall avoid interruptions to water, telephone, cable TV, sewer, gas, or other related utility services. He shall notify the Engineer and the appropriate agency well in advance of any requirement for dewatering, isolating, or relocating a section of a utility, so that necessary arrangements may be made.
- B. If it appears that utility service will be interrupted for an extended period, the Engineer may order the Contractor to provide temporary service lines at the Contractor's expense. Inconvenience of the users shall be kept to the minimum, consistent with existing conditions. The safety and integrity of the systems are of prime importance in scheduling work.

1.05 PROTECTION AND RELOCATION OF EXISTING STRUCTURES AND UTILITIES

- A. The Contractor shall assume full responsibility for the protection of all buildings, structures and utilities, public or private, including poles, signs, services to building utilities, gas pipes, water pipes, hydrants, sewers, drains and electric and telephone cables and other similar facilities. The Contractor shall carefully support and protect all such structures and utilities from injury of any kind. Any damage resulting from the Contractor's operation shall be repaired by the Contractor at his expense.
- B. The Contractor shall bear full responsibility for obtaining locations of all underground structures and utilities (including existing water services, drain lines and sewers). Services to buildings shall be maintained and all costs or charges resulting from damage thereto shall be paid by the Contractor.

- C. Protection and temporary removal and replacement of existing utilities and structures as described in this Section shall be a part of the Contract Work and all costs in connection therewith shall be included in the unit prices established in the Bid.
- D. If, in the opinion of the Engineer, permanent relocation of a utility owned by the Owner is required, he may direct the Contractor, in writing, to perform the work. Work so ordered will be paid for at the Contract unit prices, if applicable, or as extra work. If relocation of a privately owned utility is required, the Owner will notify the utility to perform the work as expeditiously as possible. The Contractor shall fully cooperate with the Owner and utility and shall have no claim for delay due to such relocation. As previously referenced, the Contractor shall notify public utility companies in writing at least 48 hours (excluding Saturdays, Sundays and legal holidays) before excavating near their utilities.

1.06 TEST PITS

Test pits for the purpose of locating underground pipeline or structures in advance of the Contract Work shall be excavated and backfilled by the Contractor immediately after the utility location and the surface shall be restored in a manner equal or better than the original condition. No separate payment will be made.

1.07 CARE AND PROTECTION OF PROPERTY

- A. The Contractor shall be responsible for the preservation of all public and private property and shall use every precaution necessary to prevent damage thereto. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the Contract Work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition equal or better to that existing before the damage was done, or he shall make good the damage in another manner acceptable to the Engineer.
- B. All sidewalks which are disturbed by the Contractor's operations shall be restored to their original or better condition by the use of similar or comparable materials. All curbing shall be restored in a condition equal to the original construction and in accordance with the best modern practice.
- C. Along the location of this Contract Work, all fences, walks, bushes, trees, shrubbery and other physical features shall be protected and restored in a thoroughly workmanlike manner unless otherwise shown on the drawings. Fences and other features removed by the Contractor shall be replaced in the location indicated by the Engineer as soon as conditions permit. All grass areas beyond the limits of construction which have been damaged by the Contractor shall be regraded and sodded to equal or exceed original conditions.
- D. Trees close to the Contract Work which are not to be removed, shall be boxed or otherwise protected against injury. The Contractor shall trim all branches that are liable to damage because of his operations, but in no case shall any tree be cut or removed without prior notification to the Engineer. All injuries to bark, trunk, limbs and roots of trees shall be repaired by dressing, cutting and painting according to approved methods, using only approved tools and materials.
- E. The protection, removal and replacement of existing physical features as necessary shall be a part of the Contract Work and all costs in connection therewith shall be included in

the unit and/or lump sum prices established under the items in the bid submittal.

1.08 MAINTENANCE OF TRAFFIC

- A. Open pits, trenches, unpaved streets, debris, or other obstructions due to construction that will prevent the normal flow of pedestrian or vehicular traffic during an extended construction stoppage, for any reason, shall be minimized. In the event an extended construction stoppage is found to be necessary, Contractor shall, at his own expense, provide normal traffic flow during extended construction stoppage. Extended stoppage will be defined by the Engineer.
- B. All excavated material shall be placed so that vehicular and pedestrian traffic may be maintained at all times. If the Contractor's operations cause traffic hazards, he shall repair the surface, provide temporary roadways, erect wheel guards or fences, or take other safety measures which are satisfactory to the Engineer and Owner.
- C. Any changes to the traffic pattern require a Traffic Control Plan to be submitted to the Owner and Engineer for their review.

1.09 WATER FOR CONSTRUCTION PURPOSES

- A. In locations where public water supply is available, the Contractor may purchase water for all construction purposes.
- B. The Contractor shall be responsible for paying for all water tap fees incurred for the purpose of obtaining a potable water service or temporary use meter.

1.10 MAINTENANCE OF FLOW

The Contractor shall at his own cost, provide for the flow of sewers, drains and water courses interrupted during the progress of the Contract Work and shall immediately cart away and remove all offensive matter. The entire procedure of maintaining existing flow shall be fully discussed with the Engineer and Owner in advance of the interruption of any flow.

1.11 CLEANUP

During the course of the Contract Work, the Contractor shall keep the site of his operations in as clean and neat a condition as is possible. He shall dispose of all residue resulting from the construction work and at the conclusion of the work, he shall remove and haul away any surplus excavation, broken pavement, lumber, equipment, temporary structures and any other refuse remaining from the construction operations and shall leave the entire site of the work in a neat and orderly condition.

END OF SECTION

MEASUREMENT AND PAYMENT

1.01 SCOPE

- A. The scope of this section is to further define the items included in each Bid Item in the Bid Form. Payment will be made based on the specified items included in the description in this section for each bid item.
- B. All contract prices included in the Bid Form section will be full compensation for all shop drawings, working drawings, labor, materials, tools, equipment and incidentals necessary to complete the Contract Work. Actual quantities of each item bid on a unit price basis will be determined upon completion of the construction. Payment for all items listed in the Bid Form will constitute full compensation for all work shown and/or specified to be performed under this Contract.

1.02 WORK OUTSIDE AUTHORIZED LIMITS

No payment will be made for work constructed outside the authorized limits of work without prior written approval.

1.03 MEASUREMENT STANDARDS

Unless otherwise specified for the particular items involved, all measurements of distance shall be taken horizontally or vertically.

1.04 AREA MEASUREMENTS

In the measurement of items to be paid for on the basis of area of finished Contract Work, the lengths and/or widths to be used in the calculations shall be the final dimensions measured along the surface of the completed work within the neat lines shown or designated.

1.05 LUMP SUM ITEMS

Where payment for items is shown to be paid for on a lump sum basis, no separate payment will be made for any item of work required to complete the lump sum items. Lump sum contracts shall be complete, tested and fully operable prior to request for final payment. Contractor may be required to provide a break-down of the lump sum totals.

No separate payment will be made for the following items and the cost of such work shall be included in the applicable pay items of work.

1. Shop Drawings, Working Drawings.
2. Clearing, grubbing and grading except as hereinafter specified.
3. Trench excavation, including necessary pavement removal and rock removal, except as otherwise specified.
4. Dewatering and disposal of surplus water.
5. Structural fill, backfill, and grading.
6. Replacement of unpaved roadways, and shrubbery plots.
7. Foundation and borrow materials, except as hereinafter specified.
8. Testing and placing system in operation.
9. Any material and equipment required to be installed and utilized for the tests.

10. Pipe, structures, pavement replacement, asphalt and shell driveways and/or appurtenances included within the limits of lump sum work, unless otherwise shown.
11. Maintaining the existing quality of service during construction.
12. Maintaining or detouring of traffic.
13. Appurtenant work as required for a complete and operable system.
14. Seeding and hydromulching.

END OF SECTION

CHANGE ORDER PROCEDURES

1.01 DEFINITION

- A. Change Order: Major change in contract scope, price or time (as defined by the owner's Engineer in his sole and absolute discretion) that must be approved and executed by the CDD Board before it becomes effective.
- B. Administrative Change Adjustment: Minor change order under 10% of project cost does not have to be CDD Board approved and to be approved by the owner's Engineer.
- C. Field Directive Change: Change to contract quantity that does not require a change of scope, price or time extension and does not require approval of owner or his representative(s).

1.02 REQUIREMENTS INCLUDED

- A. The Contractor shall promptly implement change order procedures:
 - 1. Provide full written data required to evaluate changes.
 - 2. Maintain detailed records of work done on a time-and-material/force account basis.
 - 3. Provide full documentation to Engineer on request.
- B. The Contractor shall designate a member of the Contractor's organization who:
 - 1. Is authorized to accept any changes to the Contract Work.
 - 2. Is responsible for informing others in the Contractor's employ of the authorized changes into the Contract Work.

1.03 PRELIMINARY PROCEDURES

- A. Owner may initiate changes by submitting a Request to Contractor. Request will include:
 - 1. Detailed description of the change, products, costs and location of the change in the Project.
 - 2. Supplementary or revised Drawings and Specifications.
 - 3. The projected time extension for making the change.
 - 4. A specified period of time during which the requested price will be considered valid.
 - 5. Such request is for information only and is not an instruction to execute the changes, nor to stop work in progress.
- B. Contractor may initiate changes by submitting a written notice to the Owner, containing:
 - 1. Description of the proposed changes.
 - 2. Statement of the reason for making the changes.
 - 3. Statement of the effect on the Contract Sum and the contract time.
 - 4. Statement of the effect on the work of separate contractors.
 - 5. Documentation supporting any change in Contract Sum or contract time, as appropriate.

1.04 FIELD DIRECTIVE CHANGE

- A. In lieu of a Change Order, the Owner may issue a Field Directive change for the Contractor to proceed with additional work within the original intent of the Contract Work.
- B. Field Directive change will describe changes in the work, with attachments of backup information to define details of the change.
- C. Contractor must sign and date the Field Directive change to indicate agreement with the terms therein.

1.05 DOCUMENTATION OF PROPOSALS AND CLAIMS

- A. Support each quotation for a lump sum proposal and for each unit price which has not previously been established, with sufficient substantiating data to allow the Engineer/Owner to evaluate the quotation.
- B. On request, provide additional data to support time and cost computations:
 - 1. Labor required.
 - 2. Equipment required.
 - 3. Products required.
 - a. Recommended source of purchase and unit cost.
 - b. Quantities required.
 - 4. Taxes, insurance and bonds.
 - 5. Credit for work deleted from Contract, similarly documented.
 - 6. Overhead and profit.
 - 7. Justification for any change in contract time.
- C. Support each claim for additional costs and for work done on a time-and-material/force account basis, with documentation as required for a lump-sum proposal.
 - 1. Name of the Owner's authorized agent who ordered the work and date of the order.
 - 2. Date and time work was performed and by whom.
 - 3. Time record, summary of hours work and hourly rates paid.
 - 4. Receipts and invoices for:
 - a. Equipment used, listing dates and time of use.
 - b. Products used, listing of quantities.
 - c. Subcontracts.

1.06 PREPARATION OF CHANGE ORDERS

- A. Engineer will prepare each Change Order.
- B. Change Order will describe changes in the Contract Work, both additions and deletions, with attachments as necessary to define details of the change.
- C. Change Order will provide an accounting of the adjustment in the Contract Sum and in the contract time.

- 1.07 LUMP SUM/FIXED PRICE CHANGE ORDER
- A. Owner/Engineer initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by the Contractor, or requests from the Owner, or both.
 - B. Once the form has been completed, all copies should be sent to Contractor for approval. After approval by Contractor, all copies should be sent to Owner for approval. The Owner will distribute executed copies after approval by the CDD Board.
- 1.08 UNIT PRICE CHANGE ORDER
- A. Contents of Change Orders will be based on, either:
 - 1. Owner's definition of the scope of the required changes.
 - 2. Contractor's Proposal for a change, as approved by the Owner.
 - 3. Survey of completed work.
 - B. The amounts of the unit prices to be:
 - 1. Those stated in the Agreement.
 - 2. Those mutually agreed upon between Owner and Contractor.
- 1.09 TIME AND MATERIAL/FORCE ACCOUNT CHANGE ORDER/CONSTRUCTION CHANGE AUTHORIZATION
- A. At completion of the change, Contractor shall submit itemized accounting and supporting data as provided in the Article "Documentation of Proposals and Claims" of this Section.
 - B. Engineer will determine the allowable cost of such work in his reasonable discretion.
 - C. Engineer will sign and date the Change Order to establish the change in Contract Sum and in contract time.
 - D. Owner and Contractor will sign and date the Change Order to indicate their agreement therewith.
- 1.10 CORRELATION WITH CONTRACTOR'S SUBMITTALS
- A. Periodically revise bonds to comport with new contract sum.
 - B. Periodically revise the construction schedule to reflect each change in contract time. Revise sub schedules to show changes for other items of work affected by the changes.
 - C. Upon completion of work under a Change Order, enter pertinent changes in any submittals.

END OF SECTION

CONSTRUCTION SCHEDULE & PROJECT RESTRAINTS

1.01 GENERAL

- A. Construction under this contract must be coordinated with the Owner and accomplished in a logical order to maintain utilization and flow through existing facilities and public properties and rights-of-way and to allow construction to be completed within the time allowed and in the manner set forth in the Contract.

1.02 CONSTRUCTION SCHEDULING GENERAL PROVISIONS

- A. No work shall be done between 7:00 p.m. and 7:00 a.m. nor on weekends or legal holidays without written permission of the Owner. However, emergency work may be done without prior permission.
- B. The Contractor shall designate an authorized representative of his firm who shall be responsible for development and maintenance of the schedule and of progress and payment reports. This representative of the Contractor shall have direct project control and complete authority to act on behalf of the Contractor in fulfilling the commitments of the Contractor's schedule.

END OF SECTION

TEMPORARY AND PERMANENT UTILITIES

1.01 REQUIREMENTS INCLUDED

The Contractor shall be responsible for furnishing all requisite temporary utilities, i.e., power, water, sanitation, etc. The Contractor shall obtain and pay for all permits required as well as pay for all temporary usages. The Contractor shall remove all temporary facilities upon completion of work.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

- A. Comply with National Electric Code.
- B. Comply with Federal, State and Local codes and regulations and with utility company requirements.
- C. Comply with County Health Department regulations.

2.01 MATERIALS, GENERAL

Materials for temporary utilities may be "used". Materials for electrical utilities shall be adequate in capacity for the required usage, shall not create unsafe conditions and shall not violate requirements of applicable codes and standards.

2.02 TEMPORARY ELECTRICITY AND LIGHTING

Arrange with the applicable utility company for temporary power supply. Provide service required for temporary power and lighting and pay all costs for permits, service and for power used.

2.03 TEMPORARY WATER

- A. The Contractor shall arrange with Manatee County Utilities Customer Service office to provide water for construction purposes, i.e., meter, pay all costs for installation, maintenance and removal, and service charges for water used.
- B. The Contractor shall protect piping and fitting against freezing.

2.04 TEMPORARY SANITARY FACILITIES

- A. The Contractor shall provide sanitary facilities in compliance with all laws and regulations.
- B. The Contractor shall service, clean and maintain facilities and enclosures.

3.01 GENERAL

- A. The Contractor shall maintain and operate systems to assure continuous service.
- B. The Contractor shall modify and extend systems as work progress requires.

3.02 REMOVAL

- A. The Contractor shall completely remove temporary materials and equipment when their use is no longer required.
- B. The Contractor shall clean and repair damage caused by temporary installations or use of temporary facilities.

END OF SECTION

ASPHALT CONCRETE PAVING

PART 1 GENERAL

1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials and equipment necessary to complete all milling asphalt pavement and asphalt concrete paving (including restoration of driveways) as called out on the Contract Documents or as shown on the Drawings.

1.02 QUALITY ASSURANCE

- A. Qualifications of Asphalt Concrete Producer: The only materials permitted shall be furnished by a bulk asphalt concrete producer exclusively engaged in the production of hot-mix, hot-laid asphalt concrete.
- B. Qualification of Testing Agency: The Owner may employ a commercial testing laboratory to conduct tests and evaluations of asphalt concrete materials and design. The Contractor shall:
 - 1. Provide asphalt concrete testing and inspection service acceptable to Engineer.
 - 2. Include sampling and testing asphalt concrete materials proposed, and tests and calculations for asphalt concrete mixtures.
 - 3. Provide field testing facilities for quality control testing during paving operations.
- C. Requirements of Regulatory Agencies: The Contractor shall comply with the applicable requirements of:
 - 1. Manatee County Utility Operations Department
 - 2. Manatee County Transportation Department
 - 3. State of Florida Dept. of Transportation

1.03 PAVING QUALITY REQUIREMENTS

- A. General: In addition to other specified conditions, the Contractor shall comply with the following minimum requirements:
 - 1. In-place asphalt concrete course shall be tested for compliance with requirements for density, thickness and surface smoothness.
 - 2. Final surface shall be provided of uniform texture, conforming to required grades and cross sections.
 - 3. A minimum of four inch diameter pavement specimens for each completed course shall be taken from locations as directed by the Engineer.
 - 4. Holes from test specimens shall be repaved as specified for patching defective work.
- B. Density:
 - 1. When subjected to 50 blows of standard Marshall hammer on each side of an in place material specimen, densities shall be comparable to a laboratory specimen of same asphalt concrete mixture.
 - 2. The minimum acceptable density of in-place course material shall be 98% of the

recorded laboratory specimen density.

- C. Thickness: In-place compacted thicknesses shall not be acceptable if less than the minimum thicknesses shown on the Drawings.
- D. Surface Smoothness:
 - 1. Finished surface of each asphalt concrete course shall be tested for smoothness, using a 10 ft. straightedge applied parallel to and at right angles to centerline of paved areas.
 - 2. Surface areas shall be checked at intervals directed by Engineer.
 - 3. Surfaces shall not be acceptable if they exceed the following:
 - a. Base Course: 1/4 in. in 10 ft.
 - b. Surface Course: 3/16 in. in 10 ft.
 - c. Crowned Surfaces:
 - (1) Test crowned surfaces with a crown template, centered and at right angles to the crown.
 - (2) Surfaces will not be acceptable if varying more than 1/4 in. from the template.

1.04 SUBMITTALS

- A. Samples: The Contractor may be required to provide samples of materials for laboratory testing and job-mix design.
- B. Test Reports: The Contractor shall submit laboratory reports for following materials tests:
 - 1. Coarse and fine aggregates from each material source and each required grading:
 - a. Sieve Analysis: ASTM C 136 (AASHTO T 27).
 - b. Unit Weight of Slag: ASTM C29 (AASHTO T 19).
 - c. Soundness: ASTM C 88 (AASHTO T 104) for surface course aggregates only.
 - d. Sand Equivalent: ASTM D 2419 (AASHTO T 176).
 - e. Abrasion of Coarse Aggregate: ASTM C131 (AASHTO T 96), for surface course aggregates only.
 - 2. Asphalt cement for each penetration grade:
 - a. Penetration: ASTM D5 (AASHTO T49).
 - b. Viscosity (Kinematic): ASTM D2170 (AASHTO T 201).
 - c. Flash Point: ASTM D92 (AASHTO T 48).
 - d. Ductility: ASTM D 113 (AASHTO T 51).
 - e. Solubility: ASTM D 4 (AASHTO T 44).
 - f. Specific Gravity: ASTM D 70 (AASHTO T 43).
 - 3. Job-mix design mixtures for each material or grade:
 - a. Bulk Specific Gravity for Coarse Aggregate: ASTM C 117(AASHTO T 85).
 - b. Bulk Specific Gravity for Fine Aggregate: ASTM C 128(AASHTO T 84).
 - 4. Uncompacted asphalt concrete mix: Maximum Specific Gravity: ASTM D 2041 (AASHTO T 209).
 - 5. Compacted asphalt concrete mix:
 - a. Bulk Density: ASTM D 1188 (AASHTO T 166).
 - b. Marshall Stability and Flow: ASTM D 1559.
 - 6. Density and voids analysis:
 - a. Provide each series of asphalt concrete mixture test specimens, in

- accordance with A.I. MS-2 "Mix Design Methods for Asphalt Concrete".
 - b. Use Marshall method of mix design unless otherwise directed or acceptable to the Engineer.
 - c. Report the quantity of absorbed asphalt cement in pounds of dry aggregate, percent air voids, and percent voids in mineral aggregate.
- 7. Sampling and testing of asphalt concrete mixtures for quality control during paving operations:
 - a. Uncompacted asphalt concrete mix.
 - (1) Asphalt Cement Content: ASTM D 2172 (AASHTO T 164).
 - (2) Penetration of Recovered Asphalt Cement: ASTM D 5(AASHTO T 49).
 - (3) Ductibility of Recovered Asphalt Cement: ASTM D 113(AASHTO T 51).
 - b. Compacted asphalt concrete mix:
 - (1) Bulk Density: ASTM D 1188 (AASHTO T 166).
 - Marshall Stability and Flow: ASTM D1559).
 - c. Perform at least one test for each day's paving.
- 8. Asphalt plant inspection: ASTM D 290.
- 9. Additional testing:
 - a. Retesting shall be required if previous tests indicate insufficient values, or if directed by the Engineer.
 - b. Testing shall continue until specified values have been attained.
- 10. Asphalt concrete materials which do not comply with specified requirements shall not be permitted in the work.

1.05 JOB CONDITIONS

A. Weather Limitations:

1. Apply bituminous prime and tack coats only when the ambient temperature in the shade is 50 degrees F. and when the temperature has not been below 35 degrees F. for 12 hours immediately prior to application.
2. Do not apply when the base surface is wet or contains an excess of moisture which would prevent uniform distribution and the required penetration.
3. Construct asphalt concrete surface course only when atmospheric temperature is above 40 degrees F., when the underlying base is dry, and when weather is not rainy.
4. Base course may be placed when air temperature is not below 30 degrees F. and rising, when acceptable to the Engineer.

B. Grade Control: Establish and maintain the required lines and grades, including crown and cross-slope, for each course during construction operations.

C. Traffic Control: Maintain vehicular and pedestrian traffic during paving operations, as required for other construction activities.

PART 2 PRODUCTS

2.01 MATERIALS

A. Soil Cement or Shell Base Course: as specified in FDOT Section 270, "Material for Base and Stabilized Base", and as called for in the Contract Documents.

- B. Aggregate for Asphalt Concrete, General:
 1. Sound, angular crushed stone, crushed gravel, or crushed slag: ASTM D 692.
 2. Sand, stone, or slag screening: ASTM D 1073.
 3. Provide aggregate in gradations for various courses to comply with local highway standards.
- C. Surface Course Aggregates:
 1. Provide natural sand, unless sand prepared from stone, slag, or gravel or combinations are required to suit local conditions.
- D. Asphalt Cement: Comply with ASTM D 946 for 85-100 penetration grade.
- E. Prime Coat:
 1. Cut-back liquid asphalt.
 2. Medium-Curing type: ASTM D 2027, Grade MC-70.

2.02 ASPHALT-AGGREGATE MIXTURES

- A. Job-mix criteria:
 1. Provide job-mix formulas for each required asphalt-aggregate mixture.
 2. Establish a single percentage of aggregate passing each required sieve size, a single percentage of asphalt cement to be added to aggregate, and a single temperature at which asphalt concrete is to be produced.
 3. Comply with the mix requirements of local governing highway standards.
 4. Maintain material quantities within allowable tolerances of the governing standards.

2.03 TRAFFIC AND PARKING MARKING MATERIALS

- A. Traffic lane marking paint with chlorinated rubber base.
- B. Factory mixed, quick drying and non bleeding, FS TT-P-115C, Type III.
- C. Color: Driving Lane Dividers - White
 No Parking Zone - Yellow
 Parking Dividers - White

PART 3 EXECUTION

3.01 SURFACE PREPARATION

- A. Subbase Preparation:
 1. The Contractor shall remove from the area all organic substance encountered to a depth of six or eight inches (6" or 8"), or to such depth and width as directed by the Engineer. The entire area shall be plowed and dragged prior to placing a stabilizing additive, if required to meet minimum bearing value.

2. Subbase shall be compacted to a minimum density of 98 percent of the maximum as determined by the Modified Proctor Density AASHTO T180, and shall have a minimum bearing value of 40 pounds per square inch as determined by the Florida Bearing Test.

B. Base Course:

1. Check subgrade for conformity with elevations and section immediately before placing base material.
2. Place base material in compacted layers not more than 6 inches thick, unless continuing tests indicate the required results are being obtained with thicker layers.
3. In no case will more than 8-inches of compacted base be placed in one lift.
4. Spread, shape, and compact all base material deposited on the subgrade during the same day.
5. Compact base course material to be not less than 95% of maximum density: ASTM D 1557, Method D (98 percent maximum density: AASHTO T-180).
6. Test density of compacted base course: ASTM D 2167.
7. Conduct one test for each 250 sq. yds. of in-place material, but in no case not less than one daily for each layer.

C. Loose and Foreign Material:

1. Remove loose and foreign material from compacted subbase surface immediately before application of paving.
2. Use power brooms or blowers, and brooming as required.
3. Do not displace subbase material.

D. Prime Coat:

1. Uniformly apply at rate of 0.20 to 0.5 gal. per sq. yd. over compacted and cleaned subbase surface.
2. Apply enough material to penetrate and seal, but not flood the surface.
3. Allow to cure and dry as long as required to attain penetration and evaporation of volatile, and in no case less than 24 hours unless otherwise acceptable to the Engineer.
4. Blot excess asphalt with just enough sand to prevent pick-up under traffic.
5. Remove loose sand before paving.

E. Tack Coat:

1. Dilute material with equal parts of water and apply to contact surfaces of previously constructed asphalt concrete or portland cement concrete and similar surfaces.
2. Apply at rate of 0.05 to 0.15 gal. per sq. yd. of surface.
3. Apply tack coat by brush to contact surfaces of structures projecting into or abutting asphalt concrete pavement.
4. Allow surfaces to dry until material is at condition of tackiness to receive pavement.

3.02 MANHOLE FRAME / VALVE BOX ADJUSTMENTS (IF APPLICABLE)

A. Placing Manhole frames:

1. Surround manhole frames set to elevation with a ring of compacted asphalt

- 2. concrete base prior to paving.
Place asphalt concrete mixture up to 1 in. below top of frame, slope to grade, and compact by hand tamping.
- B. Adjust manhole frames to proper position to meet paving.
- C. If permanent covers are not in place, provide temporary covers over openings until completion of rolling operations.
- D. Set cover manhole frames to grade, flush with surface of adjacent pavement.

3.03 PREPARING THE MIXTURE

- A. Comply with ASTM D 995 for material storage, control, and mixing, and for plant equipment and operation.
- B. Stockpiles:
 - 1. Keep each component of the various-sized combined aggregates in separate stockpiles.
 - 2. Maintain stockpiles so that separate aggregate sizes shall not be intermixed.
- C. Heating:
 - 1. Heat the asphalt cement at the mixing plant to viscosity at which it can be uniformly distributed throughout mixture
 - 2. Use lowest possible temperature to suit temperature-viscosity characteristics of asphalt.
 - 3. Do not exceed 350 degrees F. (176.6 degrees C.).
- D. Aggregate:
 - 1. Heat-dry aggregates to reduce moisture content to not more than 2.0%.
 - 2. Deliver dry aggregate to mixer at recommended temperature to suit penetration grade and viscosity characteristics of asphalt cement, ambient temperature, and workability of mixture.
 - 3. Accurately weigh or measure dry aggregates and weigh or meter asphalt cement to comply with job-mix formula requirements.
- E. Mix aggregate and asphalt cement to achieve 90-95% of coated particles for base mixtures and 85-90% of coated particles for surface mixture, when tested in accordance with ASTM D 2489.
- F. Transporting:
 - 1. Transport asphalt concrete mixtures from mixing site in trucks having tight, clean compartments.
 - 2. Coat hauling compartments with a lime-water mixture to prevent asphalt concrete mixture from sticking.
 - 3. Elevate and drain compartment of excess solution before loading mix.
 - 4. Provide covers over asphalt concrete mixture when transporting to protect from weather and to prevent loss of heat.

5. During periods of cold weather or for long-distance deliveries, provide insulation around entire truck bed surfaces.

3.04 EQUIPMENT

- A. Provide size and quantity of equipment to complete the work specified within project time schedule.
- B. Bituminous Pavers: Self-propelled that spread hot asphalt concrete mixtures without tearing, shoving or gouging surfaces, and control pavement edges to true lines without use of stationary forms.
- C. Rolling Equipment:
 1. Self-propelled, steel-wheeled and pneumatic-tired rollers that can reverse direction without backlash.
 2. Other type rollers may be used if acceptable to the Engineer.
- D. Hand Tools: Provide rakes, lutes, shovels, tampers, smoothing irons, pavement cutters, portable heaters, and other miscellaneous small tools to complete the work specified.

3.05 PLACING THE MIX

- A. Place asphalt concrete mixture on prepared surface, spread and strike-off using paving machine.
- B. Spread mixture at a minimum temperature of 225 degrees F. (107.2 degrees C.).
- C. Inaccessible and small areas may be placed by hand.
- D. Place each course at thickness so that when compacted, it will conform to the indicated grade, cross-section, finish thickness, and density indicated.
- E. Paver Placing:
 1. Unless otherwise directed, begin placing along centerline of areas to be paved on crowned section, and at high side of sections on one-way slope, and in direction of traffic flow.
 2. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.
 3. Complete base courses for a section before placing surface courses.
 4. Place mixture in continuous operation as practicable.
- F. Hand Placing:
 1. Spread, tamp, and finish mixture using hand tools in areas where machine spreading is not possible, as acceptable to Engineer.
 2. Place mixture at a rate that will insure handling and compaction before mixture becomes cooler than acceptable working temperature.

G. Joints:

1. Carefully make joints between old and new pavements, or between successive days' work, to ensure a continuous bond between adjoining work.
2. Construct joints to have same texture, density and smoothness as adjacent sections of asphalt concrete course.
3. Clean contact surfaces free of sand, dirt, or other objectionable material and apply tack coat.
4. Offset transverse joints in succeeding courses not less than 24 inches.
5. Cut back edge of previously placed course to expose an even, vertical surface for full course thickness.
6. Offset longitudinal joints in succeeding courses not less than 6 inches.
7. When the edges of longitudinal joints are irregular, honeycombed, or inadequately compacted, cut back unsatisfactory sections to expose an even, vertical surface for full course thickness.

3.06 COMPACTING THE MIX

- A. Provide sufficient rollers to obtain the required pavement density.
- B. Begin rolling operations as soon after placing when the mixture will bear weight of roller without excessive displacement.
- C. Do not permit heavy equipment, including rollers to stand on finished surface before it has thoroughly cooled or set.
- D. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.
- E. Start rolling longitudinally at extreme lower side of sections and proceed toward center of pavement. Roll to slightly different lengths on alternate roller runs.
- F. Do not roll centers of sections first under any circumstances.
- G. Breakdown Rolling:
 1. Accomplish breakdown or initial rolling immediately following rolling of transverse and longitudinal joints and outside edge.
 2. Operate rollers as close as possible to paver without causing pavement displacement.
 3. Check crown, grade, and smoothness after breakdown rolling.
 4. Repair displaced areas by loosening at once with lutes or rakes and filling, if required, with hot loose material before continuing rolling.
- H. Second Rolling:
 1. Follow breakdown rolling as soon as possible, while mixture is hot and in condition for compaction.
 2. Continue second rolling until mixture has been thoroughly compacted.

- I. Finish Rolling:
 - 1. Perform finish rolling while mixture is still warm enough for removal of roller marks.
 - 2. Continue rolling until roller marks are eliminated and course has attained specified density.
- J. Patching:
 - 1. Remove and replace defective areas.
 - 2. Cut-out and fill with fresh, hot asphalt concrete.
 - 3. Compact by rolling to specified surface density and smoothness.
 - 4. Remove deficient areas for full depth of course.
 - 5. Cut sides perpendicular and parallel to direction of traffic with edges vertical.
 - 6. Apply tack coat to exposed surfaces before placing new asphalt concrete mixture.

3.07 MARKING ASPHALT CONCRETE PAVEMENT

- A. Cleaning:
 - 1. Sweep surface with power broom supplemented by hand brooms to remove loose material and dirt.
 - 2. Do not begin marking asphalt concrete pavement until acceptable to the Engineer.
- B. Apply paint with mechanical equipment.
 - 1. Provide uniform straight edges.
 - 2. Not less than two separate coats in accordance with manufacturer's recommended rates.

3.08 CLEANING AND PROTECTION

- A. Cleaning: After completion of paving operations, clean surfaces of excess or spilled asphalt materials to the satisfaction of the Engineer.
- B. Protection:
 - 1. After final rolling, do not permit vehicular traffic on asphalt concrete pavement until it has cooled and hardened, and in no case sooner than 6 hours.
 - 2. Provide barricades and warning devices as required to protect pavement.
 - 3. Cover openings of structures in the area of paving until permanent coverings are placed (if applicable).

END OF SECTION

PAVEMENT REPAIR AND RESTORATION

PART 1 GENERAL

1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, obtain County or State right-of-way permits and incidentals required and remove and replace pavements over trenches excavated for installation of water or sewer lines and appurtenances as shown on the Contract Drawings.

1.02 GENERAL

- A. The Contractor shall take before and after photographs.
- B. The Contractor shall repair in a manner satisfactory to the County or State, all damage done to existing structures, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basin, flagstones, or stabilized areas or driveways and including all obstructions not specifically named herein, which results from this Project.
- C. The Contractor shall keep the surface of the backfilled area of excavation in a safe traffic bearing condition and firm and level with the remaining pavement until the pavement is restored in the manner specified herein. All surface irregularities that are dangerous or obstructive to traffic are to be removed. The repair shall conform to applicable requirements of Manatee County Transportation Department requirements for pavement repair and as described herein, including all base, subbase and asphalt replacement.
- D. All materials and workmanship shall meet or exceed the County requirements and as called for in the Contract Documents and nothing herein shall be construed as to relieve the Contractor from this responsibility.
- E. All street, road and highway repair shall be made in accordance with the FDOT and County details indicated on the Drawings and in accordance with the applicable requirements and approval of affected County and State agencies.

PART 2 PRODUCTS

2.01 PAVEMENT SECTION

- A. Asphaltic concrete shall consist of asphalt cement, coarse aggregate, fine aggregate and mineral filler conforming to FDOT Type S-III Asphalt. Pavement replacement thickness shall match that removed but in no case shall be less than 1-1/2" compacted thickness. All asphalt concrete pavement shall be furnished, installed and tested in accordance with FDOT Specifications for Road and Bridge Construction.
- B. Asphalt or crushed concrete or approved equal base material shall be furnished and installed under all pavement sections restored under this Contract. Asphalt base shall have a minimum 6" compacted thickness, meet requirements for FDOT ABC III (Minimum Marshall Stability of 1000) and be furnished, installed and tested in accordance with the requirements of the FDOT Standards. Crushed concrete base shall be 10" minimum compacted thickness. Crushed concrete aggregate material shall have a minimum LBR of

140 compacted to 99% T-180 AASHTO density. Asphalt base and crushed concrete base are acceptable. Other bases shall be submitted for approval.

- C. Prime and tack will be required and applied in accordance with Section 300 - FDOT Specifications: Prime and Tack Coat for Base Courses.

PART 3 EXECUTION

3.01 CUTTING PAVEMENT

- A. The Contractor shall saw cut in straight lines and remove pavement as necessary to install the new pipelines and appurtenances and for making connections to existing pipelines.
- B. Prior to pavement removal, the Contractor shall mark the pavement for cuts nearly paralleling pipe lines and existing street lines. Asphalt pavement shall be cut along the markings with a rotary saw or other suitable tool. Concrete pavement shall be scored to a depth of approximately two (2) inches below the surface of the concrete along the marked cuts. Scoring shall be done by use of a rotary saw, after which the pavement may be broken below the scoring with a jackhammer or other suitable equipment.
- C. The Contractor shall not machine pull the pavement until it is completely broken and separated along the marked cuts.
- D. The pavement adjacent to pipe line trenches shall neither be disturbed or damaged. If the adjacent pavement is disturbed or damaged, irrespective of cause, the Contractor shall remove and replace the pavement. In addition, the base and sub-base shall be restored in accordance with these Specifications, Florida Dept. of Transportation Standard Specifications and as directed by the Engineer.

3.02 PAVEMENT REPAIR AND REPLACEMENT

- A. The Contractor shall repair, to meet or exceed original surface material, all existing concrete or asphaltic pavement, driveways, or sidewalks cut or damaged by construction under this Contract. He shall match the original grade unless otherwise specified or shown on the Drawings. Materials and construction procedures for base course and pavement repair shall conform to those of the Florida Dept. of Transportation.
- B. The Contractor's repair shall include the preparation of the subbase and base, place and maintain the roadway surface, any special requirements whether specifically called for or implied and all work necessary for a satisfactory completion of this work. Stabilized roads and drives shall be finished to match the existing grade. Dirt roads and drives shall have the required depth of backfill material as shown on the Contract Drawings.
- C. The width of all asphaltic concrete repairs shall extend the full width and length of the excavation or to the limits of any damaged section. The edge of the pavement to be left in place shall be cut to a true edge with a saw or other approved method so as to provide a clean edge to abut the repair. The line of the repair shall be reasonably uniform with no unnecessary irregularities.

3.03 MISCELLANEOUS RESTORATION

Sidewalks or driveways cut or damaged by construction shall be restored in full sections or blocks to a minimum thickness of four inches. Concrete curb or curb and gutter shall be restored to the existing height and cross section in full sections or lengths between joints. RCP pipe shall be repaired or installed in accordance with manufacturer's specifications. Grassed yards, shoulders and parkways shall be restored to match the existing sections with grass sod of a type matching the existing grass.

3.04 SPECIAL REQUIREMENTS

The restoration of all surfaces, as described herein, disturbed by the installation of pipelines shall be completed as soon as is reasonable and practical. The complete and final restoration of both paved and shell stabilized roads within a reasonable time frame is of paramount importance. To this end, the Contractor shall, as part of his work schedule, complete the restoration of any area of road within five weeks after removing the original surface. Successful leak testing shall be performed prior to restoring any area of road. All restoration and replacement or repairs are the responsibility of the Contractor.

3.05 CLEANUP

After all repair and restoration or paving has been completed, all excess asphalt, dirt and other debris shall be removed from the roadways. All existing storm sewers and inlets shall be checked and cleaned of any construction debris.

3.06 MAINTENANCE OR REPAIR

All wearing surfaces shall be maintained by the Contractor in good order suitable for traffic prior to completion and acceptance of the work.

END OF SECTION

MISCELLANEOUS WORK AND CLEANUP

PART 1 GENERAL

1.01 SCOPE OF WORK

- A. This Section includes items and operations which are not specified in detail as separate items, but may be sufficiently described as to the kind and extent of work involved. The Contractor shall furnish all labor, materials, equipment and incidentals necessary to complete all work under this Section.
- B. The work of this Section may include, but is not limited to the following:
1. Restoration of roads, sidewalks, driveways, curbing and gutters, fences, guardrails, lawns, shrubbery and any other existing items damaged or destroyed.
 2. Crossing utilities.
 3. Relocation of existing water, reclaim water, or sewer lines less than four inches diameter, water and sanitary sewer services, low pressure gas lines, telephone lines, electric lines, cable TV lines as shown on the Contract Drawings.
 4. Restoring easements (servitudes) and rights-of-way.
 5. Clean up.
 6. Incidental work (project photographs, testing, shop drawings, traffic control, record drawings, etc.).
 7. Excavation and Embankment - As defined in the Florida Department of Transportation Standard Specifications for Road and Bridge Construction (1991 Edition or latest revision).
 8. Stormwater and erosion control devices.

1.02 SUBMITTAL OF LUMP SUM BREAKDOWN

Contractor shall submit to the Owner/Engineer, a breakdown of the lump sum bid for Miscellaneous Work and Cleanup Item in the Proposal within 10 days after date of Notice to Proceed.

1.03 WORK SPECIFIED UNDER OTHER SECTIONS

All work shall be completed in a workmanlike manner by competent workmen in full compliance with all applicable sections of the Contract Documents.

PART 2 PRODUCTS

2.01 MATERIALS

Materials required for this Section shall equal or exceed materials that are to be restored. The Contractor may remove and replace or reuse existing materials with the exception of paving.

PART 3 EXECUTION

3.01 RESTORING OF SIDEWALKS, ROADS, CURBING, FENCES AND GUARDRAILS

- A. The Contractor shall protect existing sidewalks & curbing. If necessary, sidewalks &

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curbing shall be removed from joint to joint and replaced after backfilling. Curbing damaged during construction because of the Contractor's negligence or convenience, shall be replaced with sidewalks & curbing of equal quality and dimension at no cost to the Owner.

- B. At the locations necessary for the Contractor to remove, store and replace existing fences and guardrails during construction, the sections removed shall be only at the direction of the Engineer. If any section of fence is damaged due to the Contractor's negligence, it shall be replaced at no cost to the Owner with fencing equal to or better than that damaged and the work shall be satisfactory to the Engineer.
- C. Guardrails in the vicinity of the work shall be protected from damage by the Contractor. Damaged guardrails shall be replaced in a condition equal to those existing
- D. Road crossings shall be restored in accordance with the Contract Documents and current FDOT Standards. Compensation for road restoration shall be included under the Road Restoration Bid Item if specified or under Miscellaneous Cleanup if it is not specified.

3.02 CROSSING UTILITIES

This item shall include any extra work required in crossing culverts, water courses, drains, water mains and other utilities, including all sheeting and bracing, extra excavation and backfill, or any other work required or implied for the proposed crossing, whether or not shown on the Drawings.

3.03 RELOCATIONS OF EXISTING GAS LINES, TELEPHONE LINES, ELECTRIC LINES AND CABLE TV LINES

The Contractor shall notify the proper utility involved when relocation of these utility lines is required. The Contractor shall coordinate all relocation work by the utility so that construction shall not be hindered.

3.04 RESTORING THE EASEMENTS AND RIGHTS-OF-WAY

The Contractor shall be responsible for all damage to private property due to his operations. He shall protect from injury all walls, fences, cultivated shrubbery, pavement, underground facilities, including water, sewer and reclaimed water lines and services, or other utilities which may be encountered along the easement. If removal and replacement is required, it shall be done in a workmanlike manner, at his expense, so that the replacement are equivalent to that which existed prior to construction.

3.05 STORMWATER AND EROSION CONTROL DEVICES

The Contractor shall be responsible for, provide, and install all stormwater and erosion control devices necessary to insure satisfactory compliance with the Florida Department of Environmental Protection Stormwater, Erosion, and Sedimentation Control Inspector's Manual.

END OF SECTION

CONCRETE REINFORCEMENT

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Reinforcing steel bars and welded steel wire fabric for cast-in-place concrete, complete with tie wire.
- B. Support chairs, bolsters, bar supports and spacers, for reinforcing.

1.02 QUALITY ASSURANCE

Perform concrete reinforcing work in accordance with ACI 318 unless specified otherwise in this Section.

1.03 REFERENCES

- A. ACI 318 - Building Code Requirements for Reinforced Concrete.
- B. ASTM A185 - Welded Steel Wire Fabric for Concrete Reinforcement.
- C. ASTM A615 - Deformed and Plain Billet Steel Bars for Concrete Reinforcement.
- D. CRSI 63 - Recommended practice for placing reinforcing bars.
- E. CRSI 65 - Recommended practice for placing bar supports, specifications and nomenclature.
- F. ACI 315 - American Concrete Institute - Manual of Standard Practice.

1.04 SHOP DRAWINGS

- A. Submit shop drawings in accordance with Contract Documents.
- B. Indicate bar sizes, spacings, locations and quantities of reinforcing steel and wire fabric, bending and cutting schedules and supporting and spacing devices.
- C. Manufacturer's Literature: Manufacturer's specifications and installation instructions for splice devices.

PART 2 PRODUCTS

2.01 REINFORCING

- A. Reinforcing steel: Grade 60, Minimum Yield Strength 60,000 psi, deformed billet steel bars, ASTM A615; plain finish.
- B. Welded steel wire fabric: Deformed wire, ASTM A497; smooth wire ASTM A185 in flat sheets; plain finish.

2.02 ACCESSORY MATERIALS

- A. Tie wire: Minimum 16 gauge annealed type, or patented system accepted by Engineer.
- B. Chairs, bolsters, bar supports, spacers: Sized and shaped for strength and support of reinforcing during construction conditions.
- C. Special chairs, bolsters, bar supports, spacers (where adjacent to architectural concrete surfaces): Stainless steel type sized and shaped as required.

2.03 FABRICATION

- A. Fabricate concrete reinforcing in accordance with ACI 315.
- B. Locate reinforcing splices, not indicated on Drawings, at points of minimum stress. Location of splices shall be reviewed by Engineer.
- C. Where indicated, weld reinforcing bars in accordance with AWS D12.1.

PART 3 EXECUTION

3.01 PLACEMENT

- A. Reinforcing shall be supported and secured against displacement. Do not deviate from true alignment.
- B. Before placing concrete, ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings which would reduce bond to concrete.

3.02 QUALITY ASSURANCE

- A. Acceptable Manufacturers: Regularly engaged in manufacture of steel bar and welded wire fabric reinforcing.
- B. Installer Qualifications: Three years experience in installation of steel bar and welded wire fabric reinforcing.
- C. Allowable Tolerances:
 - 1. Fabrication:
 - a. Sheared length: +1 in.
 - b. Depth of truss bars: +0, -1/2 in.
 - c. Stirrups, ties and spirals: $\pm 1/4$ in.
 - d. All other bends: ± 1 in.
 - 2. Placement:
 - a. Concrete cover to form surfaces: $\pm 1/4$ in.
 - b. Minimum spacing between bars: 1 in.
 - c. Top bars in slabs and beams:
 - (1) Members 8 in. deep or less: $\pm 1/4$ in.
 - (2) Members more than 8 in.: $\pm 1/2$ in.
 - d. Crosswise of members: Spaced evenly within 2 in. of stated separation.
 - e. Lengthwise of members: Plus or minus 2 in.

3. Maximum bar movement to avoid interference with other reinforcing steel, conduits, or embedded items: 1 bar diameter.

3.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver reinforcement to project site in bundles marked with metal tags indicating bar size and length.
- B. Handle and store materials to prevent contamination.

3.05 INSTALLATION

- A. Placement:
 1. Bar Supports: CRSI 65.
 2. Reinforcing Bars: CRSI 63.
- B. Steel Adjustment:
 1. Move within allowable tolerances to avoid interference with other reinforcing steel, conduits, or embedded items.
 2. Do not move bars beyond allowable tolerances without concurrence of Engineer.
 3. Do not heat, bend, or cut bars without concurrence of Engineer.
- C. Splices:
 1. Lap splices: Tie securely with wire to prevent displacement of splices during placement of concrete.
 2. Splice devices: Install in accordance with manufacturer's written instructions.
 3. Do not splice bars without concurrency of Engineer, except at locations shown on Drawings.
- D. Wire Fabric:
 1. Install in longest practicable length.
 2. Lap adjoining pieces one full mesh minimum, and lay splices with 16 gauge wire.
 3. Do not make end laps midway between supporting beams, or directly over beams of continuous structures.
 4. Offset end laps in adjacent widths to prevent continuous laps.
- E. Cleaning: Remove dirt, grease, oil, loose mill scale, excessive rust, and foreign matter that will reduce bond with concrete.
- F. Protection During Concreting: Keep reinforcing steel in proper position during concrete placement.

END OF SECTION

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 WORK INCLUDED

Poured-in-place concrete slabs, thrust blocks, pile caps and pipe support cradles.

1.02 QUALITY ASSURANCE

Perform cast-in-place concrete work in accordance with ACI 318, unless specified otherwise in this Section.

1.03 TESTING LABORATORY SERVICES

- A. Inspection and testing will be performed by the testing laboratory currently under contract to Manatee County in accordance with the Contract Documents.
- B. Provide free access to work and cooperate with appointed firm.
- C. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of work.
- D. Tests of cement and aggregates may be performed to ensure conformance with requirements stated herein.
- E. Three concrete test cylinders will be taken for every 100 cu. yds. or part thereof of each class of concrete placed each day. Smaller pours shall have cylinders taken as directed by the Engineer.
- F. One slump test will be taken for each set of test cylinders taken.

1.04 REFERENCES

- A. ASTM C33 - Concrete Aggregates
- B. ASTM C150 - Portland Cement
- C. ACI 318 - Building Code Requirements for Reinforced Concrete
- D. ASTM C260 - Air Entraining Admixtures for Concrete
- E. ASTM C94 - Ready-Mixed Concrete
- F. ACI 304 - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete
- G. ACI 305 - Recommended Practice for Hot Weather Concreting

PART 2 PRODUCTS

2.01 CONCRETE MATERIALS

- A. Cement: Moderate-Type II, High early strength-Type III, Portland type, ASTM C150.
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean and free from injurious amounts of oil, alkali, organic matter, or other deleterious material.

2.02 ADMIXTURES

- A. Air Entrainment: ASTM C260.
- B. Chemical: ASTM C494 Type A - water reducing admixture.

2.03 ACCEPTABLE MANUFACTURERS

Acceptable Products:

- 1. Pozzoloth
- 2. WRDA

2.04 ACCESSORIES

Non-shrink grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 2400 psi in 2 days and 7000 psi in 28 days.

2.05 CONCRETE MIXES

- A. Mix concrete in accordance with ASTM C94.
- B. Provide concrete of following strength:
 - 1. Required concrete strengths as determined by 28 day cylinders shall be as shown on the Drawings, but shall not be less than 3000 psi.
 - 2. Select proportions for normal weight concrete in accordance with ACI 301 3.8 Method 1, Method 2, or Method 3. Add air entraining agent to concrete to entrain air as indicated in ACI 301 Table 3.4.1.
 - 3. All mixes shall be in accordance with FDOT Specifications.
- C. Use set-retarding admixtures during hot weather only when accepted by Engineer.
- D. Add air entraining agent to concrete mix for concrete work exposed to exterior.

2.06 FORMS

- A. Forms shall be used for all concrete masonry, including footings. Form shall be so

constructed and placed that the resulting concrete will be of the shape, lines, dimensions, appearance and to the elevations indicated on the Drawings.

- B. Forms shall be made of wood, metal, or other approved material. Wood forms shall be constructed of sound lumber or plywood of suitable dimensions, free from knotholes and loose knots; where used for expose surfaces, boards shall be dressed and matched. Plywood shall be sanded smooth and fitted with tight joints between panels. Metal forms shall be of an approved type for the class of work involved and of the thickness and design required for rigid construction.
- C. Edges of all form panels in contact with concrete shall be flush within 1/32-inch and forms for plane surfaces shall be such that the concrete will be plane within 1/16-inch in four feet. Forms shall be tight to prevent the passage of mortar and water and grout.
- D. Forms for walls shall have removable panels at the bottom for cleaning, inspection and scrubbing-in of bonding paste. Forms for walls of considerable height shall be arranged with tremies and hoppers for placing concrete in a manner that will prevent segregation and accumulation of hardened concrete on the forms or reinforcement above the fresh concrete.
- E. Molding or bevels shall be placed to produce a 3/4-inch chamfer on all exposed projecting corners, unless otherwise shown on the Drawings. Similar chamfer strips shall be provided at horizontal and vertical extremities of all wall placements to produce "clean" separation between successive placements as called for on the Plans.
- F. Forms shall be sufficiently rigid to withstand vibration, to prevent displacement or sagging between supports and constructed so the concrete will not be damaged by their removal. The Contractor shall be entirely responsible for their adequacy.
- G. Forms, including new pre-oiled forms, shall be oiled before reinforcement is placed, with an approved nonstaining oil or liquid form coating having a non-paraffin base.
- H. Before form material is re-used, all surfaces in contact with concrete shall be thoroughly cleaned, all damaged places repaired, all projecting nails withdrawn, all protrusions smoothed and in the case of wood forms pre-oiled.
- I. Form ties encased in concrete shall be designed so that after removal of the projecting part, no metal shall be within 1-inch of the face of the concrete. That part of the tie to be removed shall be at least 1/2-inch diameter or be provided with a wood or metal cone at least 1/2-inch in diameter and 1-inch long. Form ties in concrete exposed to view shall be the cone-washer type equal to the Richmond "Tyscru". Throughbolts or common wire shall not be used for form ties.

PART 3 EXECUTION

3.01 PLACING CONCRETE

- A. Place concrete in accordance with ACI 304.
- B. Notify Engineer minimum 24 hours prior to commencement of concreting operations.
- C. Verify anchors, seats, plates and other items to be cast into concrete are placed, held

securely and will not cause hardship in placing concrete. Rectify same and proceed with work.

- D. Maintain records of poured concrete items. Record date, location of pour, quantity, air temperature and test samples taken.
- E. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints are not disturbed during concrete placement.
- F. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's recommendations.
- G. Pour concrete continuously between predetermined construction and control joints. Do not break or interrupt successive pours such that cold joints occur.
- H. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solidly with non-shrink grout.
- I. Excessive honeycomb or embedded debris in concrete is not acceptable. Notify Engineer upon discovery.
- J. Conform to ACI 305 when concreting during hot weather.

3.02 SCREEDING

Screed surfaces level, maintaining flatness within a maximum deviation of 1/8" in 10 feet.

3.03 PATCHING

Allow Engineer to inspect concrete surfaces immediately upon removal of forms. Patch imperfections as directed. All patching procedures shall be submitted to and approved by the Engineer prior to use.

3.04 DEFECTIVE CONCRETE

- A. Modify or replace concrete not conforming to required lines, details and elevations.
- B. Repair or replace concrete not properly placed resulting in excessive honeycomb and other defects. Do not patch, fill, touch-up, repair, or replace exposed architectural concrete except upon express direction of Engineer for each individual area.

3.05 CONCRETE FINISHING

Provide concrete surfaces to be left exposed, columns, beams and joists with smooth rubbed finish.

3.06 CURING AND PROTECTION

Beginning immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures and mechanical injury. Maintain concrete with minimal moisture loss at relatively constant temperature for a period of 7 days or until concrete strengths reaches 75% of the 28 day design strength.

Protection against moisture loss may be obtained with spray on curing compounds or plastic sheets. Protection against heat or cold may be obtained with insulated curing blankets or forms.

3.07 CONCRETE DRIVEWAY RESTORATION

Concrete driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

3.08 CONCRETE SIDEWALK RESTORATION

Concrete sidewalks across driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

Concrete sidewalks outside of driveways shall be restored with 4 inches of 3,000 psi concrete per FDOT Design Standards, Sections 522 & 310

END OF SECTION

CONCRETE FINISHES

PART 1 GENERAL

1.01 SCOPE OF WORK

Furnish all labor, materials, equipment and incidentals required to finish cast-in-place concrete surfaces as specified herein.

1.02 SUBMITTALS

Submit to the Engineer as provided in the Contract Documents, the proposed chemical hardener manufacturer's surface preparation and application procedures.

1.03 SCHEDULE OF FINISHES

- A. Concrete for the Project shall be finished in the various specified manners either to remain as natural concrete or to receive an additional applied finish or material under another Section.
- B. The base concrete for the following conditions shall be finished as noted and as further specified herein:
 - 1. Exterior, exposed concrete slabs and stairs - broomed finish.
 - 2. Interior, exposed concrete slabs - steel trowel finish.
 - 3. Concrete on which process liquids flow or in contact with sludge - steel trowel finish.
 - 4. Concrete where not exposed in the finished work and not scheduled to receive an additional applied finish or material - off-form finish.
 - 5. Provide concrete surfaces to be left exposed such as walls, columns, beams and joists with smooth rubbed finish.

1.04 RESPONSIBILITY FOR CHANGING FINISHES

- A. The surface finishes specified for concrete to receive additional applied finishes or materials are the finishes required for the proper application of the actual products specified under other Sections. Where different products are approved for use, it shall be the Contractor's responsibility to determine if changes in finishes are required and to provide the proper finishes to receive these products.
- B. Changes in finishes made to accommodate product different from those specified shall be performed at no additional cost to the Owner. Submit the proposed new finishes and their construction methods to the Engineer for approval.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Portland cement and component materials required for finishing the concrete surfaces shall be as specified in the Contract Documents.
- B. Hardener shall be Lapidolith as manufactured by Sonneborn Building Products or

Greyhawk Road Restoration

39 / 41

Technical Specifications

approved equal. Hardener shall be used on all floors, stair treads and platforms.

PART 3 EXECUTION

3.01 FORMED SURFACES

- A. Forms shall not be stripped before the concrete has attained a strength of at least 50 percent of the ultimate design strength. This is equivalent to approximately five "100 day-degrees" of moist curing.
- B. Care shall be exercised to prevent damaging edges or obliterating the lines of chamfers, rustications, or corners when removing the forms or doing any work adjacent thereto.
- C. Clean all exposed concrete surfaces and adjoining work stained by leakage of concrete, to the satisfaction of the Engineer.
- D. Off-form finish. Fins and other projections shall be removed as approved. Tie cone holes and other minor defects shall be filled with non-shrink grout specified under the Contract Documents.

3.02 FLOORS AND SLABS

- A. Floors and slabs shall be screeded to the established grades and shall be level with a tolerance of 1/8-inch when checked with a 10 foot straight edge, except where drains occur, in which case floors shall be pitched to drains as indicated. Failure to meet either of above shall be cause for removal, grinding, or other correction as approved by the Engineer.
- B. Following screeding as specified above, power steel trowel as follows:
 - 1. Immediately after final screeding, a dry cement/sand shake in the proportion of 2-sacks of portland cement to 350-pounds of coarse natural concrete sand shall be sprinkled evenly over the surface at the rate of approximately 500 pounds per 1,000 square feet of floor. Neat, dry cement shall not be sprinkled on the surface. This shake shall be thoroughly floated into the surface with an approved disc type power compacting machine weighing at least 200 pounds if a 20-inch disc is used or 300 pounds if a 24-inch disc is used (such as a "Kelly Float" as manufactured by the Weisner-Rapp Corporation of Buffalo, New York). A mechanical blade-type float or trowel is not acceptable for this work.
NOTE: This operation (application of the cement/sand shake) may be eliminated at the discretion of the Engineer if the base slab concrete exhibits adequate fattiness and homogeneity.
 - 2. In lieu of power steel troweling, small areas as defined by the Engineer shall be compacted by hand steel troweling with the dry cement/sand shake as ordered.
 - 3. The floor or slab shall be compacted to a smooth surface and the floating operation continued until sufficient mortar is brought to the surface to fill all voids. The surfaces shall be tested with a straight edge to detect high and low spots which shall be eliminated.
 - 4. Compaction shall be continued only until thorough densification is achieved and a small amount of mortar is brought to the surface. Excessive floating shall be avoided.

- C. After Paragraph 3.02 A and B procedures are accomplished, floors and slabs for particular conditions shall be completed as scheduled in one of the following finishes:
 - 1. Wood float finish. Hand wood float, maintaining the surface tolerance to provide a grained, nonslip finish as approved.
 - 2. Broomed finish. Hand wood float maintaining the surface tolerance and then broom with a stiff bristle broom in the direction of drainage to provide a nonslip finish as approved.
 - 3. Steel trowel finish. Hand steel trowel to a perfectly smooth, hard even finish free from high or low spots or other defects as approved.
- D. Floors, stair treads and platforms shall be given a floor hardener. Application shall be according to manufacturer's instructions.

3.03 APPROVAL OF FINISHES

- A. All concrete surfaces will be inspected during the finishing process by the Engineer.
- B. Surfaces which, in the opinion of the Engineer, are unsatisfactory shall be refinished or reworked until approved by the Engineer.

END OF SECTION

Tab 6

COASTAL MECHANICAL INC.

9720 Princess Palm Ave Ste 149
Tampa, FL 33619 US
(813) 499-5171
Brett.angarola@coastal-mech.net



Estimate

ADDRESS
Harbourage at Braden River Community
5705 Key West Place
bradenton, FI 34203

ESTIMATE 1507
DATE 05/23/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Pressure Wash and paint the pool deck located at the clubhouse at Harbourage Braden. Customer supplies all materials. Labor only.	1	3,600.00	3,600.00
SUBTOTAL					3,600.00
TAX					0.00
TOTAL					\$3,600.00

Accepted By

Accepted Date

Perfect Finish Pressure Washing LLC
 Pressure Washing, Soft Washing and more

QUOTE

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

Bid # 26-13

Date: 6-1-2026

To:

Harbourage CDD
5705 Key West Pl.
Bradenton, FL 34203

Salesperson	Job	Payment terms	Due date
James Straitwell	Pool Deck Repairs	Due on receipt	

Qty	Description	Unit price	Line total
	- I will pressure wash the entire pool deck.		
	- I will repair all broken concrete and fill in all cracks on the pool deck.		
	- I will supply all concrete and crack filling materials.		
	- I will apply at least two coats of paint to the pool deck. The CDD will supply the paint.		
	- I will guarantee my work for the period of one year. If any cracks reappear I will fix them free of charge.		
		Total work Price.	\$4,600 ⁰⁰
		Total	\$4,600 ⁰⁰

Quotation prepared by: Jim Straitwell

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

To accept this quotation, sign here and return: _____

Thank you for your business!



Elite Home Creation
2277 Ashberry Circle
Sarasota, Florida 34234-4977
United States
Headquarters@elitehomecreation.com
Phone: +19414021644

Price Quote: #0000096

Issued on: Jun 1, 2026

Expiry Date: Jul 1, 2026

Pool Surface Refurbish

Tony Gipe

harbouragecddmanager@gmail.com

5705 Key West Place
Bradenton, Florida 34203
United States

941-650-2780

Product or Service	Quantity	Price	Line Total
Pool Deck Resurface \$2.50/sq ft - 2 coats resurface pool deck with client supplied non-slip coating. \$.30 / sq ft pressure wash	2400	\$2.80	\$6,720.00
Concrete Crack Repair Prep and seal cracks in concrete	325	\$2.30	\$747.50
	Subtotal		\$7,467.50
	Total Price:		\$7,467.50

Tab 7

MINUTES OF MEETING

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday, Monday, May 11, 2026, at 12:30 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik	Chairman
Michael Monti	Vice Chairman
Brenda Landers	Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co., Inc. (via phone)
Cari Webster	District Counsel, Straley Robin & Vericker
Rick Schappacher	District Engineer, Schappacher Engineering
Tony Gipe	Operations Manager: RASI
Garsen Ritchie	Solitude Lake Management
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 "Garage Sales" and HOA rules.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Webster provided updates regarding operational matters and contract renewal discussions. The Board reviewed the information presented and provided general feedback..

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B. District Engineer

Mr. Schappacher reported that a bid packet is being prepared for the upcoming Roadway Project. Updates were also provided regarding sidewalk vendor coordination and traffic-calming options, including speed hump considerations.

C. Clubhouse Manager

1. Boat Lift Preventative Maintenance Quote, Mariner Marine

Mr. Gipe provided updates regarding the gate system and vendor coordination efforts. The Board discussed ongoing clubhouse operational services and pool deck gate refinishing progress. Additional proposals are expected to be presented at a future meeting.

On a motion by Ms. Landers, seconded by Mr. Monti, the Board unanimously approved an amount not to exceed \$3,000 for palm tree trimming and an amount not to exceed \$2,500 for preventative boat lift maintenance services for seventeen boat lifts at a rate of \$125 per lift, as presented, for the Harbourage at Braden River CDD. The project includes trimming 65 palm trees at a cost of \$45 per tree.

2. Discussion on purchase of an AED for clubhouse

The Board discussed the potential purchase of AED for the clubhouse facility. Staff were directed to obtain and present additional quotes for future Board consideration.

D. District Manager

The District Manager announced the cancellation of the previously scheduled June 8, 2026 workshop meeting.
The Board discussed scheduling matters related to upcoming meetings.
The Board accepted the resignation of Supervisor Tanner French and declared Seat #3 vacant.

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously approved scheduling the next meeting for July 15, 2026 at 12:30 p.m. as presented, for the Harbourage at Braden River CDD.

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved the resignation of Supervisor Tanner French and declared Seat #3 vacant as presented, for the Harbourage at Braden River CDD.

FOURTH ORDER OF BUSINESS

Business Items

A. Presentation of Waterway Inspection Report

88
89 Mr. Ritchie was introduced as the new project manager and provided operational
90 updates, along with recommendations for future maintenance considerations.
91

92
93 **B. Public Consideration of Commercial Fitness Products**

94
95 The Board considered proposals related to commercial fitness equipment
96 improvements.
97

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved the commercial fitness products as presented, for the Harbourage at Braden River CDD.

98
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100 **C. Ratification of Sidewalk Repair Contract**

101
102 The Board considered ratification of the sidewalk repair contract.
103

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously ratified the sidewalk repair contract as presented, for the Harbourage at Braden River CDD.

104
105 **D. Consideration of Hoover Annual Maintenance Proposal**

106
107 The Board considered the annual maintenance proposal.
108

On a motion from Ms. Landers, seconded by Mr. Malik, the Board unanimously approved the Hoover annual maintenance proposal as presented, for the Harbourage at Braden River CDD.

109
110 **E. Ratification of Solitude Fountain Repair**

111
112 The Board considered the annual maintenance proposal.
113

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously ratified the Solitude fountain repair invoice as presented, for the Harbourage at Braden River CDD.

114
115 **F. Presentation of Roadway Finance**

116
117 Ms. DeLuna presented financing-related information and discussed long-term
118 considerations. The Board discussed potential approaches and directed staff to continue
119 evaluating available options.
120

On a motion by Mr. Monti, seconded by Mr. Malik, the Board unanimously approved staff to continue discussions with BankUnited regarding potential roadway financing options, including a proposed ten-year term with no prepayment penalty, as presented, for the Harbourage at Braden River Community Development District.

121
122
123 **G. Consideration of the FY 2026-2027 Budget**
124

125 The Board discussed the proposed Fiscal Year 2026-2027 budget, including operational
126 and assessment considerations for the upcoming fiscal year.
127

On a motion by Ms. Landers, seconded by Mr. Monti, the Board unanimously approved the proposed Fiscal Year budget for purposes of setting a public hearing, as presented, for the Harbourage at Braden River Community Development District.

128
129 **H. Consideration of Resolution 2026-04 ; Adopting the Proposed FY 2026-2027**
130 **Budget and Setting a Public Hearing**
131

132 The Board considered Resolution 2026-04 adopting the proposed Fiscal Year budget
133 and setting a public hearing date.
134

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously adopted Resolution 2026-04, adopting the proposed fiscal year 2026-2027 budget and setting a public hearing, as presented, for the Harbourage at Braden River CDD.

135
136 On a motion by Mr. Malik, seconded by Ms. Landers, the Board unanimously approved District Counsel to work outside the budget workshop process, as necessary, to prepare budget-related correspondence and documentation for the Harbourage at Braden River CDD, as presented.

137
138
139 **FIFTH ORDER OF BUSINESS**

Business Administration

140
141 **A. Consideration of the Board of Supervisors Meeting Minutes for April 20, 2026**
142

143 The Board discussed the minutes of the April 20,2026 regular meeting in detail.
144

145 **B. Consideration for Operations and Maintenance Expenditures for February 2026**
146

147 The Board reviewed the February 2026 operations and maintenance expenditures in
148 detail.
149

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously ratified the Operation and Maintenance Expenditures for April 2026 (\$50,674.54), for the Harbourage at Braden River CDD.

150
151 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

152 The Board reviewed watering restrictions.
153
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155

On a motion from Ms. Landers, seconded by Mr. Malik, the Board unanimously approved Staff to proceed with the insurance claim coordination, for the Harbourage at Braden River CDD.

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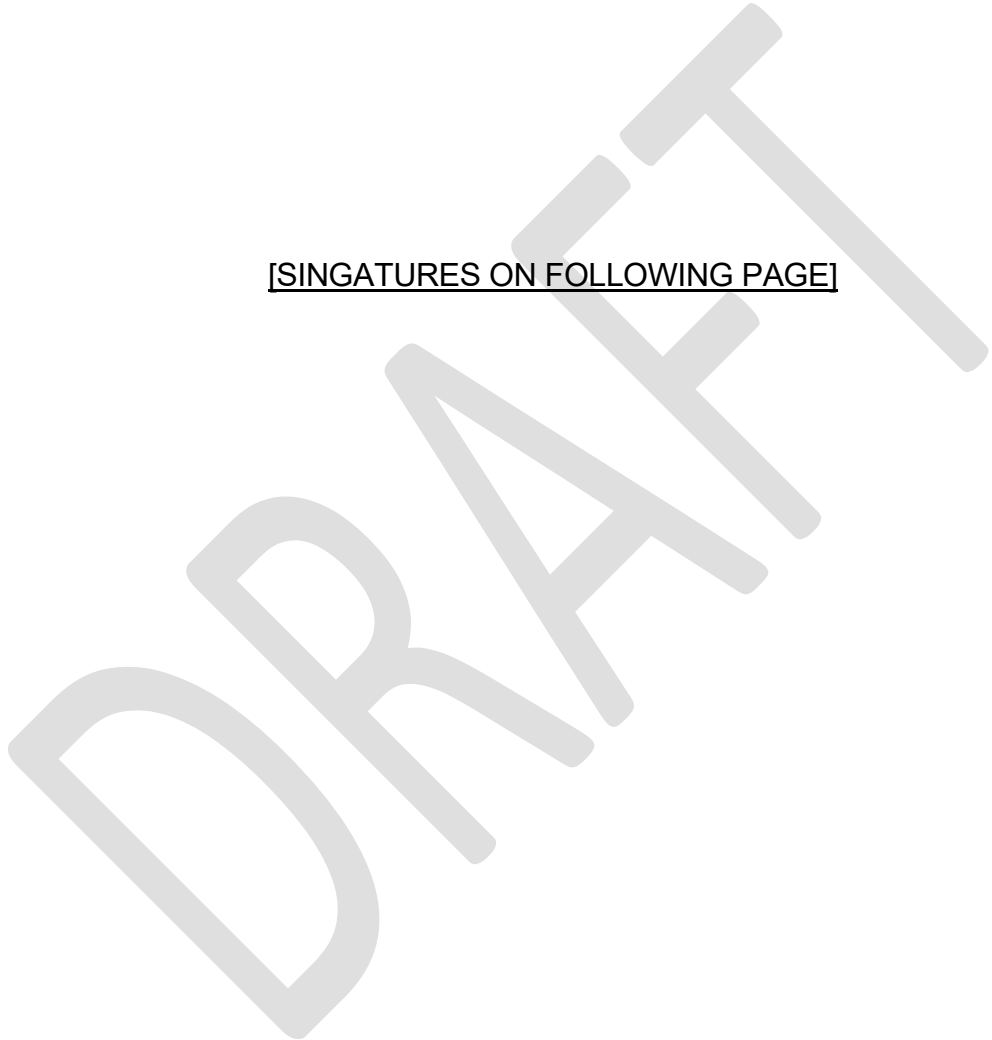
SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Monti, seconded by Ms. Landers, the Board unanimously adjourned the CDD Board meeting at 2:04 p.m., for the Harbourage at Braden River CDD.

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[SIGNATURES ON FOLLOWING PAGE]



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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 8

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

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

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

www.harbouragecdd.org

Operation and Maintenance Expenditures

March 2026

For Board Approval

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

The total items being presented: **\$42,816.92**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alex Sherman Pest Control, Inc.	300349	123833	Monthly Service 03/26	\$ 120.00
Alex Sherman Pest Control, Inc.	300349	123834	Rodent Bait Station Service 03/26	\$ 30.00
Bloomings Landscape & Turf Management, Inc.	300338	2026-00159	Trail Maintenance 01/26	\$ 3,650.00
Bloomings Landscape & Turf Management, Inc.	300338	2026-00213	Irrigation Inspection 0126	\$ 278.00
Bloomings Landscape & Turf Management, Inc.	300344	2026-00249	Landscape Maintenance 02/26	\$ 5,995.00
Bloomings Landscape & Turf Management, Inc.	300350	2026-00442	Landscape Maintenance 03/26	\$ 5,995.00
Bloomings Landscape & Turf Management, Inc.	300338	2026-00488	Irrigation Repairs 03/26	\$ 50.50
Brenda L. Brandsma-Landers	20260327-1	BL030926	Board of Supervisors Meeting 03/09/2026	\$ 200.00
Clean Home Time	300345	112	Cleaning Services 03/26	\$ 99.00
COMCAST	20260324-1	8535 10 045 0006759-535 10 045 0006759 03/26 030126		\$ 462.78
COMCAST	20260311-1	8535 10 045 0011288-8535 10 045 0011288 03/26 021826		\$ 140.76
Florida Power & Light Company	20260325-1	14034-95383-030526	5651 Key West PI (Docks) 03/26	\$ 38.96
Florida Power & Light Company	20260325-1	19971-10141-030526	5705 Key West PI # Fountain 03/26	\$ 250.63
Florida Power & Light Company	20260325-1	20077-10151-030526	5624 Duval St #IRR 03/26	\$ 30.89

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260325-1	26506-57121-030526	5630 Whitehead St #IRR 03/26	\$ 30.80
Florida Power & Light Company	20260325-1	29316-45333-030526	5705 Key West PL # REC 03/26	\$ 1,006.51
Florida Power & Light Company	20260325-1	43460-49218-030526	5412 53rd Ave E # ENT LTS 03/26	\$ 31.05
Florida Power & Light Company	20260325-1	50311-56333-030526	5414 Harbourage Ave #Gate Hse 03/26	\$ 68.12
Florida Power & Light Company	20260325-1	72537-70148-030526	5705 Key West PI # IRR 03/26	\$ 629.81
Florida Power & Light Company	20260325-1	78984-82513-030526	5605 Southernmost Ln #IRR 03/26	\$ 30.89
Florida Power & Light Company	20260325-1	79846-64172-030526	5605 Southernmost Ln #IRR 03/26	\$ 31.85
Frontier Communications of FL	20260317-1	94175314780930045-022226	941-753-1478-093004-5 02/26	\$ 301.25
Mariner Dock and Seawall LLC	300346	328	50% Deposit for Cross Bracing 03/26	\$ 2,555.00
MCUD	20260310-2	100123820-021926	5651 Key West PI (Docks) 02/26	\$ 32.91
MCUD	20260310-2	100184981-021926	5705 Key West PI (Rec Center) 01/26	\$ 198.47
MCUD	20260310-2	100185040-021926	5414 Harbourage Ave (Gate) 01/26	\$ 41.90
Michael J Monti	20260327-2	MM030926	Board of Supervisors Meeting 03/09/2026	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	300339	4004	Lampposts not working no power 03/26	\$ 294.25

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Piper Fire Protection, Inc.	300347	197749	Annual SRQ Extinguish Inspection 03/26	\$ 260.30
Piper Fire Protection, Inc.	300351	199849	Annual SRQ Extinguish Inspection 03/26	\$ 850.00
Pools by Lowell, Inc.	300333	211547509	Replaced filter elements and o-rings for the filters 02/26	\$ 271.00
Pools by Lowell, Inc.	300352	212254724	Commercial Pool Service 03/26	\$ 620.00
Pools by Lowell, Inc.	300352	214249866	Pool Repair 03/26	\$ 88.90
Pools by Lowell, Inc.	300352	214265025	Chlorine Leak 03/26	\$ 94.50
Rizzetta & Company, Inc.	300335	INV0000107451	Accounting Services 03/26	\$ 4,047.26
Rizzetta & Company, Inc.	300337	INV0000107569	Cell Phone FEB Service 03/26	\$ 50.00
Rizzetta & Company, Inc.	300340	INV0000107597	Amenity Management & Overnight Personnel Reimbursement 03/26	\$ 2,294.10
Schappacher Engineering, LLC	300348	3008	Engineering Service 03/26	\$ 2,431.50
Solitude Lake Management, LLC	300342	PSI235712	Aquatic Maintenance 02/26	\$ 477.85
Solitude Lake Management, LLC	300342	PSI235713	Wetland Maintenance 02/26	\$ 686.10
Solitude Lake Management, LLC	300353	PSI242814	Aquatic Maintenance 03/26	\$ 477.85
Solitude Lake Management, LLC	300353	PSI242815	Wetland Maintenance 03/26	\$ 686.10

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300341	27965	Legal Services 01/26	\$ 335.50
Straley Robin Vericker	300354	27998	Legal Services 02/26	\$ 904.50
Suburban Propane, L.P.	20260310-1	1564-566154	Propane Deliver 01/26	\$ 1,074.68
Suburban Propane, L.P.	20260310-1	1564-566649	Propane Deliver 02/26	\$ 1,338.44
Suburban Propane, L.P.	300355	1564-567260	Propane Deliver 03/26	\$ 1,064.16
Tanner French	20260327-3	TF03092026	Board of Supervisors Meeting 03/09/2026	\$ 200.00
Valley National Bank	20260326-1	CC022826	Credit Card 02/26	\$ 1,748.86
Water Boy Inc.	300334	24208966	Water Delivery 02/26	\$ 19.55
Water Boy Inc.	300343	00594369	Water Delivery - Finance Charge 01/26	\$ 0.52
Water Boy Inc.	300336	00600754	Water Delivery 02/26	<u>\$ 0.92</u>
Report Total				<u>\$ 42,816.92</u>

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

INVOICE



NO IFS, ANTS, OR BUGS
 GUARANTEED!

Harbourage CDD
 5705 Key West Place
 Bradenton, FL 34203

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

Harbourage CDD
 (941) 650-2780 Mobile

Account # 270993
 Invoice # 123833
 Invoice Date 03/17/2026

Invoice Total \$120.00

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

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

Terms

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

Notes

Thank you for your business.

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

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

INVOICE



NO IFS, ANTS, OR BUGS
 GUARANTEED!

Harbourage CDD
 5705 Key West Place
 Bradenton, FL 34203

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

Harbourage CDD
 (941) 650-2780 Mobile

Account # 270993
 Invoice # 123834
 Invoice Date 03/17/2026

Invoice Total \$30.00

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

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

Terms

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

Notes

Thank you for your business.

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



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 1/31/2026 2026-00213

Bill To:

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

Description	Qty	Terms	Due on receipt
		Rate	Amount
Irrigation Inspeiton - 01/29			
MPR Nozzle	7	3.00	21.00
6" Popup	6	15.00	90.00
4" Rotor	1	35.00	35.00
Drip Fitting	1	2.00	2.00
Repair Hours: 2 Technicians @ 1 Hour Each	2	65.00	130.00
Total			\$278.00
Payments/Credits			\$0.00
Balance Due			\$278.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CREDIT CARD.
 Please note that there is a 3% Processing Fee on Credit Card Payments.

Thank You For Your Business.

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



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 2/1/2026 2026-00249

Bill To:

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

Terms **Due Date**
 Net 30 3/3/2026

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

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

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

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



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 3/1/2026 2026-00442

Bill To:

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

Terms **Due Date**
 Net 30 3/31/2026

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

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

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

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



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 3/5/2026 2026-00488

Bill To:

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

Description	Qty	Terms	Due on receipt
		Rate	Amount
Irrigation Inspection - 03/03			
MPR Nozzle	1	3.00	3.00
6" Popup	1	15.00	15.00
Repair Hours: 2 Technicians @ 1/4 Hour Each	0.5	65.00	32.50

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CREDIT CARD.
 Please note that there is a 3% Processing Fee on Credit Card Payments.

Thank You For Your Business.

Total	\$50.50
Payments/Credits	\$0.00
Balance Due	\$50.50

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

Harbourage at Braden River CDD

Meeting Date: March 9, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

TANNER French

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:31
Meeting End Time:	2:13
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

INVOICE

Clean Home Time
5510 Duval St, Bradenton, FL 34203

Invoice #: 112
Date: 12-30-2025
Service Date: 03-11-2026

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	Feb 23	-\$465.59
Balance forward		\$0.00
Regular monthly charges	Page 3	\$439.60
Taxes, fees and other charges	Page 3	\$23.18
New charges		\$462.78
Amount due		\$462.78

← Your bill explained

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

! Thanks for paying by Automatic Payment
 Your automatic payment on Mar 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.

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 **Mar 22, 2026**
Please pay \$462.78

Electronic payment will be applied Mar 22, 2026

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

853510045000675900462788

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Call us anytime

800-391-3000
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Additional billing information

More ways to pay:



Online

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Comcast Business App

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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

Visit business.comcast.com/myaccount for more details

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.

RECEIVED
MAR - 2 2026

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	Feb 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 Mar 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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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
96331870 DY RP 18 20260218 NNNNNNNN 0001287 0004

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

Account number **8535 10 045 0011288**
Automatic payment **Mar 09, 2026**
Please pay \$140.76

Electronic payment will be applied Mar 09, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510045001128800140764

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Call us anytime

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Attn: M. Gifford.



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Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



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In-Store

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



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

← **What's included?**

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

Visit business.comcast.com/myaccount for more details

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

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





Electric Bill Statement

For: Feb 4, 2026 to Mar 5, 2026 (29 days)

Statement Date: Mar 5, 2026

Account Number: 14034-95383

Service Address:

5651 KEY WEST PL # MARINA
BRADENTON, FL 34203

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

CURRENT BILL

\$38.96

TOTAL AMOUNT YOU OWE

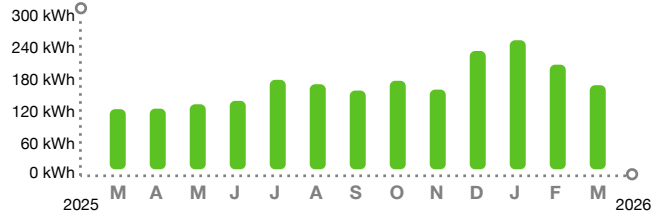
Mar 26, 2026

NEW CHARGES DUE BY



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

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 26, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	42.39
Payments received	-42.39
Balance before new charges	0.00
<hr/>	
Total new charges	38.96
Total amount you owe	\$38.96

(See page 2 for bill details.)

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

5203140349538356983000000

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COMMUNITY DEVELOPMENT DIST
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CHARLOTTE NC 28232-2414

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

14034-95383

ACCOUNT NUMBER

\$38.96

TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	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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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: Feb 4, 2026 to Mar 4, 2026 (28 days)
Statement Date: Mar 5, 2026
Account Number: 19971-10141
Service Address:
5705 KEY WEST PL # FOUNTAIN
BRADENTON, FL 34203

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

CURRENT BILL

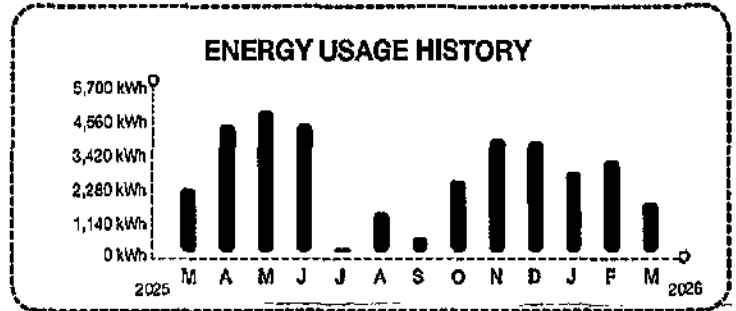
\$250.63

TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY

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or visit
FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	451.82
Payments received	-451.82
<hr style="border-top: 1px dashed black;"/>	
Balance before new charges	0.00
Total new charges	250.63
<hr style="border-top: 1px dashed black;"/>	
Total amount you owe	\$250.63

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 26, 2026 is considered LATE; a late payment charge of 1% will apply.
- In order to avoid estimating your bill we used an earlier actual remote reading. This may result in fewer service days this month and more service days next month.

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

5203199711014143605200000

0001 0020 450030 10
#BWNDJNQ ***
#1709143LQ148017#
HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414



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MIAMI FL 33188-0001



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for ways to pay.

19971-10141
ACCOUNT NUMBER

\$250.63
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	451.82
Payment received - Thank you	-451.82
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)	\$171.80
Fuel: (\$0.032020 per kWh)	\$58.15
Electric service amount	244.15
Gross receipts tax (State tax)	6.27
Taxes and charges	6.27
Regulatory fee (State fee)	0.21
Total new charges	\$250.63
Total amount you owe	\$250.63

METER SUMMARY

Meter reading - Meter KN87589, Next meter reading Apr 3, 2026.

Usage Type	Current	* Previous	= Usage
kWh used	56007	54191	1816

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 4, 2026	Feb 4, 2026	Mar 5, 2025
kWh Used	1816	3364	2297
Service days	28	30	28
kWh/day	64	112	82
Amount	\$250.63	\$451.82	\$303.90

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: Feb 4, 2026 to Mar 5, 2026 (29 days)
Statement Date: Mar 5, 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

\$30.89

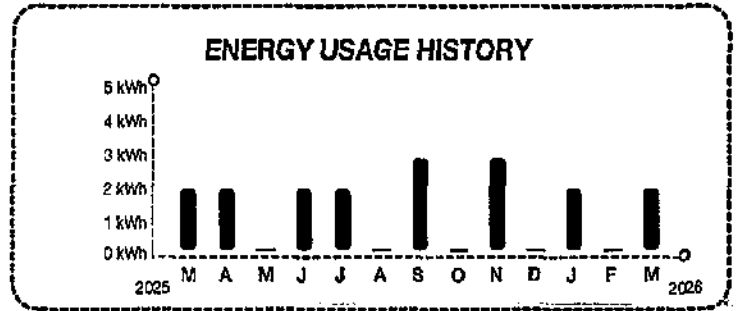
TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY



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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 May 26, 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

52032007710151 9803000000

0003 0020 450030

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

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for ways to pay.

20077-10151
ACCOUNT NUMBER

\$30.89
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: Account Number:
 HARBORAGE AT BRADEN 20077-10161
 RIVER COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	30.80
Payment received - Thank you	-30.80
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: (\$0.023020 per kWh)	\$0.06
Electric service amount	30.09
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.89
Total amount you owe	\$30.89

METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Apr 3, 2026.
 Usage Type Current Previous = Usage
 kWh used 00215 00213 2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
Service to			
kWh Used	2	0	2
Service days	29	30	26
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.
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Electric Bill Statement
For: Feb 4, 2026 to Mar 5, 2026 (29 days)
Statement Date: Mar 5, 2026
Account Number: 26506-57121
Service Address:
5630 WHITEHEAD ST #IRR
BRADENTON, FL 34203

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


CURRENT BILL

\$30.80

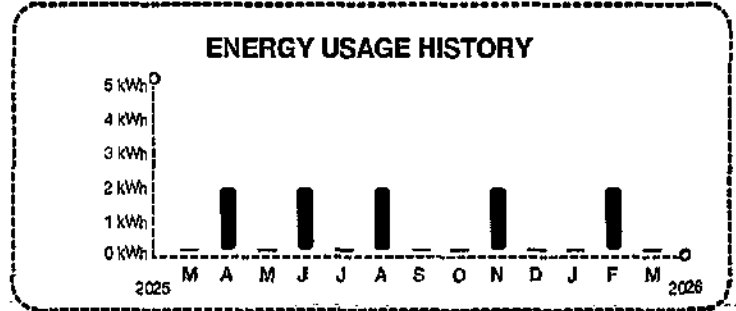
TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY



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FPL.com/
WaystoPay



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 May 26, 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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5203265065712110803000000

0005 0020 450030

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COMMUNITY DEVELOPMENT DIST
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CHARLOTTE NC 28232-2414

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for ways to pay.

26506-57121
ACCOUNT NUMBER

\$30.80
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	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 AC96442. Next meter reading Apr 3, 2026.

Usage Type	Current	- Previous	= Usage
kWh used	00114	00114	0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
Service to			
kWh Used	0	2	0
Service days	29	30	28
kWh/day	0	0	0
Amount	\$30.80	\$30.89	\$25.66

KEEP IN MIND

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Electric Bill Statement
For: Feb 4, 2026 to Mar 5, 2026 (29 days)
Statement Date: Mar 5, 2026
Account Number: 29316-45333
Service Address:
5705 KEY WEST PL # REC
BRADENTON, FL 34203

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

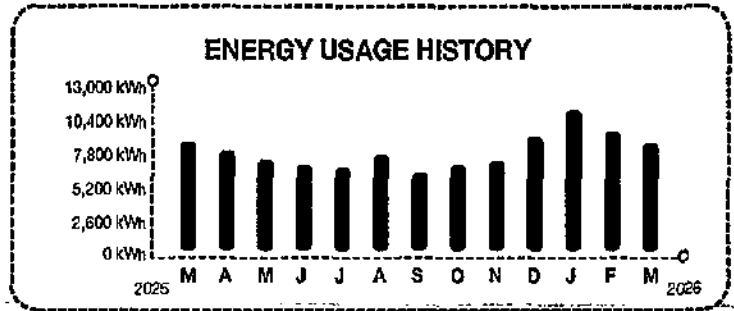
CURRENT BILL

\$1,006.51
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY



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BILL SUMMARY

Amount of your last bill	1,006.81
Payments received	-1,006.81
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	1,006.51
<hr/>	
Total amount you owe	\$1,006.51

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 26, 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:
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29316-45333
ACCOUNT NUMBER

\$1,006.51
TOTAL AMOUNT YOU OWE

Mar 26, 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	1,006.81
Payment received - Thank you	-1,006.81
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$281.45
Fuel: (\$0.032010 per kWh)	\$289.59
Demand: (\$15.03 per KW)	\$375.75
Electric service amount	980.50
Gross receipts tax (State tax)	25.16
Taxes and charges	25.16
Regulatory fee (State fee)	0.85
Total new charges	\$1,006.51
Total amount you owe	\$1,006.51

METER SUMMARY

Meter reading - Meter KE83217. Next meter r#ading Apr 3, 2026.

Usage Type	Current	Previous	Usage
kWh used	12365	03318	9047
Demand KW	25.26		25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
kWh Used	9047	10004	9132
Service days	29	30	28
kWh/day	311	333	326
Amount	\$1,006.51	\$1,006.81	\$920.32

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Electric Bill Statement
For: Feb 4, 2026 to Mar 5, 2026 (29 days)
Statement Date: Mar 5, 2026
Account Number: 43460-49218
Service Address:
5412 53RD AVE E # ENT LTS
BRADENTON, FL 34203

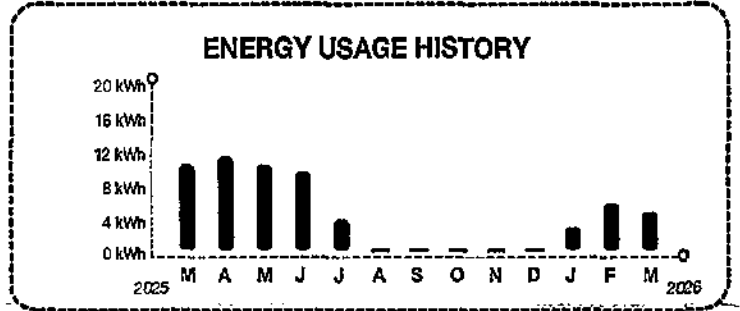
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$31.05
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	31.09
Payments received	-31.09
Balance before new charges	0.00
Total new charges	31.05
Total amount you owe	\$31.05

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 26, 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:
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711 (Relay Service)



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43460-49218
ACCOUNT NUMBER

\$31.05
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	31.09
Payment received - Thank you	-31.09
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.40
Non-fuel: (\$0.084500 per kWh)	\$0.48
Fuel: (\$0.032020 per kWh)	\$0.16
Electric service amount	30.24
Gross receipts tax (State tax)	0.78
Taxes and charges	0.78
Regulatory fee (State fee)	0.03
Total new charges	\$31.05
Total amount you owe	\$31.05

METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Apr 3, 2026.

Usage Type	Current	Previous	Usage
kWh used	04553	04548	5

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
kWh Used	5	6	11
Service days	29	30	28
kWh/day	0	0	0
Amount	\$31.05	\$31.09	\$26.23

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Electric Bill Statement
For: Feb 4, 2026 to Mar 5, 2026 (29 days)
Statement Date: Mar 5, 2026
Account Number: 50311-56333
Service Address:
5414 HARBORAGE AVE #GATE HSE
BRADENTON, FL 34203

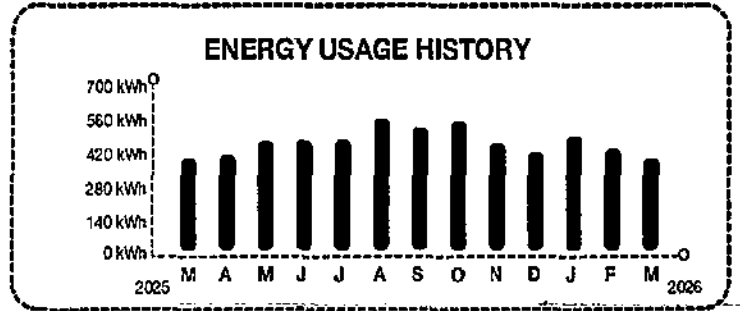
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$68.12
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	73.59
Payments received	-73.59
Balance before new charges	0.00
Total new charges	68.12
Total amount you owe	\$68.12

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 26, 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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50311-56333
ACCOUNT NUMBER

\$68.12
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





Customer Name: Account Number:
 HARBORAGE AT BRADEN 60311-55333
 RIVER COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	73.59
Payment received - Thank you	-73.59
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)	\$38.97
Fuel: (\$0.032020 per kWh)	\$13.19
Electric service amount	66.36
Gross receipts tax (State tax)	1.70
Taxes and charges	1.70
Regulatory fee (State fee)	0.06
Total new charges	\$68.12
Total amount you owe	\$68.12

METER SUMMARY

Meter reading - Meter A096444. Next meter reading Apr 3, 2026.

Usage Type	Current	Previous	Usage
kWh used	36097	35685	412

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
kWh Used	412	454	412
Service days	29	30	28
kWh/day	14	15	15
Amount	\$68.12	\$73.59	\$65.95

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Electric Bill Statement
For: Feb 4, 2026 to Mar 5, 2026 (29 days)
Statement Date: Mar 5, 2026
Account Number: 72537-70148
Service Address:
5705 KEY WEST PL # IRR
BRADENTON, FL 34203

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

CURRENT BILL

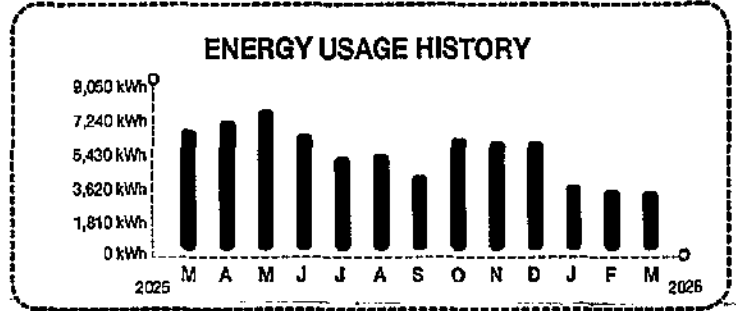
\$629.81

TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	636.53
Payments received	-636.53
Balance before new charges	0.00
Total new charges	629.81
Total amount you owe	\$629.81

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 26, 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 (488-8243)
711 (Relay Service)



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72537-70148
ACCOUNT NUMBER

\$629.81
TOTAL AMOUNT YOU OWE

Mar 26, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





Customer Name: Account Number:
 HARBORAGE AT BRADEN 72637-70148
 RIVER COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	636.53
Payment received - Thank you	-636.53
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (50.031110 per kWh)	\$107.99
Fuel: (50.032010 per kWh)	\$111.11
Demand: (675.03 per KW)	\$360.72
Electric service amount	613.53
Gross receipts tax (State tax)	15.75
Taxes and charges	15.75
Regulatory fee (State fee)	0.53
Total new charges	\$629.81
Total amount you owe	\$629.81

METER SUMMARY

Meter reading - Meter KN94969. Next meter reading Apr 3, 2026.

Usage Type	Current	Previous	Usage
kWh used	05783	02312	3471
Demand KW	23.95		24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
kWh Used	3471	3575	7048
Service days	29	30	28
kWh/day	119	119	251
Amount	\$629.81	\$636.53	\$817.19

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Electric Bill Statement

For: Feb 4, 2026 to Mar 5, 2026 (29 days)

Statement Date: Mar 5, 2026

Account Number: 78984-82513

Service Address:

5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,

Here's what you owe for this billing period.

CURRENT BILL

\$30.89

TOTAL AMOUNT YOU OWE

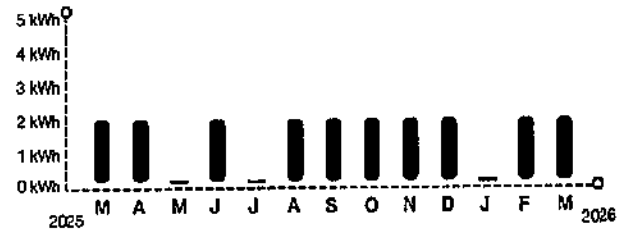
Mar 26, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	30.89
Payments received	-30.89
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 May 26, 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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78984-82513

ACCOUNT NUMBER

\$30.89

TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: Account Number:
 HARBORAGE AT BRADEN 78984-82613
 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:	\$15.64
Non-fuel: (\$0.094600 per kWh)	\$0.19
Fuel: (\$0.032020 per kWh)	\$0.06
Electric service amount	30.08
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.89
Total amount you owe	\$30.89

METER SUMMARY

Meter reading - Meter AC98443. Next meter reading Apr 3, 2026.
 Usage Type Current * Previous = Usage
 kWh used 00541 00539 2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
kWh Used	2	2	2
Service days	29	30	28
kWh/day	0	0	0
Amount	\$30.89	\$30.89	\$25.75

KEEP IN MIND

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Electric Bill Statement

For: Feb 4, 2026 to Mar 5, 2026 (29 days)

Statement Date: Mar 5, 2026

Account Number: 79846-64172

Service Address:

5705 KEY WEST PL #SL
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,

Here's what you owe for this billing period.

CURRENT BILL

\$31.85

TOTAL AMOUNT YOU OWE

Mar 26, 2026

NEW CHARGES DUE BY



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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 May 26, 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



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79846-64172

ACCOUNT NUMBER

\$31.85

TOTAL AMOUNT YOU OWE

Mar 26, 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
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	29.31
Gross receipts tax (State tax)	0.75
Franchise fee (Reqd local fee)	1.76
<hr/>	
Taxes and charges	2.51
Regulatory fee (State fee)	0.03
<hr/>	
Total new charges	\$31.85
<hr/>	
Total amount you owe	\$31.85

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Apr 8, 2026.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Mar 5, 2026	Feb 4, 2026	Mar 5, 2025
Service to kWh Used	399	399	399
Service days	29	30	28
kWh/day	14	13	14
Amount	\$31.85	\$31.85	\$37.55

KEEP IN MIND

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

Download the app

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

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

A smarter way to save

Lower operational costs with automatic monthly bill credits when you participate in Business On Call®.

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

Find hidden savings

Understand when and where your business uses energy - and uncover ways to reduce costs.

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

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



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

For: 02-04-2026 to 03-05-2026 (29 days)
 kWh/Day: 14
 Service Address:
 5706 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: 02-04-2026 to 03-05-2026 (29 days)
 kWh/Day: 14
 Service Address:
 5705 KEY WEST PL #5L
 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							28.31
Gross receipts tax (State tax)							0.75
Regulatory fee (State fee)							0.03
Franchise fee (Reqd local fee)							1.76
Total						399	31.85

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



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

Billing Date:
Feb 22, 2026
Billing Period:
Feb 22 - Mar 21, 2026

Hi HARBORAGE CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$301.25
due
Mar 18

Bill history

Previous balance	\$301.25
Payment received by Feb 22, thank you	-\$301.25

Service summary

	Previous month	Current month
Bundle	\$244.84	\$244.84
Taxes and Fees	\$56.41	\$56.41
Total services	\$301.25	\$301.25
Total balance		\$301.25

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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



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

6790 0107 DY RP 22 02242026 NNNNNNNY 01 999751

HARBORAGE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$301.25

Due by
Mar 18

Account number
941-753-1478-093004-5

Amount enclosed
\$ _____

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

85100994175314780930040000000000000000301255



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

Billing Date:
Feb 22, 2026

Billing Period:
Feb 22 - Mar 21, 2026

WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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



Bundle

Monthly Charges

02.22-03.21	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**



Frontier

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jan 26	12:24P	1.0	DD	NORTH PORT FL 941-239-0655	\$0.00	U
2	Feb 05	1:31P	4.0	DD	ENGLEWOOD FL 941-473-6295	\$0.00	U
3	Feb 05	1:36P	1.0	DD	ENGLEWOOD FL 941-473-6295	\$0.00	U
Subtotal						\$0.00	

Frontier Com of America

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jan 22	9:44A	1.0	DD	PRESCOTT WI 715-262-4488	\$0.00	U
2	Jan 22	9:45A	7.0	DD	PRESCOTT WI 715-262-4488	\$0.00	U
3	Jan 26	7:25A	1.0	DD	MINNEAPOLS MN 612-239-0655	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	6	15	\$0.00
Total	6	15	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	3	6	\$0.00
Interstate	3	9	\$0.00
Total	6	15	\$0.00

Hi Harbourage!

Thank you for your business. Please complete the payment for your project.

Invoice #328 UNPAID



Prepared for
Harbourage at Braden River
941-650-2780
harbouragecddmanager@gmail.com

Mariner Dock and Seawall
4802 Lena Road Suite 105
Bradenton, FL 34211

Due date:
March 11, 2026

Provided by
Erin Ellis
941-751-3625
admin@marinerdockandseawall.com

Scope of work:
Cross Bracing - Deposit Invoice

Products and services

Upfront Deposit	
Upfront Deposit (50% upon contract acceptance)	
\$2,555.00 x 1	\$2,555.00
Subtotal	\$2,555.00
Discount	\$0.00
Fees	\$0.00
Taxes	\$0.00
<i>Tax rates will only apply to taxable line items.</i>	
Total	\$2,555.00

 Attachment 1
Electronic Payment Instructions.pdf

(https://api.gethearth.com/rails/active_storage/blobs/eyJfcmFpbHMiOnsibWVzc2FnZSI6IkJBaHBBOS9uRWc9PSIsImV4cCI6IjbnVsbCwicHVyIjoiYmxvYl9pZCJ9fQ==--f2f0cc3df18a2cc71a0e19f23e9772c69682da70/Electronic%20Payment%20Instructions.pdf?disposition=attachment)



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	\$32.91
Please Pay By	12-Mar-2026
Account Number	100123820

Account Summary	
Previous Amount Due	\$31.42
Payments Received	-\$31.42
Balance Forward	\$0.00
Contract Charges	\$32.91
Total Amount Due	\$32.91

Usage Profile (Consumption x 1000 = GAL)	
Meter Number 49978928	
Begin Date:	Begin Read:
01/13	216
End Date:	End Read:
02/10	241
Period Consumption:	
	2.5 kgal

Charge Details		Service Period 01/13 - 02/10 (29 Days)
Commercial Water Service (Meter # 49978928) (01/13 - 02/10)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	2.5 kgal x \$2.97	\$7.43
Total New Charges		\$32.91
Total Amount Due		\$32.91


Important Information

- Due to dry conditions, the Southwest Florida Water Management District has declared a Severe Water Shortage. All Manatee County residents using county water, private wells, or surface water (ponds, etc.) must follow a one-day-per-week watering schedule. For more information and details regarding the restrictions, please visit www.mymanatee.org/waterrestrictions

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: **SW2GDH2C**



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	19-Feb-2026
	DUE DATE	12-Mar-2026
	TOTAL AMOUNT DUE	\$32.91

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

100123820Z0000003291000000



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	\$198.47
Please Pay By	12-Mar-2026
Account Number	100184981

Account Summary	
Previous Amount Due	\$230.98
Payments Received	-\$230.98
Balance Forward	\$0.00
Contract Charges	\$198.47
Total Amount Due	\$198.47

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52637992				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/13	28644	02/10	28755	11.1 kgal

Bin Overview
1 x Commercial 96 gallon bin

Important Information


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Charge Details	Service Period 01/12 - 02/11 (31 Days)	
Commercial Water Service (Meter # 52637992) (01/13 - 02/10)		
Water Base Rate	1 month(s) x \$16.73	\$16.73
Commercial Water Usage	11.1 kgal x \$2.97	\$32.97
Sewer Commercial Service (01/13 - 02/10)		
Sewer Base Rate	1 month(s) x \$42.31	\$42.31
Sewer Service	11.1 kgal x \$6.59	\$73.15
Commercial Can Service (01/12 - 02/11)		
Commercial solid waste service charge	1 bin (31 days)	\$33.31
Total New Charges		\$198.47
Total Amount Due		\$198.47

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	19-Feb-2026
	DUE DATE	12-Mar-2026
	TOTAL AMOUNT DUE	\$198.47
<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

100184981200000198470000000



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

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

HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due	\$41.90
Please Pay By	12-Mar-2026
Account Number	100185040

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

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 80273272				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/12	311 *	02/09	311 *	0 kgal
* Indicates an estimated read				

Charge Details	Service Period 01/12 - 02/09 (29 Days)	
Commercial Water Service (Meter # 80273272) (01/12 - 02/09)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Sewer Commercial Service (01/12 - 02/09)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Total New Charges		\$41.90
Total Amount Due		\$41.90


Important Information

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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	19-Feb-2026
	DUE DATE	12-Mar-2026
	TOTAL AMOUNT DUE	\$41.90
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100185040Z0000004190000000



**NOSTALGIC LAMPOSTS
& MAILBOXES PLUS**

P.O. Box 7202
North Port, FL 34290
941-223-1677
nlp1677@yahoo.com

Invoice

BILL TO
The Harbourage at Braden River Community Development District 5705 Key West Place Bradenton, FL 34203

SHIP TO
The Harbourage at Braden River Community Development District 5705 Key West Place Bradenton, FL 34203

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
4004	03/06/2026	\$294.25	Net 15	

DESCRIPTION	QTY	RATE	AMOUNT
Harborage Ave 2 Lampposts not working no power Trace underground circuit, wires disconnected in tree roots, clean up and terminate wiring with multi-tap Install photo cell at two lampposts Materials: 46.25 Labor: 248.00 Includes all labor and materials	1	294.25	294.25

We accept:
 Bank Deposits - Pay Now Button
 Checks - payable to: Nostalgic Lamppost &
 Mailboxes Plus
 Venmo - John Scheid @John-Scheid-32
 Zelle - 941-223-1677 (will show as Awesome Mix
 LLC)

SUBTOTAL	294.25
TAX	0.00
TOTAL	294.25
BALANCE DUE	\$294.25

Pay invoice



[Click here to pay online](#)

INVOICE

197749

REMIT TO: 13075 US HWY 19 N
 Clearwater, FL 33764
 Phone: (800) 327-7604

BILL TO		SITE		
Customer No:	PF-14537	SiteNo:	PF-2378	Date: 03/02/2026
Company:	Harborage at Braden River CDD	Company:	Harbourage CDD	Sales Rep:
Address:	Rizetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33674	Address:	5705 Key West Place Bradenton, FL 34203	Terms: NET 30
		Contact:	Tony Gipe	Due Date: 04/02/2026
				Call No: 276519

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
100176	5LB ABC Extinguisher (6 Year)	2.00	\$50.75	\$101.50
INSP EXT	Inspection - Extinguisher	8.00	\$9.85	\$78.80
TRIP CHARGE-T	Trip Charge - Taxable	1.00	\$80.00	\$80.00

COMMENTS	Total:	\$260.30
Call Details: Annual Extinguisher Inspection	Paid Amount:	\$0.00
	Balance:	\$260.30

Solution:
 Completed annual fire extinguisher.

Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.



[Click here to pay online](#)

INVOICE
199849

REMIT TO: 13075 US HWY 19 N
Clearwater, FL 33764
Phone: (800) 327-7604

BILL TO		SITE		
Customer No:	PF-14537	SiteNo:	PF-2378	Date: 03/06/2026
Company:	Harborage at Braden River CDD	Company:	Harbourage CDD	Sales Rep:
Address:	Rizetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33674	Address:	5705 Key West Place Bradenton, FL 34203	Terms: NET 30
		Contact:	Tony Gipe	Due Date: 04/05/2026
				Call No: 289612

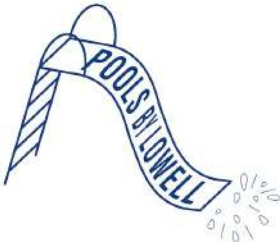
PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
CALLBILL-F-NONTAX	FIXED: CALLBILL-F - Non-Taxable	1.00	\$850.00	\$850.00

COMMENTS	Total:	\$850.00
	Paid Amount:	\$0.00
	Balance:	\$850.00

Annual standpipe inspection for dry dock system with 2 hydrants, completed. 3/6/2026

Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.



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 211547509	INVOICE DATE Feb 24, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 2/24/2026
Payment Term: Due Upon Receipt
Due Date: 2/24/2026

DESCRIPTION OF WORK

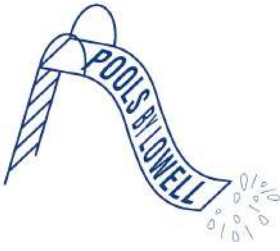
Issue(s): Spa filter elements worn; Filter elements heavily soiled

02/24/2026:

- Replaced filter elements and o-rings for the filters.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Replace the cartridge element and oring for Pentair CC100/CCRP100 filters.	1.00	\$271.00	\$271.00
Pentair				

SUB-TOTAL	\$271.00
TOTAL DUE	\$271.00
BALANCE DUE	\$271.00



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
212254724

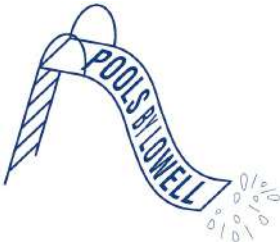
INVOICE DATE
Mar 02, 2026

JOB ADDRESS

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

Billing Date: 3/1/2026
Payment Term: Due Upon Receipt
Due Date: 3/2/2026

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 214249866	INVOICE DATE Mar 18, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

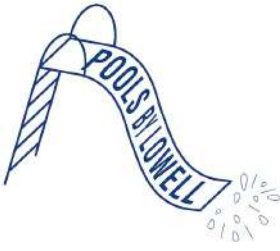
Completed Date: 3/18/2026
Payment Term: Due Upon Receipt
Due Date: 3/18/2026

DESCRIPTION OF WORK

Automatic Repair
Issue: Feeder #0854 (Pool Chlorine): Chemical feeder is non-functional/not dispensing.
03/17/2026 - Repaired feeder.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	\$88.90	\$88.90
Stenner S/N: 0854				

SUB-TOTAL	\$88.90
TOTAL DUE	\$88.90
BALANCE DUE	\$88.90



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 214265025	INVOICE DATE Mar 17, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 3/17/2026
Payment Term: Due Upon Receipt
Due Date: 3/17/2026

DESCRIPTION OF WORK

Automatic Repair
Issue: Pool Chlorine barrel leaking

3/17/26:
- Replaced the leaking chlorine barrel

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	32 Gallon Chemical Container, Yellow	1.00	\$94.50	\$94.50

SUB-TOTAL	\$94.50
TOTAL DUE	\$94.50
BALANCE DUE	\$94.50

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

Invoice

Date	Invoice #
3/2/2026	INV0000107451

Bill To:

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

Services for the month of	Terms	Client Number
March	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 #
3/1/2026	INV0000107569

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
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 #
3/13/2026	INV0000107597

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,040.00	\$1,040.00
Personnel Reimbursement	1.00	\$1,254.10	\$1,254.10
Subtotal			\$2,294.10
Total			\$2,294.10

Schappacher Engineering LLC

Invoice

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

Date	Invoice #
3/15/2026	3008

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

Serviced	Description	Terms		Project	
		Due on receipt		CDD Engineering Services	
		Quantity	Rate	Amount	
2/5/2026	Download and log site photos. Prepare photo summary and maps for sidewalk repairs. Send summary e-mail to CDD chairperson and field manager regarding fishing dock repairs.	2.5	170.00	425.00	
2/6/2026	Finalize sidewalk repair bid package and send to vendors for bids. Redline roadway lifespan map and coordinate with staff for revisions. Download map for signage repairs, prepare sidewalk repairs summary package and send to board members. Prepare signage deficiency photo summary and maps, send to field manager.	3.5	170.00	595.00	
2/7/2026	CADD effort to update roadway lifespan map.	0.5	108.00	54.00	
2/9/2026	Coordinate with field manager for sidewalk deficiencies at condo's. Prep work for CDD meeting, review agenda items and print pertinent documents. Respond to bidders questions on sidewalk repairs. Attend CDD meeting, site review following to check on added areas for sidewalk repairs. Update sidewalk repair map and bid package.	3.75	170.00	637.50	
2/11/2026	Send plat documents to CDD manager with language on plat showing county responsibility. Forward sidewalk repair bid package to another vendor. Attend CDD meeting and site review.	2	170.00	340.00	
2/12/2026	Coordinate with vendor for fishing pier concerns and need for bracing and pile jackets or pile wraps. Review and forward proposal to CDD manager and CDD chairperson.	0.75	170.00	127.50	
2/19/2026	Send out bid reminders for sidewalk repairs.	0.25	165.00	41.25	
2/20/2026	Respond to bidder questions regarding sidewalk repairs.	0.25	165.00	41.25	
2/24/2026	Reach out to vendors for sidewalk repair bids. Send documents to CDD manager to include in next agenda package.	0.75	170.00	127.50	
2/25/2026	Review sidewalk proposal and update bid tabulation form.	0.25	170.00	42.50	
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$2,431.50	



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: PSI235712
 Invoice Date: 2/1/2026

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

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

Ship Via
 Ship Date 2/1/2026
 Due Date 3/3/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 2/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Pond 1 - Harbourage at Braden River CDD Pond 2 - Harbourage at Braden River CDD Sump 3 - Harbourage at Braden River CDD Sump 4 - Harbourage at Braden River CDD Sump 5 - Harbourage at Braden River CDD		1	1	477.85	477.85

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 477.85

Subtotal: 477.85
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 477.85



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI235713
 Invoice Date: 2/1/2026

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

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

Ship Via
 Ship Date 2/1/2026
 Due Date 3/3/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 2/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Preserve - Harbourage at Braden River CDD Upland 6 - Harbourage at Braden River CDD Wetland/MT 7 - Harbourage at Braden River CDD		1	1	686.10	686.10

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 686.10

Subtotal: 686.10
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 686.10



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI242814
 Invoice Date: 3/2/2026

Bill
 To: Harbourage at Braden River CDD (Lake & Wetland)
 Rizzetta & Company

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

Ship Via
 Ship Date 3/2/2026
 Due Date 4/1/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 3/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 Pond 1 - Harbourage at Braden River CDD Pond 2 - Harbourage at Braden River CDD Sump 3 - Harbourage at Braden River CDD Sump 4 - Harbourage at Braden River CDD Sump 5 - Harbourage at Braden River CDD		1	1	477.85	477.85

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 477.85

Subtotal: 477.85
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 477.85



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI242815
 Invoice Date: 3/2/2026

Bill
 To: Harbourage at Braden River CDD (Lake & Wetland)
 Rizzetta & Company

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

Ship Via
 Ship Date 3/2/2026
 Due Date 4/1/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 3/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 Preserve - Harbourage at Braden River CDD Upland 6 - Harbourage at Braden River CDD Wetland/MT 7 - Harbourage at Braden River CDD		1	1	686.10	686.10

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 686.10

Subtotal: 686.10
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 686.10

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD

P.O. Box 32414

Charlotte, NC 28232

February 28, 2026

Client: 001435

Matter: 000001

Invoice #: 27965

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/12/2026	CAW	REVIEW AGENDA AND PREPARE FOR JANUARY BOARD MEETING; ATTEND BOARD MEETING VIA PHONE.	1.1	\$335.50
		Total Professional Services	1.1	\$335.50
		Total Services	\$335.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$335.50
		Previous Balance		\$457.50
		Less Payments		(\$457.50)
		PAY THIS AMOUNT		\$335.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD

P.O. Box 32414

Charlotte, NC 28232

March 18, 2026

Client: 001435

Matter: 000001

Invoice #: 27998

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/9/2026	CAW	REVIEW AGENDA AND PREPARE FOR FEBRUARY BOARD MEETING; ATTEND BOARD MEETING VIA PHONE.	1.4	\$427.00
2/10/2026	CAW	PREPARE FOR AND ATTEND CONFERENCE CALL WITH DISTRICT MANAGEMENT AND CHAIR REGARDING ANIMAL CONTROL INCIDENTS.	0.5	\$152.50
2/11/2026	NT	PREPARE CORRESPONDENCE AND MEMOS TO T. FRENCH, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
2/23/2026	CAW	REVIEW EMAIL CORRESPONDENCE FROM T. GIPE REGARDING DISTRICT MATTERS.	0.2	\$61.00
2/27/2026	CAW	DRAFT LETTER TO RESIDENT REGARDING ANIMAL CONTROL INCIDENTS.	0.8	\$244.00
Total Professional Services			3.1	\$904.50

March 18, 2026
Client: 001435
Matter: 000001
Invoice #: 27998

Page: 2

Total Services	\$904.50	
Total Disbursements	\$0.00	
Total Current Charges		\$904.50
Previous Balance		\$335.50
PAY THIS AMOUNT		\$1,240.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27965	February 28, 2026	\$335.50	\$0.00	\$0.00	\$0.00	\$1,240.00
Total Remaining Balance Due						\$1,240.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,240.00	\$0.00	\$0.00	\$0.00



PO BOX 260
WHIPPANY, NJ 07981-0260

STATEMENT

THE HARBORAGE ON BRADEN RIVER
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390



SUMMARY

Account Number:	1564-093972
Statement Date:	01-31-2026
Previous Statement Balance:	\$2,148.23
- Payments and Credits:	\$-2,119.41
+ New Activity:	\$1,074.68
+ Late Charge:	\$0.00
= Statement Balance:	1,074.68
Due Date:	Upon Receipt

Please disregard if already paid

To pay your bill online, please visit us at
www.suburbanpropane.com or scan



For billing and other inquiries please call
1-800-PROPANE (1-800-776-7263) or 941-755-1531

ACCOUNT ACTIVITY

Date	Reference No.	Qty	Description	Amount
	THE HARBORAGE ON BRADEN RIVER/5705 KEY WEST PL//BRADENTON FL			
01-10-26	566154	196.9	PROPANE PRICE PER GALLON 5.3450	\$1,052.43
01-10-26	566154		SAFETY P&T FEE	\$12.92
01-10-26	566154		TRANSPORTATION FUEL SURCHARGE	\$9.33
STATEMENT BALANCE				1,074.68

Please see reverse side for additional information
Return bottom portion with payment



PO BOX 260
WHIPPANY, NJ 07981-0260

Check box for address change (see reverse for details)

THE HARBORAGE ON BRADEN RIVER
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390



STATEMENT

Account Number: 1564-093972
Due Date: Upon Receipt
Amount Due: \$1,103.50

Amount Paid \$

Please write your account number on your check

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



15645001312660001103500001103500000093979

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR BILL

If you believe that this bill misstates the number of gallons delivered to you on the date indicated, does not conform to any pricing formula expressly set forth in your contract with Suburban, contains charges that are not applicable to your account or which you have already paid, or otherwise contains errors in computation, then you must **WRITE** to us at the address shown on the front no later than 14 days after the date of this bill, stating:

- 1) Your name
- 2) Your account number
- 3) A description of the suspected error; and
- 4) The dollar amount of the suspected error.

Telephoning us will **not** preserve your rights. Upon our receipt of your letter, we will promptly investigate. If we confirm that an error has been made, we will credit any amount overpaid to your account.

LP gas volume as delivered, has been adjusted for the volume at 60 degrees Fahrenheit (16 degrees Celsius) where required by law.

Suburban Propane is a trade name utilized by Suburban Propane, L.P., Suburban Sales & Service, Inc. and Suburban Heating Oil Partners, LLC. All billings for propane-specific sales are collected on behalf of Suburban Propane, L.P. All billings for parts, appliances and services are collected on behalf of Suburban Sales & Service, Inc. All billings for other fuels and fuel mixtures including renewable propane ("rpropane") and renewable dimethyl ether ("rDME") are collected on behalf of Suburban Heating Oil Partners, LLC. Please make one payment for the total amount due.

CALL 1-800-PROPANE (1-800-776-7263) FOR STATE LICENSING INFORMATION

To avoid a late payment charge, your payment of the amount now due must be received and processed within thirty (30) days from the date of delivery and/or transaction. **Pay by Phone (No Fee) 1-888-288-5608**

Payments received by check may be electronically deposited, unless you pay by non-consumer type check. You may opt out of this program by paying with a money order or a travelers check. In the unlikely event your check (payment) is returned unpaid, we may elect to electronically (or by paper draft) re-present your check (payment) up to two more times. You also understand and agree that we may collect a return processing charge by the same means, in an amount not to exceed that as permitted by state law.

FEES: In addition to a per gallon price for fuel delivered to you, additional fees may appear on your bill. If a Safety Practices & Training Fee appears on your propane bill, it is charged to recover some of Suburban's safety related costs including, but not limited to, in connection with our own vehicle and facility inspections as well as our employee training and testing. The Safety Practices & Training Fee does not vary with the volume delivered and is charged separately instead of being included in the price per gallon of propane. You can obtain a description of any other fee appearing on your bill at www.suburbanpropane.com/fees or by contacting Suburban's local office. The Safety Practices & Training Fee and our other fees are not specifically authorized or imposed by any local, state or federal law, and the Safety Practices & Training Fee and our other fees are not collected on behalf of, or remitted to, any governmental entity. When required by law, your bill will also include applicable taxes, which we do remit to the taxing authorities.

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Change of Address

Do not use if correct on front.

Name: _____
(First) (Middle) (Last)

Street Address: _____

City: _____ State: _____ Zip: _____

Area Code & Home Phone Number: () _____

Area Code & Work Phone Number: () _____

Meter Reading:

--	--	--	--	--	--

 Date of Reading: _____



PO BOX 260
WHIPPANY, NJ 07981-0260

STATEMENT

THE HARBORAGE ON BRADEN RIVER
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390



SUMMARY

Account Number:	1564-093972
Statement Date:	02-28-2026
Previous Statement Balance:	\$0.00
- Payments and Credits:	\$0.00
+ New Activity:	\$1,338.44
+ Late Charge:	\$0.00
= Statement Balance:	\$1,338.44
Due Date:	Upon Receipt

Please disregard if already paid

To pay your bill online, please visit us at
www.suburbanpropane.com or scan



For billing and other inquiries please call
1-800-PROPANE (1-800-776-7263) or 941-755-1531

ACCOUNT ACTIVITY

Date	Reference No.	Qty	Description	Amount
	THE HARBORAGE ON BRADEN RIVER/5705 KEY WEST PL//BRADENTON FL			
02-07-26	566649	237.9	PROPANE PRICE PER GALLON 5.3450	\$1,316.52
02-07-26	566649		SAFETY P&T FEE	\$12.92
02-07-26	566649		TRANSPORTATION FUEL SURCHARGE	\$9.00
02-28-26				\$1,338.44

STATEMENT BALANCE

1,338.44

Please see reverse side for additional information
Return bottom portion with payment



PO BOX 260
WHIPPANY, NJ 07981-0260

STATEMENT

Account Number: 1564-093972
Due Date: Upon Receipt
Amount Due: \$2,413.12

Check box for address change (see reverse for details)

Amount Paid \$

Please write your account number on your check

THE HARBORAGE ON BRADEN RIVER
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390



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



156450022826600024131200024131200000093974

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR BILL

If you believe that this bill misstates the number of gallons delivered to you on the date indicated, does not conform to any pricing formula expressly set forth in your contract with Suburban, contains charges that are not applicable to your account or which you have already paid, or otherwise contains errors in computation, then you must **WRITE** to us at the address shown on the front no later than 14 days after the date of this bill, stating:

- 1) Your name
- 2) Your account number
- 3) A description of the suspected error; and
- 4) The dollar amount of the suspected error.

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Payments received by check may be electronically deposited, unless you pay by non-consumer type check. You may opt out of this program by paying with a money order or a travelers check. In the unlikely event your check (payment) is returned unpaid, we may elect to electronically (or by paper draft) re-present your check (payment) up to two more times. You also understand and agree that we may collect a return processing charge by the same means, in an amount not to exceed that as permitted by state law.

FEES: In addition to a per gallon price for fuel delivered to you, additional fees may appear on your bill. If a Safety Practices & Training Fee appears on your propane bill, it is charged to recover some of Suburban's safety related costs including, but not limited to, in connection with our own vehicle and facility inspections as well as our employee training and testing. The Safety Practices & Training Fee does not vary with the volume delivered and is charged separately instead of being included in the price per gallon of propane. You can obtain a description of any other fee appearing on your bill at www.suburbanpropane.com/fees or by contacting Suburban's local office. The Safety Practices & Training Fee and our other fees are not specifically authorized or imposed by any local, state or federal law, and the Safety Practices & Training Fee and our other fees are not collected on behalf of, or remitted to, any governmental entity. When required by law, your bill will also include applicable taxes, which we do remit to the taxing authorities.

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Change of Address

Do not use if correct on front.

Name: _____
(First) (Middle) (Last)

Street Address: _____

City: _____ State: _____ Zip: _____

Area Code & Home Phone Number: () _____

Area Code & Work Phone Number: () _____

Meter Reading:

--	--	--	--	--	--

 Date of Reading: _____

SUBURBAN PROPANE

DATE 03/14/26
START COUNT 0.0 GALLONS
END NET COUNT 194.9 GALLONS
NET DELIVERY 194.9 GALLONS
LPG

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-567260	194.9 gallons	PROPANE @\$5.345/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$1041.74 12.92 9.50 \$1064.16 \$1064.16
SUBURBAN PROPANE-1564			
PO# _____	Driver ID 224		
Name: THE HARBORAGE ON BRADEN RIVER		If Safety P&T is noted above see	
ACCT.#: 1564-093972-001		"Fees" on reverse for a description of this	
Tank Serial #: 2SX017960		Safety Practices & Training Fee	

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

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

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

RECEIVED BY:

Customer. Please see reverse side for safety information

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

SUBURBAN PROPANE-1564
Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER
5705 KEY WEST PL
BRADENTON FL 34203-8095

CHECK HERE IF name, address,
telephone or fuel usage has changed

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

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

**Thank You For
Your Business!**

INVOICE

ACCOUNT NO: 1564-093972
DELIVERY DATE: 3/14/26 11:00
INVOICE NO. 1564-567260

DUPLICATE Item# 1515384 OPR 5209 1212

**AMOUNT
DUE** \$1064.16

DUE DATE 3/21/26

**AMOUNT
ENCLOSED** \$

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com

Please visit our website
regarding changes to the Transportation
Fuel Surcharge.

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

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



0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,251.00
Statement Closing Date	February 28, 2026
Days in Billing Cycle	28
Previous Balance	\$1,633.06
Payments & Credits	\$1,749.84
Purchases & Other Charges	\$1,790.64
Balance Transfer	\$0.00
FEES CHARGED	\$75.00
INTEREST CHARGED	\$0.00
New Balance	\$1,748.86

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	\$1,748.86
Minimum Payment Due	\$1,748.86
Payment Due Date	March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,558.06-
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,633.06-
02/28	02/28	F151500EB000CYLAC	ANNUAL FEE 03/26 THROUGH 02/27	75.00
02/28	02/28		VALLEY ONECARD CASH REWARD CREDIT	24.45-
			MICHELLE WHITE	TOTAL
				\$0.00
			ANTHONY GIPE	TOTAL
				\$1,698.31
02/09	02/09	F151500DR000SAIWX	PAYPAL * FLAGS CREDIT	39.94-
			MCC: MERCHANT ZIP:	
02/11	02/11	5270715DV09FXLT98	THE HOME DEPOT #1863 BRADENTON FL	101.32
			MCC: 5200 MERCHANT ZIP: 34208000	
02/11	02/11	5104323DS1YH2SPMS	PAYPAL * ZW USA INC 8773642247 CA	364.93
			MCC: 5085 MERCHANT ZIP: 92128	
02/18	02/18	5288034E122JNGF9R	PAYPAL *HOME DEPOT 4029357733 GA	52.39
			MCC: 5200 MERCHANT ZIP: 30339	
02/21	02/21	5288034E422PBVS4D	PAYPAL *HOME DEPOT 40293577 CREDIT	52.39-

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	March 25, 2026
New Balance	\$1,748.86
Minimum Payment Due	\$1,748.86
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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
02/26	02/26	5550036EAK8JGKMDG	MCC: 5200 MERCHANT ZIP: 30339 SIGNARAMA BRADENTON FL MCC: 5099 MERCHANT ZIP: 34205	1,272.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,748.86 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$20.20	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.25	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$24	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Feb 2026	\$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	28	\$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
2/28/2026

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
2/9/2026	Flags.com	Refund flags	57200-4647	\$ (39.94)	Y	Y
2/11/2026	Home Depot	Marina Plumbing parts	57200-4820	\$ 101.32	Y	Y
2/11/2026	Mutt Mitt	Dog Bags	57200-4647	\$ 364.93	Y	Y
2/18/2026	Home Depot	Maintenance supplies	57200-4647	\$ 52.39	Y	Y
2/21/2026	Home Depot	Refund-supplies	57200-4647	\$ (52.39)	Y	Y
2/26/2026	Signarama	Street signs	54100-4635	\$ 1,272.00	Y	Y
2/28/2026	Valley Bank	Annual Fee	51300-4901	\$ 75.00	Y	Y
2/28/2026	Valley Bank	Cash Reward Credit	51300-4901	\$ (24.45)	Y	Y

2/28/2026

001-10103

Total activity	1,748.86
Replenish card	-
Credit/Refund	-
Total charges	<u>1,748.86</u>
	\$ 1,748.86

0

Expense Summary

57200-4647	(324.99)
51300-4901	(50.55)
57200-4820	(101.32)
54100-4635	(1,272.00)
52900-4700	-
53900-4785	-
	<u>(1,748.86)</u>

TRUE

Your refund from Flags.com is on the way

1 message

service@paypal.com <service@paypal.com>
To: Anthony Gipe <harbouragecddmanager@gmail.com>

Thu, Feb 5, 2026 at 2:14 PM

Anthony Gipe, welcome to PayPal.



Your Refund of \$39.94 USD from Flags.com

Your refund was started. You can expect it in your account by
February 9, 2026.

[Track Refund Status](#)

Get 5% cash back in a monthly category you choose

Shop with the PayPal Debit Card to earn cash back online and in stores. Terms apply



[Set Up Card](#)

Refund to

MASTER_CARD **6054

\$39.94 USD

If the original payment method declines, we'll refund the money to your PayPal account.

Summary

You originally paid Flags.com \$600.44 USD on January 9, 2026. [View receipt](#)



How doers
get more done.

5820 ST RD 64E BRADENTON FL 34208
941-213-6700 STORE MANAGER JULIE FENNELL

1863 00051 68349 02/11/26 01:42 PM
SALE CASHIER JOSE

032888181915	1/2 HOSE BIB <A>	
	1/2" HOSEBIBB 1/4TURN MPTXSWEAT	
	2@11.78	23.56N
032888181779	NO KINK BIBB <A>	12.92N
	1/2" NOKINK HOSEBIBB 1/4TURN MPTXSWT	
0000-294-128	1/2 90 ELBOW <A>	
	1/2" PVC EL 90D SXFPT	
	5@1.42	7.10N
611942112579	1/2INX2FT PV <A>	
	1/2"X2' PVC PIPE	
	2@2.96	5.92N
012181159002	780 PVC - PU <A>	8.88N
	780 PVC - PURP PRIMER TWIN PACK	
017801759570	MR1650G53CCT <A>	16.98N
	FEIT(50W) MR16 GU5.3 12V DM 3CCT 3PK	
194767001568	1-1/4PVC CUT <A>	15.98N
	HUSKY 1-1/4" RATCHETING PVC CUTTER	
810105236651	HDXMICRO24 <A>	9.98N
	HDX 24PK MICROFIBERS CLOTHS	

	SUBTOTAL	101.32
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$101.32
XXXXXXXXXXXX2741	MASTERCARD	USD\$ 101.32
AUTH CODE 011906/4510756		TA
Chip Read		
AID A0000000041010	Mastercard	

P.O.#/JOB NAME: 0
1863 02/11/26 01:42 PM



1863 51 68349 02/11/2026 4921

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/12/2026

MUTT MITT

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

Invoice

Date	Invoice #
2/11/2026	802274

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

PAID
02/11/2026

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

PLEASE MAKE ALL CHECKS PAYABLE TO: "MUTT MITT"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
MM-39451	MM	2/11/2026	FEDEX	INTERNET		

Quantity	Item Code	Description	Price Each	Amount
2	2660 Shipping	Mutt Mitt® Singles/2000 per cs Shipping FEDEX No. of Packages: 1 Tracking #: 398647290223	149.99 64.95	299.98T 64.95

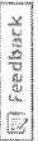
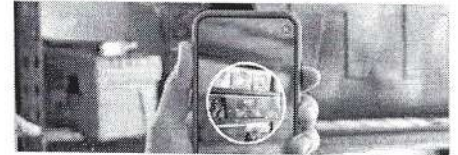
REMIT PAYMENT TO: MUTT MITT 12316 World Trade Drive #102 San Diego, CA 92128 FED ID# 27-4523962	Subtotal	\$364.93
	Sales Tax (0.0%)	\$0.00
	Total	\$364.93
	Payments	-\$364.93
	Balance Due	\$0.00



SNAP A PICTURE, FIND WHAT YOU NEED

Just What You Need in a Snap in Our App

[Download App](#)



Order #WH23463404

Placed on: Feb 17, 2026

Billing Information

Anthony Gipe

3434 Colwell Avenue,
Tampa FL 33614

Payment Method: Paypal

Item	Price/Item	Qty	Line Total
Store Pickup (4 items)			
5475 University Pkwy 6319, Bradenton, FL 34201			
Items picked up from store 6319			
Pool Time 1 Gal. Pool Chlorinating Liquid	\$8.48	2	\$16.96
Available: Today			
Grip-Rite #10 x 4 in. #2 Phillips Bugle Head Coarse Thread Coated Exterior Wood Deck Screws 1 lb. Box	\$9.47	1	\$9.47
Available: Today			
LA's Totally Awesome 1 Gal. All-Purpose Cleaner Concentrate	\$11.98	1	\$11.98
Available: Today			
Mr. Clean Extra Durable Magic Erasers Multi-Purpose Cleaning Sponge (10 Count)	\$13.98	1	\$13.98
Available: Today			
Subtotal			\$52.39
Pick Up In Store			FREE
Sales Tax			\$0.00
Total			\$52.39

Need help?

Online Customer Support:
1-800-430-3376

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



4259 14th Street West
 Bradenton, FL 34205
 (941) 747-7746

**PAID
 IN
 FULL**

**INVOICE
 INV-7659**

www.bradentonsigns.com

Created Date: 2/19/2026

DESCRIPTION: updated traffic signage

Bill To: Harbourage at Braden River CDD
 -, FL 34203
 US

Pickup At: Signarama
 4259 14th Street West
 Bradenton, FL 34205
 US

Ordered By: Tony Gipe
 Email: harbouragecddmanager@gmail.com
 Tax ID: 858012917764c6

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Stop signs 30"	4	\$135.00	\$0.00	\$540.00
1.1	Aluminum White .080" - Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Text: High Intensity Prismatic				
2	No Parking This Side of Street	1	\$70.00	\$0.00	\$70.00
2.1	Aluminum White .080" - Part Qty: 1 Width: 18.00" Height: 12.00" Sides: 1 Text: High Intensity Prismatic				
3	Ped Exing	2	\$175.00	\$0.00	\$350.00
3.1	Aluminum White .080" - Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Text: High Intensity Prismatic				
4	Manatee County Ordinance Dog Leash signs	6	\$52.00	\$0.00	\$312.00

4.1	Aluminum White .080" - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1
-----	---

We appreciate the opportunity to serve you.

Subtotal:	\$1,272.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,272.00
Amount Paid:	\$1,272.00
BALANCE DUE:	\$0.00



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

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

Invoice # 24208966

Wed, Feb 25 2026, 09:19am
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	2 @	6.30	12.60
Delivery charge	1 @	6.95	6.95
<hr/>			
Sales			19.55
<hr/>			
5 Gallon Bottle	Deliv: 2	Ret: 2	Net: 0
<hr/>			
Subtotal			19.55
Discount Total			0.00
Sales Tax			0.00
INVOICE TOTAL			19.55

Next Delivery: 03/25/2026

ATTENTION: BUSINESS CUSTOMERS

WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND
COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN 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 # 00594369

Sat, Jan 31 2026, 08:27am
Driver: Administrator
Rte-Day-Stop: RB06--

Account # 025660

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

Item	Qty	Price	Amount
Finance Charges	1 @	0.52	0.52
Sales			0.52
Subtotal			0.52
Sales Tax			0.00
INVOICE TOTAL			0.52

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 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 # 00600754

Sat, Feb 28 2026, 08:48am
Driver: Administrator
Rte-Day-Stop: RB06--

Account # 025660

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

Item	Qty	Price	Amount
Finance Charges	1 @	0.92	0.92
Sales			0.92
Subtotal			0.92
Sales Tax			0.00
INVOICE TOTAL			0.92

Next Delivery: 03/25/2026

ATTENTION: BUSINESS CUSTOMERS

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

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

March 2026

For Board Approval

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

The total items being presented: **\$36,171.12**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation, LLC	300358	41-286	Struck Leak Repair 03/26	\$ 1,500.00
Bloomings Landscape & Turf Management, Inc.	300369	2026-00646	Landscape Maintenance 04/26	\$ 5,995.00
Brenda L. Brandsma-Landers	20260422-2	BL040626 - 286	Board of Supervisors Meeting 04/06/2026	\$ 200.00
Clean Home Time	300365	113	Cleaning Services 04/26	\$ 99.00
COMCAST	20260424-1	8535 10 045 0006759-5705 Key West PL RM REC 04/26 040126		\$ 462.78
COMCAST	20260413-1	8535 10 045 0011288-8535 10 045 0011288 04/26 031826		\$ 140.76
Commercial Fitness Products, Inc.	300370	BC04108	Preventative Maintenance 04/26	\$ 165.00
Envera Systems	300366	764205	Security Monitoring 02/01/26 - 04/30/26	\$ 1,490.04
Florida Power & Light Company	20260424-2	14034-95383-040326	5651 Key West PI Marina 03/26	\$ 37.35
Florida Power & Light Company	20260424-2	19971-10141-040626	5705 Key West PI # Fountain 4/26	\$ 508.36
Florida Power & Light Company	20260424-2	20077-10151-040326	5624 Duval St #IRR 04/26	\$ 30.80
Florida Power & Light Company	20260424-2	26506-57121-040326	5630 Whitehead St #IRR 04/26	\$ 30.80
Florida Power & Light Company	20260424-2	29316-45333-040326	5705 Key West PL # REC 04/26	\$ 919.05
Florida Power & Light Company	20260424-2	43460-49218-040326	5412 53rd Ave E # ENT LTS 04/26	\$ 31.09

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260424-2	50311-56333-040326	5414 Harbourage Ave #Gate Hse 04/26	\$ 71.50
Florida Power & Light Company	20260424-2	72537-70148-040326	5705 Key West PI # IRR 04/26	\$ 623.32
Florida Power & Light Company	20260424-2	78984-82513-040326	5605 Southernmost Ln #IRR 04/26	\$ 30.80
Florida Power & Light Company	20260424-2	79846-64172-040326	5605 Southernmost Ln #IRR 04/26	\$ 31.85
Florida Department of Revenue	20260420-1	518016045527-4	Sales Tax 04/26	\$ 63.27
Frontier Communications of FL	20260413-3	9417531478093345 - 032226	941-753-1478-093004-5 03/26	\$ 301.25
Hawkins Service Company	300375	359620717	Pool Repair 02/26	\$ 1,388.00
Manatee County Utilities Department	20260413-2	100123820-032326	5651 Key West PI (Docks) 03/26	\$ 26.20
Manatee County Utilities Department	20260413-2	100184981-032326	5705 Key West PI (Rec Center) 02/26	\$ 404.96
Manatee County Utilities Department	20260413-2	100185040-032326	5414 Harbourage Ave (Gate) 02/26	\$ 41.90
Mariner Dock and Seawall LLC	300376	56-2	Minor Dock Repairs 04/26	\$ 2,555.00
Michael J Monti	20260422-4	MM040626 - 286	Board of Supervisors Meeting 04/06/2026	\$ 200.00
Michael V. Malik	20260422-1	MM040626 - 286	Board of Supervisors Meeting 04/06/2026	\$ 200.00
Pools by Lowell, Inc.	300371	214983476	Commercial Pool Service 04/26	\$ 620.00

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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.	300371	215147696	Service Call for Toro Solenoid Valve 04/26	\$ 251.04
Rizzetta & Company, Inc.	300357	INV0000108045	Accounting Services 04/26	\$ 4,047.26
Rizzetta & Company, Inc.	300356	INV0000108159	Personnel Reimbursement 03/26	\$ 1,578.25
Rizzetta & Company, Inc.	300361	INV0000108193	Cell Phone March Service 04/26	\$ 50.00
Rizzetta & Company, Inc.	300364	INV0000108221	Amenity Management & Overnight Personnel Reimbursement 04/26	\$ 2,568.76
Rizzetta & Company, Inc.	300374	INV0000109089	Personnel Reimbursement 04/26	\$ 1,638.67
Solitude Lake Management, LLC	300372	PSI251100	Aquatic Maintenance 04/26	\$ 477.85
Solitude Lake Management, LLC	300372	PSI251101	Aquatic Maintenance 04/26	\$ 686.10
Solitude Lake Management, LLC	300372	PSI251885	Fountain Maintenance 04/26	\$ 209.22
Solitude Lake Management, LLC	300372	PSI257714	Fountain Maintenance 04/26	\$ 208.10
Straley Robin Vericker	300367	28226	Legal Services 03/26	\$ 2,032.00
Suburban Propane, L.P.	300368	1564-567615	Propane Delivery 04/26	\$ 957.01
Tanner French	20260422-3	TF040626 - 286	Board of Supervisors Meeting 04/06/2026	\$ 200.00
The Observer Group, Inc.	300362	26-00550M	Legal Advertising 04/26	\$ 52.50

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Access, LLC	300360	4109	Access Control Services Monthly Billing Current Colander Month 03/26	\$ 850.00
Universal Access, LLC	300363	4139	Service Call Resident Gate arm 04/26	\$ 175.00
Universal Access, LLC	300373	4158	Access Control Services Monthly Billing Current Colander Month 04/26	\$ 300.00
Universal Access, LLC	300373	4159	Access Control Services Monthly Billing Current Colander Month 04/26	\$ 700.00
Valley National Bank	20260428-1	CC033126-286	Credit Card Expenses 03/26	\$ 941.68
Water Boy Inc.	300359	00605882	Water Delivery 03/26	\$ 9.00
Water Boy Inc.	300359	24211273	Water Delivery 03/26	\$ 32.15
Water Boy Inc.	300377	24213460	Water Delivery 04/26	<u>\$ 38.45</u>
Report Total				<u>\$ 36,171.12</u>

INVOICE

A N J EXCAVATION LLC

INVOICE # 41
DATE: MARCH 24, 2026

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

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

JOB SITE ADDRESS	START DATE	END DATE
Harbourage CDD- Corner of Simonton and Mallory Square Structure Leak Repair	March	March

	DESCRIPTION	LINE TOTAL
1	Depression next to storm box at Simonton and Mallory Square- Jumped into the structure and plastered all areas around the underdrain stub, the inside of the lid of the structure, and any cracks or areas that has staining on the walls of the box where it seemed to be leaking when it rains. Backfilled the area next to the box.	\$1,500.00
	TOTAL	\$1,500.00

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

RECOMMENDED FOR PAYMENT:

 3/25/26



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 4/1/2026 2026-00646

Bill To:

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

Terms **Due Date**
 Net 30 5/1/2026

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

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

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

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

Harbourage at Braden River CDD

Meeting Date: April 6, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Tanner French	X
Brenda Landers	X
Mike Malik	X
Michael Monti	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:30pm
Meeting End Time:	1:40pm
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 #: 113
Date: 12-30-2025
Service Date: 04-08-2026

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		\$462.78
EFT Payment - thank you	Mar 23	-\$462.78
Balance forward		\$0.00
Regular monthly charges	Page 3	\$439.60
Taxes, fees and other charges	Page 3	\$23.18
New charges		\$462.78
Amount due		\$462.78

Your bill explained

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

! Thanks for paying by Automatic Payment
 Your automatic payment on Apr 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.

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 **Apr 22, 2026**
Please pay \$462.78

Electronic payment will be applied Apr 22, 2026

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

853510045000675900462788

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Call us anytime

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Attn: M. Gifford.

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In-Store

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Regular monthly charges \$439.60

Comcast Business	\$439.60
TV services	\$218.75
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	\$53.25
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

Visit business.comcast.com/myaccount for more details

Taxes, fees and other charges \$23.18

Other charges	\$0.15
Regulatory Cost Recovery	\$0.15
Taxes & government fees	\$23.03
Sales Tax	\$3.31
State Communications Services Tax	\$14.84
Local Communications Services Tax	\$4.88

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.

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.

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ADP99996-0002

Hello Harborag Guard House,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 5514 HARBORAGE AVE, UNIT GRD, BRADENTON, FL, 34203-0000		
Previous balance		\$140.76
EFT Payment - thank you	Mar 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 Apr 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

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

Account number **8535 10 045 0011288**
 Automatic payment **Apr 09, 2026**
Please pay \$140.76

Electronic payment will be applied Apr 09, 2026

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

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Attn: M. Gifford.

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In-Store

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

Regular monthly charges **\$134.85**

Comcast Business **\$134.85**

Internet services **\$134.85**

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

What's included?



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

Visit business.comcast.com/myaccount for more details

One-time charges **\$3.95**

Other charges **\$3.95**

Paper Statement Fee	Mar 18	\$3.95
---------------------	--------	--------

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

Taxes & government fees **\$1.96**

Sales Tax	\$1.96
-----------	--------

CommercialFitnessProducts

Invoice

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

Date	Invoice #
4/9/2026	BC04108

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

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

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
BD	HAR011	WO#5371	4/9/2026	PM Plan	Net 30	5/9/2026
Qty	Item Code	Description		Price Each	Amount	
1	Preventative Maintenance	Preventative Maintenance Visit- Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications.		165.00	165.00	

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

Envera

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

Invoice

Invoice Number 764205	Date 1/2/2026
Customer Number 400110	Due Date 2/1/2026

To: Harbourage CDD
C/O Rizzetta & Company
3434 Colwell Ave. Ste 200
Tampa, FL 33614

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Net Due: \$1,490.04

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbourage CDD	400110		1/2/2026	2/1/2026

Quantity	Description	Rate	Amount
	<i>Harborage CDD - Clubhouse 6219 45th Lane East, Bradenton, FL</i>		
3.00	Burglar Alarm Monitoring 02/01/2026-04/30/2026	44.27	132.81
3.00	Data Management 02/01/2026-04/30/2026	98.23	294.69
	<i>Harborage CDD - Pool 6219 45th Lane East, Bradenton, FL</i>		
3.00	Active Video Monitoring 02/01/2026-04/30/2026	354.18	1,062.54
	Tax		\$ 0.00

Date	Invoice #	Description	Amount	Balance Due
1/2/2026	764205	Monitoring Services	1,490.04	1,490.04

Return Stub Below

Customer: Harbourage CDD

Invoice Number 764205
Bill Payer ID: 400110

Due This Inv. 1,490.04 Amount Remitted

Payment Method Check Check Number Date Remitted

Charge* Card Number Exp Date
 Name On Card Card ID
Signature



Electric Bill Statement

For: Mar 5, 2026 to Apr 3, 2026 (29 days)

Statement Date: Apr 3, 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

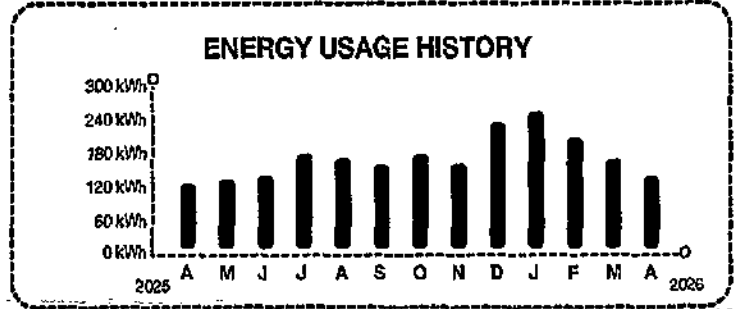
\$37.35

TOTAL AMOUNT YOU OWE

Apr 24, 2026

NEW CHARGES DUE BY

Scan to Pay
or visit
FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	38.96
Payments received	-38.96
<hr style="border-top: 1px dashed black;"/>	
Balance before new charges	0.00
Total new charges	37.35
<hr style="border-top: 1px dashed black;"/>	
Total amount you owe	\$37.35

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 25, 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

5203140349538325373000000

0001 0020 450010 8 10

#BWNDJNQ ***

#4394143LQ386593#

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
for ways to pay.

14034-95383

ACCOUNT NUMBER

\$37.35

TOTAL AMOUNT YOU OWE

Apr 24, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

BILL DETAILS

Amount of your last bill	38.96
Payment received - Thank you	-38.96
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$4.71
Non-fuel: (\$0.094600 per kWh)	\$13.05
Fuel: (\$0.032020 per kWh)	\$4.42
Electric service amount	36.39
Gross receipts tax (State tax)	0.93
Taxes and charges	0.93
Regulatory fee (State fee)	0.03
Total new charges	\$37.35
Total amount you owe	\$37.35

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	28040		27902		138

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
kWh Used	138	172	124
Service days	29	29	29
kWh/day	4	5	4
Amount	\$37.35	\$38.96	\$32.09

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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ESTIMATED BILL
For: Mar 4, 2026 to Apr 3, 2026 (30 days)
Statement Date: Apr 6, 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

\$508.36

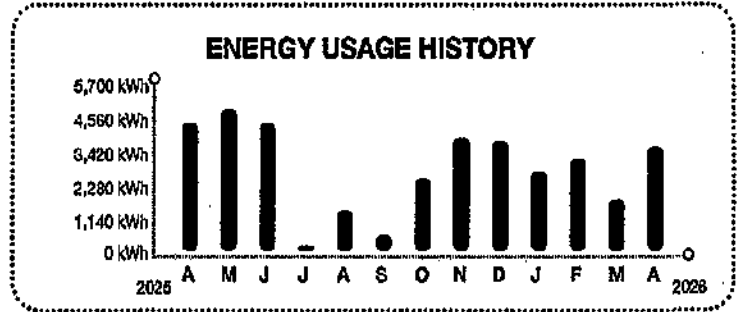
TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY



Scan to
Pay
or visit
FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	250.63
Payments received	-250.63
Balance before new charges	0.00
Total new charges	508.36
Total amount you owe	\$508.36

ESTIMATED BILL

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 26, 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 (466-8243)
711 (Relay Service)



/ 27

5203199711014106380500000

0001 0002 048488

8 10

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

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

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



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MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

19971-10141

ACCOUNT NUMBER

\$508.36

TOTAL AMOUNT YOU OWE

Apr 27, 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	250.63
Payment received - Thank you	-250.63
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094800 per kWh)	\$359.38
Fuel: (\$0.032020 per kWh)	\$121.84
Electric service amount	495.22
Gross receipts tax (State tax)	12.71
Taxes and charges	12.71
Regulatory fee (State fee)	0.43
Total new charges	\$508.36
Total amount you owe	\$508.36

ESTIMATED BILL

METER SUMMARY

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

Usage Type	Estimated	-	Previous	=	Usage
kWh used	59806		56007		3799

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 4, 2026	Apr 3, 2025
kWh Used	3799	1816	4680
Service days	30	28	29
kWh/day	126	64	160
Amount	\$508.36	\$250.63	\$602.94

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.
- Your current month's bill is an estimate based on prior consumption. This is because we were unable to obtain an actual meter reading on your scheduled read date. Rest assured, no action is required from you. For more information, visit FPL.com/Meters.

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FPL.com/BizHVAC

Unlock energy insights

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Electric Bill Statement

For: Mar 5, 2026 to Apr 3, 2026 (29 days)

Statement Date: Apr 3, 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

Apr 24, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



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 June 25, 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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0003 0020 450010

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COMMUNITY DEVELOPMENT DIST
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CHARLOTTE NC 28232-2414

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MIAMI FL 33188-0001



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20077-10151

ACCOUNT NUMBER

\$30.80

TOTAL AMOUNT YOU OWE

Apr 24, 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
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.80
Non-fuel energy charge:	
	\$0.094600 per kWh
Fuel charge:	\$0.032020 per kWh
<hr/>	
Electric service amount	30.00
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
<hr/>	
Total new charges	\$30.80
<hr/>	
Total amount you owe	\$30.80

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00215		00215		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
Service to			
kWh Used	0	2	2
Service days	29	29	29
kWh/day	0	0	0
Amount	\$30.80	\$30.89	\$25.75

KEEP IN MIND

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Electric Bill Statement

For: Mar 5, 2026 to Apr 3, 2026 (29 days)

Statement Date: Apr 3, 2026

Account Number: 26506-57121

Service Address:

6830 WHITEHEAD ST #IRR
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,

Here's what you owe for this billing period.

CURRENT BILL

\$30.80

TOTAL AMOUNT YOU OWE

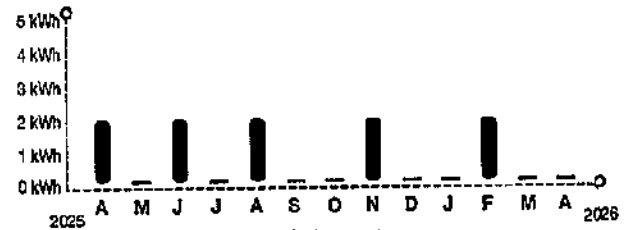
Apr 24, 2026

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	30.80
Total amount you owe	\$30.80

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 25, 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

\$30.80

TOTAL AMOUNT YOU OWE

Apr 24, 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
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:	
	\$0.094800 per kWh
Fuel charge:	\$0.032020 per kWh
Electric service amount	30.00
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.80
Total amount you owe	\$30.80

METER SUMMARY

Meter reading - Meter AC98442. Next meter reading May 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00114		00114		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
kWh Used	0	0	2
Service days	29	29	29
kWh/day	0	0	0
Amount	\$30.80	\$30.80	\$25.75

KEEP IN MIND

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Electric Bill Statement
For: Mar 5, 2026 to Apr 3, 2026 (29 days)
Statement Date: Apr 3, 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

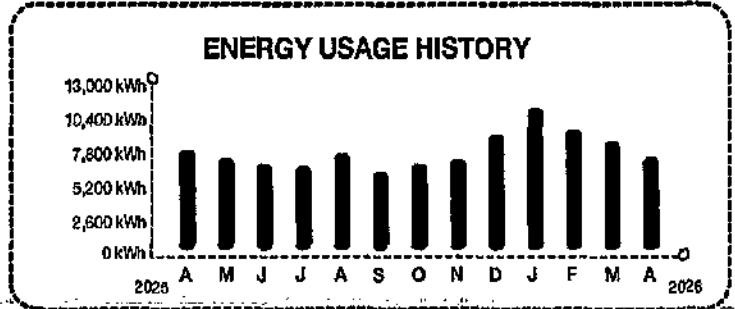
\$919.05

TOTAL AMOUNT YOU OWE

Apr 24, 2026

NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	1,008.51
Payments received	-1,008.51
Balance before new charges	0.00
Total new charges	919.05
Total amount you owe	\$919.05

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 25, 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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29316-45333
ACCOUNT NUMBER

\$919.05
TOTAL AMOUNT YOU OWE

Apr 24, 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	1,006.51
Payment received - Thank you	-1,006.51
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$239.45
Fuel: (\$0.032010 per kWh)	\$246.38
Demand: (\$15.03 per KW)	\$375.75
Electric service amount	895.29
Gross receipts tax (State tax)	22.98
Taxes and charges	22.98
Regulatory fee (State fee)	0.78
Total new charges	\$919.05
Total amount you owe	\$919.05

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20062		12865		7697
Demand KW	25.39				25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
kWh Used	7697	9047	8381
Service days	29	29	29
kWh/day	265	311	289
Amount	\$919.05	\$1,006.51	\$900.77

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Electric Bill Statement

For: Mar 5, 2026 to Apr 3, 2026 (29 days)

Statement Date: Apr 3, 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

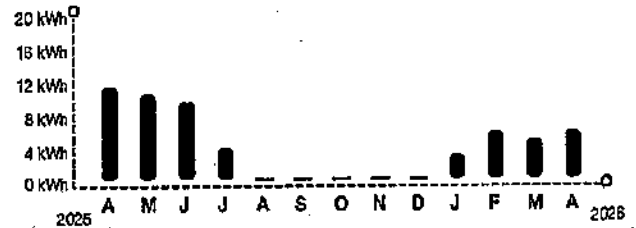
Apr 24, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.05
Payments received	-31.05
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 June 25, 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:

1-800-4CUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



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43460-49218

ACCOUNT NUMBER

\$31.09

TOTAL AMOUNT YOU OWE

Apr 24, 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	31.05
Payment received - Thank you	-31.05
<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:	\$15.32
Non-fuel: (\$0.094800 per kWh)	\$0.57
Fuel: (\$0.032020 per kWh)	\$0.19
<hr/>	
Electric service amount	30.28
Gross receipts tax (State tax)	0.78
<hr/>	
Taxes and charges	0.78
Regulatory fee (State fee)	0.03
<hr/>	
Total new charges	\$31.09
<hr/>	
Total amount you owe	\$31.09

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
KWh used	04559		04553		6

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
KWh Used	6	5	12
Service days	29	29	29
KWh/day	0	0	0
Amount	\$31.09	\$31.05	\$26.29

KEEP IN MIND

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Electric Bill Statement
For: Mar 5, 2026 to Apr 3, 2026 (29 days)
Statement Date: Apr 3, 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

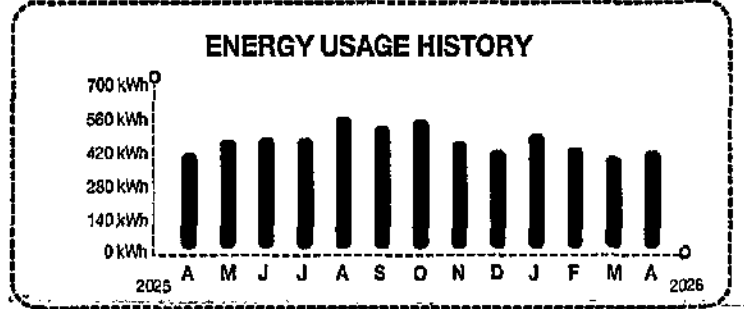
\$71.50

TOTAL AMOUNT YOU OWE

Apr 24, 2026

NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	68.12
Payments received	-68.12
<hr style="border-top: 1px dashed black;"/>	
Balance before new charges	0.00
Total new charges	71.50
<hr style="border-top: 1px dashed black;"/>	
Total amount you owe	\$71.50

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 25, 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

\$71.50

TOTAL AMOUNT YOU OWE

Apr 24, 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	68.12
Payment received - Thank you	-68.12
<hr/>	
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)	\$41.43
Fuel: (\$0.032020 per kWh)	\$14.02
<hr/>	
Electric service amount	69.65
<hr/>	
Gross receipts tax (State tax)	1.79
Taxes and charges	1.79
<hr/>	
Regulatory fee (State fee)	0.06
<hr/>	
Total new charges	\$71.50
<hr/>	
Total amount you owe	\$71.50

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	38535		36097		438

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
kWh Used	438	412	428
Service days	29	29	29
kWh/day	15	14	16
Amount	\$71.50	\$68.12	\$67.37

KEEP IN MIND

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Electric Bill Statement
For: Mar 5, 2026 to Apr 3, 2026 (29 days)
Statement Date: Apr 3, 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.

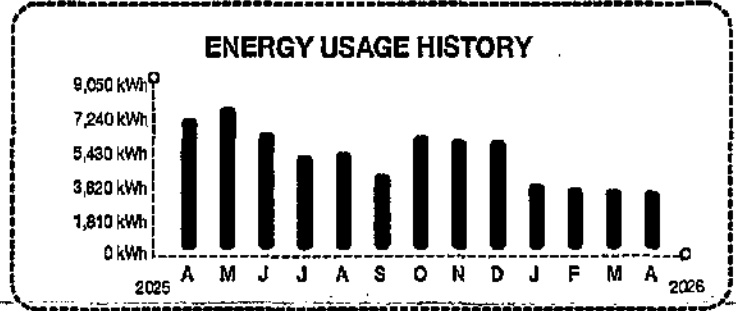
CURRENT BILL

\$623.32
TOTAL AMOUNT YOU OWE

Apr 24, 2026
NEW CHARGES DUE BY



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BILL SUMMARY

Amount of your last bill	629.81
Payments received	-629.81
Balance before new charges	0.00
Total new charges	623.32
Total amount you owe	\$623.32

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 25, 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

\$623.32
TOTAL AMOUNT YOU OWE

Apr 24, 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	629.81
Payment received - Thank you	-629.81
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$104.87
Fuel: (\$0.032010 per kWh)	\$107.91
Demand: (\$15.03 per KW)	\$360.72
Electric service amount	607.21
Gross receipts tax (State tax)	15.58
Taxes and charges	15.58
Regulatory fee (State fee)	0.53
Total new charges	\$623.32
Total amount you owe	\$623.32

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	09154		05783		3371
Demand KW	23.87				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
kWh Used	3371	3471	7589
Service days	29	29	29
kWh/day	116	119	261
Amount	\$623.32	\$629.81	\$851.12

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

Save with HVAC rebates

Upgrade your HVAC system and earn rebates to help reduce energy costs. Save energy and improve comfort.

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

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

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

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: Mar 5, 2026 to Apr 3, 2026 (29 days)
Statement Date: Apr 3, 2026
Account Number: 78984-82513
Service Address:
5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203

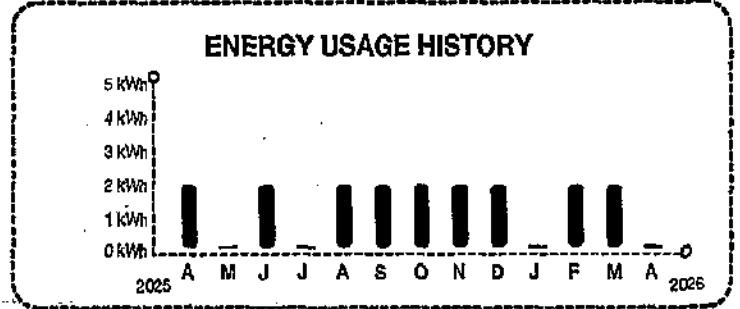
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$30.80
TOTAL AMOUNT YOU OWE

Apr 24, 2026
NEW CHARGES DUE BY

Scan to Pay
or visit
FPL.com/
WaystoPay



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 June 25, 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

5203789848251360803000000

0015 0020 450010

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
for ways to pay.

78984-82513
ACCOUNT NUMBER

\$30.80
TOTAL AMOUNT YOU OWE

Apr 24, 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	30.89
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:	\$0.094800 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 AC96443. Next meter reading May 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00541		00541		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 3, 2026	Mar 5, 2026	Apr 3, 2025
kWh Used	0	2	2
Service days	29	29	29
kWh/day	0	0	0
Amount	\$30.80	\$30.89	\$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/MobileApp](https://www.fpl.com/MobileApp)

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Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

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Electric Bill Statement
For: Mar 5, 2026 to Apr 3, 2026 (29 days)
Statement Date: Apr 3, 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

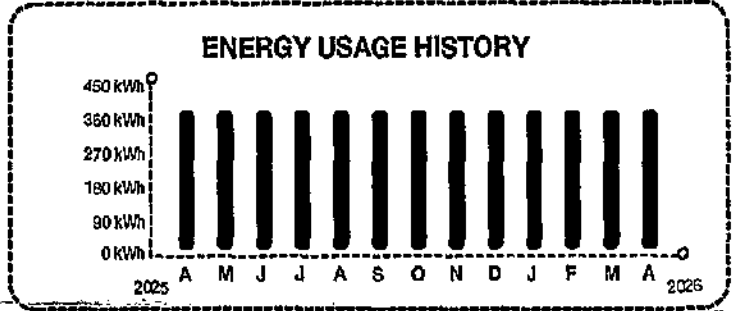
\$31.85

TOTAL AMOUNT YOU OWE

Apr 24, 2026

NEW CHARGES DUE BY

Scan to Pay
or visit
FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	31.85
Payments received	-31.85
<hr style="border-top: 1px dashed black;"/>	
Balance before new charges	0.00
Total new charges	31.85
<hr style="border-top: 1px dashed black;"/>	
Total amount you owe	\$31.85

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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 450010

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
for ways to pay.

79846-64172

ACCOUNT NUMBER

\$31.85

TOTAL AMOUNT YOU OWE

Apr 24, 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:	\$0.031560 per kWh

METER SUMMARY

Next bill date May 5, 2026.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month Apr 3, 2026	Last Month Mar 5, 2026	Last Year Apr 3, 2025
Service to kWh Used	399	399	399
Service days	29	29	29
kWh/day	14	14	14
Amount	\$31.85	\$31.85	\$37.55

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/BizHVAC](https://www.fpl.com/BizHVAC)

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

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

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

For: 03-05-2026 to 04-03-2026 (29 days)
 kWh/Day: 14
 Service Address:
 5705 KEY WEST PL #SL
 BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			E	19	0.810000	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: 03-05-2026 to 04-03-2026 (29 days)
 kWh/Day: 14
 Service Address:
 5705 KEY WEST PL #SL
 BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							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#	920002044927	Submitted Date	Friday, 04/17/2026
Status	IN PROCESS	Submitted Time	02:00 PM

Payment Information

Taxpayer Name	HARBOURAGE AT BRADEN RIVER COMMUNITY DEV	Debit Date	Monday, 04/20/2026
Document Type	DR-15	Filing Period End Date	03/31/2026
Amount Paid	\$63.27		
Payment Amount	\$63.27		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A	Routing Number	<input type="text"/>
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	<input type="text"/>

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:51-8016045527-4	03/31/2026	\$63.27



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

Billing Date:
Mar 22, 2026

Billing Period:
Mar 22 - Apr 21, 2026

Hi HARBORAGE CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$301.25
 due
Apr 15

Bill history

Previous balance	\$301.25
Payment received by Mar 22, thank you	-\$301.25

Service summary

	Previous month	Current month
Bundle	\$244.84	\$244.84
Taxes and Fees	\$56.41	\$56.41
Total services	\$301.25	\$301.25
Total balance		\$301.25

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



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

6790 0107 DY RP 22 03242026 NNNNNY 01 999748

HARBORAGE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$ 301.25

Due by
Apr 15

Account number
941-753-1478-093004-5

Amount enclosed
\$ _____

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

85100994175314780930040000000000000000000301255



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

Billing Date:
Mar 22, 2026

Billing Period:
Mar 22 - Apr 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.

SERVICE TERMS

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



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Bundle

Monthly Charges

03.22-04.21	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
	Multi-Line Federal Subscriber Line Charge	\$4.50
(2)	Access Recovery Charge Multi-Line Business	\$18.40
(2)	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.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

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If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.



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
(2)	FL State Gross Receipts Tax	\$5.00
(2)	Manatee Co 911 Surcharge	\$0.80
(2)	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:
Mar 22, 2026
 Billing Period:
Mar 22 - Apr 21, 2026

Frontier

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Mar 10	1:22P	3.0	DD	TAMPACEN FL 813-533-2950	\$0.00	U
Subtotal						\$0.00	

Frontier Com of America

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Mar 06	8:00A	1.0	DD	MTWASHIGTN OH 513-232-2700	\$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
Intra-Lata	1	3	\$0.00
Interstate	1	1	\$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 Place
 Bradenton, FL 34203 USA

INVOICE 359620717	INVOICE DATE Feb 27, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

Harbourage Community
 5705 Key West Place
 Bradenton, FL 34203 USA

Completed Date: 2/27/2026
Payment Term: Net 30
Due Date: 3/29/2026

DESCRIPTION OF WORK

Replace fan capacitor, fan motor, heat pump is working tested all sensors and electrical components. Compressor is running at high amperage 29 A max. LRA is 32 unit is nine years old.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	PR-AQCHPRP-041: AQUACAL 2 SPD FAN MOTOR	1.00	\$1,069.00	\$1,069.00
2	Pool Repair General Service Repair: Pool Repair 10 microfarads fan capacitor	1.00	\$230.00	\$230.00
3	GENERAL Service PR: Original 89.00 Service / Diagnostic Fee on 02/07/2026	1.00	\$89.00	\$89.00

POTENTIAL SAVINGS	\$160.35
SUB-TOTAL	\$1,388.00
TAX	\$0.00
TOTAL DUE	\$1,388.00
BALANCE DUE	\$1,388.00

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 2/27/2026

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.

not home

Sign here

Date 2/27/2026



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	\$26.20
Please Pay By	13-Apr-2026
Account Number	100123820

Account Summary	
Previous Amount Due	\$32.91
Payments Received	-\$32.91
Balance Forward	\$0.00
Contract Charges	\$26.20
Total Amount Due	\$26.20

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 49978928				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/11	241	03/09	252	1.1 kgal

Important Information


- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details		Service Period 02/11 - 03/09 (27 Days)
Commercial Water Service (Meter # 49978928) (02/11 - 03/09)		
Water Base Rate	0.9 month(s) x \$25.48	\$22.93
Commercial Water Usage	1.1 kgal x \$2.97	\$3.27
Total New Charges		\$26.20
Total Amount Due		\$26.20

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: **SW2GDH2C**



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	23-Mar-2026
	DUE DATE	13-Apr-2026
	TOTAL AMOUNT DUE	\$26.20

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

100123820Z0000002620000000

MCUD

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

Visit: mymanatee.org/utilities

Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due	\$404.96
Please Pay By	13-Apr-2026
Account Number	100184981

Account Summary	
Previous Amount Due	\$198.47
Payments Received	-\$198.47
Balance Forward	\$0.00
Contract Charges	\$404.96
Total Amount Due	\$404.96

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52637992				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/11	28755	03/12	29082	32.7 kgal

Bin Overview
1 x Commercial 96 gallon bin


- ### Important Information
- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details	Service Period 02/11 - 03/12 (30 Days)	
Commercial Water Service (Meter # 52637992) (02/11 - 03/12)		
Water Base Rate	1 month(s) x \$16.73	\$16.73
Commercial Water Usage	32.7 kgal x \$2.97	\$97.12
Sewer Commercial Service (02/11 - 03/12)		
Sewer Base Rate	1 month(s) x \$42.31	\$42.31
Sewer Service	32.7 kgal x \$6.59	\$215.49
Commercial Can Service (02/12 - 03/11)		
Commercial solid waste service charge	1 bin (28 days)	\$33.31
Total New Charges		\$404.96
Total Amount Due		\$404.96

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	23-Mar-2026
	DUE DATE	13-Apr-2026
	TOTAL AMOUNT DUE	\$404.96

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

10018498120000040496000000



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

Visit: mymanatee.org/utilities
 Call: (941) 792-8811
 HARBOURAGE AT BRADEN RIVER
 5414 HARBORAGE AVE

Amount Due	\$41.90
Please Pay By	13-Apr-2026
Account Number	100185040

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

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 80273272				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/10	311 *	03/11	311 *	0 kgal
* Indicates an estimated read				

Important Information


- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details	Service Period 02/10 - 03/11 (30 Days)	
Commercial Water Service (Meter # 80273272) (02/10 - 03/11)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Sewer Commercial Service (02/10 - 03/11)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Total New Charges		\$41.90
Total Amount Due		\$41.90

View & Pay Your Bill Online: 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: **W9ICB7G3**



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	23-Mar-2026
	DUE DATE	13-Apr-2026
	TOTAL AMOUNT DUE	\$41.90
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100185040Z0000004190000000



Invoice 56-2

Invoice Date April 22, 2026

Payment Due April 25, 2026

PREPARED BY

Cassidy Thifault

Mariner Dock and Seawall, LLC

(941) 751 3625

cassidy@marinerdockandseawall.com

4802 Lena Rd suite 105, Bradenton, FL 34211, USA

PREPARED FOR

Tony Gipe

Harbourage at Braden River

(941) 650 2780

harbouragecddmanager@gmail.com

Harbourage Ave, Braden River, FL 34203, USA

INVOICE DETAILS

Harborage at Braden River

Harborage Ave, Braden River, FL 34203, USA

Dock Repairs

DESCRIPTION

TOTAL

Minor Dock Repairs

\$2,507.50

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

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

Repair piling wrap at each piling as needed.

Trip Charge

\$47.50

Trip Charge

TOTAL

\$2,555.00

PAYMENTS STARTING FROM \$43/month on Acorn [Learn More](#) →

Payment Terms

Payment is due as stated on this invoice. Any unpaid balance after fifteen (15) days is subject to a 1.5% monthly finance charge (18% annually) or the maximum rate allowed by law.

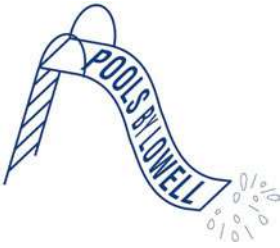
For projects billed in phases, timely payment is required to continue work. Contractor reserves the right to suspend work for non-payment without penalty or waiver of rights.

Florida Lien Notice

Under Florida Construction Lien Law Chapter 713, Contractor reserves the right to file a Claim of Lien for unpaid labor, services, or materials furnished to this project. Failure to remit payment may result in a lien against the property.

Payment Methods

- Online payment via the invoice link is the preferred and fastest method.
- Electronic payment is also accepted via ACH, wire, or Zelle (see attached payment instructions).
- All major credit cards are accepted through the payment portal and are subject to a 3% processing fee.
- Checks may be mailed, hand delivered, or arranged for pickup. Cash is accepted only at time of service unless otherwise approved.



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
214983476

INVOICE DATE
Apr 01, 2026

JOB ADDRESS

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

Billing Date: 4/1/2026

Payment Term: Due Upon Receipt

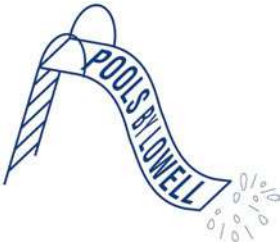
Due Date: 4/1/2026

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 215147696	INVOICE DATE Apr 06, 2026
-----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 4/6/2026
Payment Term: Due Upon Receipt
Due Date: 4/6/2026

DESCRIPTION OF WORK

Issue: Spa: Autofill malfunction; unit is continuously running.

04/06/2026 Romain: Replaced the faulty solenoid valve, repaired damaged tubing, and cleared an air lock in the static line to restore proper autofill operation.

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	Toro Solenoid Valve	1.00	\$126.04	\$126.04

SUB-TOTAL \$251.04

TOTAL DUE \$251.04

BALANCE DUE **\$251.04**

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

Invoice

Date	Invoice #
4/2/2026	INV0000108045

Bill To:

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

Services for the month of	Terms	Client Number
April	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 #
3/27/2026	INV0000108159

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,578.25	\$1,578.25
Subtotal			\$1,578.25
Total			\$1,578.25

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

Invoice

Date	Invoice #
4/1/2026	INV0000108193

Bill To:

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

Services for the month of	Terms	Client Number
March	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 #
4/10/2026	INV0000108221

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,040.00	\$1,040.00
Personnel Reimbursement	1.00	\$1,528.76	\$1,528.76
Subtotal			\$2,568.76
Total			\$2,568.76

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

Invoice

Date	Invoice #
4/24/2026	INV0000109089

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,638.67	\$1,638.67
Subtotal			\$1,638.67
Total			\$1,638.67



INVOICE

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: PSI251100
 Invoice Date: 4/1/2026

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

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

Ship Via
 Ship Date 4/1/2026
 Due Date 5/1/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 4/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 Pond 1 - Harbourage at Braden River CDD Pond 2 - Harbourage at Braden River CDD Sump 3 - Harbourage at Braden River CDD Sump 4 - Harbourage at Braden River CDD Sump 5 - Harbourage at Braden River CDD		1	1	477.85	477.85

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 477.85

Subtotal: 477.85
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 477.85



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI251101
 Invoice Date: 4/1/2026

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

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

Ship Via
 Ship Date 4/1/2026
 Due Date 5/1/2026
 Terms Net 30

Customer ID 9014
 P.O. Number
 P.O. Date 4/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 Preserve - Harbourage at Braden River CDD Upland 6 - Harbourage at Braden River CDD Wetland/MT 7 - Harbourage at Braden River CDD		1	1	686.10	686.10

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 686.10

Subtotal: 686.10
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 686.10



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI251885
 Invoice Date: 4/1/2026

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 4/1/2026
 Due Date 5/1/2026
 Terms Net 30

Customer ID 0376380
 P.O. Number
 P.O. Date 4/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 6/30/2026 Harborage/Br VTX Fountain 1 Site #1		1	1	209.22	209.22

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

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



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: PSI257714
 Invoice Date: 4/2/2026

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

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

Ship Via
 Ship Date 4/2/2026
 Due Date 5/2/2026
 Terms Net 30

Customer ID 0376380
 P.O. Number
 P.O. Date 4/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 9/30/2026 Harborage/Br VTX Aerator 1 Site #1Air		1	1	208.10	208.10

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 208.10

Subtotal: 208.10
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 208.10

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

April 17, 2026

Client: 001435

Matter: 000001

Invoice #: 28226

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/3/2026	CAW	PHONE CALL WITH T. GIPE REGARDING PUBLIC RECORDS GUIDANCE.	0.2	\$61.00
3/4/2026	CAW	REVIEW RESOLUTION REGARDING GENERAL ELECTION.	0.2	\$61.00
3/4/2026	LC	PREPARE DRAFT RESOLUTION FOR GENERAL ELECTION SEATS.	0.7	\$122.50
3/5/2026	LC	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$87.50
3/6/2026	CAW	REVIEW AGENDA AND PREPARE FOR MARCH BOARD MEETING; PHONE CALL WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00
3/9/2026	CAW	PREPARE FOR AND ATTEND MARCH BOARD MEETING VIA PHONE.	1.8	\$549.00
3/13/2026	CAW	PREPARE DOCK REPAIR AGREEMENT WITH MARINER; UPDATE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	1.6	\$488.00
3/16/2026	CAW	REVIEW AND REVISE AGREEMENT WITH RIZZETTA FOR LOAN ASSISTANCE SERVICES.	1.0	\$305.00
3/18/2026	CAW	REVIEW REVISED AGREEMENT WITH DISTRICT MANAGER FOR LOAN ASSISTANCE.	0.2	\$61.00
3/18/2026	LC	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
Total Professional Services			7.6	\$2,032.00

April 17, 2026

Client: 001435

Matter: 000001

Invoice #: 28226

Page: 2

Total Services	\$2,032.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,032.00
Previous Balance		\$1,240.00
<i>Less Payments</i>		<i>(\$1,240.00)</i>
PAY THIS AMOUNT		\$2,032.00

Please Include Invoice Number on all Correspondence

SUBURBAN PROPANE-1564

Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER
5705 KEY WEST PL
BRADENTON FL 34203-8095 CHECK HERE IF name, address,
telephone or fuel usage has changedTO PAY BY CHECK PLEASE RETURN THIS PORTION
WITH YOUR PAYMENT AND SEND TO:SUBURBAN PROPANE-1564
PO BOX 260
WHIPPANY, NJ 07981-0260**Thank You For
Your Business!****INVOICE**ACCOUNT NO: 1564-093972
DELIVERY DATE: 4/11/26 8:26
INVOICE NO. 1564-567615

Item# 1515384 OPR 5209 1212

**AMOUNT
DUE****\$957.01****DUE DATE****4/18/26****AMOUNT
ENCLOSED****\$**

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com
Please visit our website
regarding changes to the Transportation
Fuel SurchargeTO PAY BY PHONE
Call us toll-free at 1-888-288-5608**156440041126400009570100009570100000093975**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00550M

Date 04/10/2026

Attn:
Harbourage at Braden River CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00550M Notice of Community Workshop RE: Meeting on April 20, 2026 at 12:30pm Published: 4/10/2026	\$52.50
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$52.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Community Workshop Harbourage at Braden River Community Development District

The Harbourage at Braden River Community Development District will hold a budget workshop on April 20, 2026, at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL at 12:30 p.m.

The purpose of the workshop is to present general information as it relates to the 2026-2027 budget. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578 or by calling 813-533-2950. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

Stephanie DeLuna
District Manager
April 10, 2026

26-00550M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
26-00550M

Business Observer

APR 13 2026

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

**Notice of Community Workshop
Harbourage at Braden River Community Development District**

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Stephanie DeLuna
District Manager
April 10, 2026

26-00550M

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Community Workshop

in the matter of Meeting on April 20, 2026 at 12:30pm

in the Court, was published in said newspaper by print in the

issues of 4/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of April, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

Serial Number
26-00550M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Community Workshop

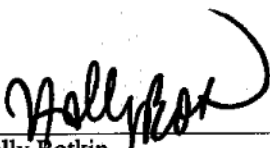
in the matter of Meeting on April 20, 2026 at 12:30pm

in the Court, was published in said newspaper by print in the

issues of 4/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

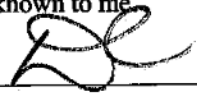
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of April, 2026 A.D.

by Holly Botkin who is personally known to me



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

Notice of Community Workshop Harbourage at Braden River Community Development District

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Stephanie DeLuna
District Manager
April 10, 2026

26-00550M

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC
Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4109
Date: 25th March 2026

Sold To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL 34203

Ship To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL
34203

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:
Access Control Services Monthly Billing
Current Colander Month

SUBTOTAL: \$850.00
Sarasota: \$0.00
TOTAL: \$850.00
PAID: \$0.00

How to Pay

Please submit payment by: Check

Invoice Number: 4109
\$850.00 due by 24th April 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC
5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

BALANCE DUE:

\$850.00

How to Pay

Please submit payment by: Check

Invoice Number: 4109
\$850.00 due by 24th April 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC
Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4139
Date: 1st April 2026

Sold To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL 34203

Ship To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL
34203

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:

SERVICE CALL-anyone entering the resident gate with the new vehicle window sticker the barrier arm does not lower when they drive across the loop. It's seems to be just on a time setting so remains open 1-2 minutes after the vehicle has gone through the gate.

Email 8:41 AM Service 3/31/2026

Service call 1 hour-

After verifying both swing gate and barrier arm. Swing timer was set to max, that would be the reason the gate was held open so long. I reset it to close 10 seconds after the barrier arm closes.

How to Pay

Please submit payment by: Check

Invoice Number: 4139
\$175.00 due by 1st May 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

SUBTOTAL: \$175.00

Sarasota: \$0.00

TOTAL: \$175.00

PAID: \$0.00

BALANCE DUE: \$175.00

How to Pay

Please submit payment by: Check

Invoice Number: 4139
\$175.00 due by 1st May 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC
Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4158
Date: 1st April 2026

Sold To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL 34203

Ship To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL
34203

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:
SLA Maintenance Agreement - Quarterly Billing
For First Quarter

SUBTOTAL: \$300.00
Sarasota: \$0.00
TOTAL: \$300.00
PAID: \$0.00

How to Pay

Please submit payment by: Check

Invoice Number: 4158
\$300.00 due by 1st May 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC
5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

BALANCE DUE:

\$300.00

How to Pay

Please submit payment by: Check

Invoice Number: 4158
\$300.00 due by 1st May 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC
Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4159
Date: 1st April 2026

Sold To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL 34203

Ship To Tony Gipe
Harborage at Braden
River
Harborage Ave
Florida
Braden River, FL
34203

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:
Access Control Monthly Services
Billing for March

SUBTOTAL: \$700.00
Sarasota: \$0.00
TOTAL: \$700.00
PAID: \$0.00

How to Pay

Please submit payment by: Check

Invoice Number: 4159
\$700.00 due by 1st May 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC
5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941-306-1100

BALANCE DUE:

\$700.00

How to Pay

Please submit payment by: Check

Invoice Number: 4159
\$700.00 due by 1st May 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201



0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,058.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$1,748.86
Payments & Credits	\$1,748.86
Purchases & Other Charges	\$941.68
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$941.68

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	\$941.68
Minimum Payment Due	\$941.68
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,748.86-
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,748.86-
		MICHELLE WHITE	TOTAL	\$0.00
		ANTHONY GIPE	TOTAL	\$941.68
03/02	03/02	5543286ED63EGPBKN	AMAZON MKTPL*BE71I7NM1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	20.89
03/02	03/02	8230509EEEHM6LGY8	AMAZON RETA* BP79W3FW2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	37.85
03/04	03/04	5543286EF5SL6J0LB	AMAZON MKTPL*BE2GB9GK1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	37.15
03/04	03/04	5543286EF5SR4SSVP	AMAZON MKTPL*BE0379C70 SEATTLE WA MCC: 5942 MERCHANT ZIP:	74.00
03/09	03/09	5543286EL5WFGQDZZ	AMAZON MKTPL*BD6532LK2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	63.98
03/13	03/13	5543286ER5XM41ZQW	AMAZON MKTPL*BP28U8KZ1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	354.97

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	April 27, 2026
New Balance	\$941.68
Minimum Payment Due	\$941.68
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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/25	03/25	5550036F5L58AV6H1	SIGNARAMA BRADENTON FL MCC: 5099 MERCHANT ZIP: 34205	280.00
03/25	03/25	5270715F509G3LTHH	THE HOME DEPOT #1863 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34208000	72.84

IMPORTANT ACCOUNT INFORMATION

\$0 - \$941.68 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.35	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.35	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	\$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
3/31/2026**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
3/2/2026	Amazon	Water cups for Gym	57200-4647	\$ 20.89	Y	Y
3/2/2026	Amazon	Towels for restrooms	57200-4647	\$ 37.85	Y	Y
3/4/2026	Amazon	Maintenance supplies	57200-4647	\$ 37.15	Y	Y
3/4/2026	Amazon	Well pump float switch	57200-4647	\$ 74.00	Y	Y
3/9/2026	Amazon	Door stops/light	57200-4647	\$ 63.98	Y	Y
3/13/2026	Amazon	Low volt transformer for lighting	57200-4647	\$ 354.97	Y	Y
3/25/2026	Signarama	No parking signs	54100-4635	\$ 280.00	Y	Y
3/25/2026	Home Depot	Maintenance supplies	57200-4647	\$ 72.84	Y	Y

3/31/2026

001-10103

Total activity	941.68
Replenish card	-
Credit/Refund	-
Total charges	<u>941.68</u>
	\$ 941.68

0

Expense Summary

57200-4647	(661.68)
51300-4901	-
57200-4820	-
54100-4635	(280.00)
52900-4700	-
53900-4785	-
	<u>(941.68)</u>

TRUE

Order Summary

Order placed February 16, 2026 Order # 111-2496404-9826663

Ship to

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

Payment method

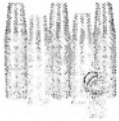
Mastercard ending in 2741
[View related transactions](#)

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

Delivered March 3

Your package was left near the front door or porch.



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

Return or replace items: Eligible through April 2, 2026

\$21.99

Auto-delivered: Every 2 months

[Back to top](#)

Order Summary

Order placed February 25, 2026 Order # 113-9400940-3129866

Ship to

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

Payment method

Mastercard ending in 2741

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$37.85
Shipping & Handling:	\$0.00
Total before tax:	\$37.85
Estimated tax to be collected:	\$0.00
Grand Total:	\$37.85

Delivered March 3

Your package was left near the front door or porch.



Pacific Blue Select Multifold Premium 2-Ply Paper Towels (Previously Branded Signature) by GP PRO (Georgia-Pacific), White, 21000, 125 Paper Towels Per Pack, 16 Packs Per Case
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through April 2, 2026
\$37.85
Auto-delivered: Every 6 months

[Back to top](#)

Order Summary

Order placed March 3, 2026 Order # 112-0951071-5464216

Ship to

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

Payment method

Mastercard ending in 2741

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$37.15
Shipping & Handling:	\$0.00
Total before tax:	\$37.15
Estimated tax to be collected:	\$0.00
Grand Total:	\$37.15
FSA or HSA eligible:	\$9.48
(inc. tax and shipping)	

Arriving tomorrow



Supmedic Medical Nitrile Exam Gloves, Latex-Free, Powder-Free, Food Safe, Cooking Food Prep, Disposable Gloves, Blue, 100 Pcs (Medium)

Sold by: Supmedic

Supplied by: Other

\$8.68



HEALQU Island Dressing - 4"x4", 30 Count - Bordered Gauze Sterile Individually Wrapped Gauze Pads, Water-Resistant, Non-Woven Backing - Soft and Breathable Wound Dressing for First Aid and Medical

Sold by: MaxMed

Supplied by: Other

\$9.48

FSA or HSA eligible



Swimables Pump Basket Compatible with Whisperflo & Intelliflo Pool Pump 070387-3X Durable Pro Grade Basket for Pentair Whisperflo Pump Pool Filter Basket - Small & Large Debris Pump Basket

Sold by: Swimables

Supplied by: Other

\$18.99

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Order Summary

Order placed March 3, 2026 Order # 112-0596431-0858606

Ship to

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

Payment method

Mastercard ending in 2741

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$74.00
Shipping & Handling:	\$0.00
Total before tax:	\$74.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$74.00

Arriving Monday



Float Switch PUMPMaster Pump Switch SJE-RHOMBUS Pump UP 20PMUWOP
20FT w/o PLUG
Sold by: Evergrow Supply
Supplied by: Other
\$74.00

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Order Summary

Order placed March 9, 2026 Order # 112-2747877-0665832

Ship to	Payment method	Order Summary
Mike Malik/CDD Chairman 5549 KEY WEST PL BRADENTON, FL 34203-8067 United States	Mastercard ending in 2741 View related transactions	Item(s) Subtotal: \$63.98 Shipping & Handling: \$0.00 Total before tax: \$63.98 Estimated tax to be collected: \$0.00 Grand Total: \$63.98

Delivered March 10

Your package was left near the front door or porch.



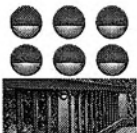
4 Pack Door Stoppers, Rubber for Bottom of Door, Rubber Door Stopper Wedge, Sturdy Stackable Door Stops for Floor

Sold by: YYDirect

Supplied by: Other

Return or replace items: Eligible through April 9, 2026

\$5.99



GKOLED Low Voltage LED Deck Lights, 12V AC/DC Landscape Step Railing Fence Light, 2W 2700K Accent Lighting Fixture, Die-cast Aluminum, Dark Brown, 6-Pack

Sold by: GKOLED

Supplied by: Other

Return or replace items: Eligible through April 9, 2026

\$57.99

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Order Summary

Order placed March 13, 2026 Order # 112-6880635-3814647

Ship to

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

Payment method

Mastercard ending in 2741

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$354.97
Shipping & Handling:	\$0.00
Total before tax:	\$354.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$354.97

Delivered March 14



VOLT 600W Multi-Tap Low Voltage Transformer with Timer/Photocell for Landscape Lighting
Sold by: VOLT® Lighting
Supplied by: Other
Return or replace items: Eligible through April 13, 2026
\$354.97

[Back to top](#)



4259 14th Street West
 Bradenton, FL 34205
 (941) 747-7746

**PAID
 IN
 FULL**

**INVOICE
 INV-7799**

www.bradentonsigns.com

Created Date: 3/18/2026

DESCRIPTION: No Parking this side of street

Bill To: Harbourage at Braden River CDD
 -
 -, FL 34203
 US

Pickup At: Signarama
 4259 14th Street West
 Bradenton, FL 34205
 US

Ordered By: Tony Gipe
 Email: harbouragecddmanager@gmail.com
 Tax ID: 858012917764c6

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	reflective	4	\$70.00	\$0.00	\$280.00
1.1	Aluminum White .040" - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1				

We appreciate the opportunity to serve you.

Subtotal:	\$280.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$280.00
Amount Paid:	\$280.00
BALANCE DUE:	\$0.00



**How doers
get more done.**

5820 ST RD 64E BRADENTON FL 34208
941-213-6700 STORE MANAGER JULIE FENNELL

1863 00028 09259 03/25/26 07:07 PM
SALE CASHIER EMMA

032247278140 25QT MG PM <A>		
25 QT MG POTTING MIX		
2@8.00		16.00N
079340636663 PL ADHESIVE <A>		
PL PREMIUM ADHESIVE 10 OZ		
2@7.48		14.96N
020066336948 2XINKBLUE <A>		
PAINTERS TOUCH 2X SATIN INK BLUE		
6@6.98		41.88N

SUBTOTAL	72.84
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$72.84
-------	---------

XXXXXXXXXXXX2741 MASTERCARD	USD\$ 72.84
-----------------------------	-------------

AUTH CODE 025816/2282338	TA
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: 0
1863 03/25/26 07:07 PM



1863 28 09259 03/25/2026 6839

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/23/2026



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

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

Invoice # 00605882

Tue, Mar 31 2026, 08:32am
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 Apr-Jun 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 # 24211273

Wed, Mar 25 2026, 09:14am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0090

Account # 025660

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

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

Next Delivery: 04/22/2026

ATTENTION: BUSINESS CUSTOMERS

WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND
COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN 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 # 24213460

Wed, Apr 22 2026, 08:53am
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	5 @	6.30	31.50
Delivery charge	1 @	6.95	6.95
Sales			38.45
Deposit Detail			
5 Gallon Bottle	Deliv: 5	Ret: 5	Net: 0
Subtotal			38.45
Discount Total			0.00
Sales Tax			0.00
INVOICE TOTAL			38.45

Next Delivery: 05/20/2026

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 9



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

March 31, 2026

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org
rizzetta.com

Harbourage at Braden River Community Development District

Balance Sheet
As of 03/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	227,441	0	1,631	229,072	0	0
Investments	277,874	547,823	333,129	1,158,825	0	0
Accounts Receivable	23,706	0	8,558	32,264	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	343,318
Amount To Be Provided Debt Service	0	0	0	0	0	1,021,682
Total Assets	529,616	547,823	343,318	1,420,756	5,021,042	1,365,000
Liabilities						
Accounts Payable	5,525	0	0	5,525	0	0
Deferred Revenue	963	0	0	963	0	0
Accrued Expenses	4,324	0	0	4,324	0	0
Other Current Liabilities	63	0	0	63	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	4,350	0	0	4,350	0	0
Total Liabilities	15,425	0	0	15,425	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	208,529	53,639	161,651	423,818	0	0
Total Fund Equity & Other Credits	514,191	547,823	343,318	1,405,331	5,021,042	0
Total Liabilities & Fund Equity	529,616	547,823	343,318	1,420,756	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 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,492	3,492
Special Assessments				
Tax Roll	453,374	453,374	458,711	5,337
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	16,628	(1,372)
Miscellaneous Revenue	0	0	779	779
Total Revenues	471,374	471,374	479,610	8,236
Expenditures				
Legislative				
Supervisor Fees	12,000	6,000	5,200	800
Total Legislative	12,000	6,000	5,200	800
Financial & Administrative				
Accounting Services	18,548	9,274	9,274	0
Administrative Services	4,331	2,166	2,166	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	75	447	(373)
District Engineer	10,000	5,000	5,392	(392)
District Management	20,358	10,179	10,179	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	2,005	2,005	0
Legal Advertising	750	375	75	301
Property Taxes	1,250	1,250	1,110	140
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	4,900	5,324	(424)
Website Hosting, Maintenance, Backup & E	2,738	1,369	2,197	(829)
Total Financial & Administrative	80,491	45,449	47,122	(1,674)
Legal Counsel				
District Counsel	13,000	6,500	4,598	1,903
Total Legal Counsel	13,000	6,500	4,598	1,903
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	2,800	791	2,009
Security Monitoring Services	40,000	20,000	46,440	(26,440)
Utility - Electricity-Entrance	1,000	500	442	58
Utility - Water & Sewer	500	250	244	6
Total Security Operations	47,100	23,550	47,917	(24,367)
Electric Utility Services				
Utility - Boat Dock	550	275	246	28
Utility - Fountains	3,500	1,750	2,904	(1,153)
Utility - Irrigation	12,300	6,150	4,763	1,387
Utility - Recreation Facilities	14,000	7,000	5,999	1,000

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	375	283	93
Total Electric Utility Services	<u>31,100</u>	<u>15,550</u>	<u>14,195</u>	<u>1,355</u>
Gas Utility Service				
Utility Services	12,000	6,000	6,500	(501)
Total Gas Utility Service	<u>12,000</u>	<u>6,000</u>	<u>6,500</u>	<u>(501)</u>
Water-Sewer Combination Services				
Utility - Boat Dock	400	200	171	30
Utility Services	4,000	2,000	2,075	(75)
Total Water-Sewer Combination Services	<u>4,400</u>	<u>2,200</u>	<u>2,246</u>	<u>(45)</u>
Stormwater Control				
Aquatic Maintenance	6,500	3,250	2,867	383
Fountain Service Repair & Maintenance	1,000	500	1,410	(910)
Lake/Pond Bank Maintenance & Repair	1,000	500	0	500
Stormwater System Maintenance	4,000	1,999	0	2,000
Wetland Monitoring & Maintenance	7,500	3,750	4,116	(367)
Total Stormwater Control	<u>20,000</u>	<u>9,999</u>	<u>8,393</u>	<u>1,606</u>
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	251	0	250
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	2,500	3,749	(1,248)
Landscape - Mulch	1,500	750	0	750
Landscape Maintenance	71,940	35,970	37,270	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	250	2,285	(2,035)
Miscellaneous Expense	15,000	7,500	885	6,615
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	2,000	0	2,000
Total Other Physical Environment	<u>124,520</u>	<u>75,301</u>	<u>67,705</u>	<u>7,596</u>
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	750	837	(87)
Sidewalk Maintenance & Repair	5,000	2,500	0	2,500
Street Light/Decorative Light Maintenance	1,000	500	294	206
Street Sign Repair & Replacement	500	250	1,552	(1,302)
Total Road & Street Facilities	<u>8,000</u>	<u>4,000</u>	<u>2,683</u>	<u>1,317</u>
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	2,500	0	2,500
Cable & Internet	6,250	3,125	3,679	(554)
Computer Support, Maintenance & Repair	250	125	0	125
Dock Repairs and Maintenance	2,000	1,000	2,694	(1,694)
Fitness Equipment Maintenance & Repair	1,500	750	5,523	(4,773)
Maintenance & Repairs	10,000	5,000	6,280	(1,281)
Management Contract	44,763	22,381	24,660	(2,278)
Office Supplies	1,500	750	282	468

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	5,000	6,587	(1,587)
Pressure Washing	9,000	4,500	3,919	581
Telephone, Internet, Cable	2,500	1,250	1,808	(558)
Trail/Bike Path Maintenance	500	250	3,650	(3,400)
Vehicle Maintenance	500	250	0	250
Total Parks & Recreation	93,763	46,881	59,082	(12,201)
Contingency				
Miscellaneous Contingency	25,000	12,500	5,441	7,059
Total Contingency	25,000	12,500	5,441	7,059
Total Expenditures	471,374	253,930	271,082	(17,152)
Total Excess of Revenues Over(Under) Ex- penditures	0	217,444	208,528	(8,916)
Fund Balance, Beginning of Period	0	0	305,663	305,663
Total Fund Balance, End of Period	0	217,444	514,191	296,747

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	9,043	(10,957)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>53,639</u>	<u>(10,957)</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>53,639</u>	<u>53,639</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>494,184</u>	<u>494,184</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>547,823</u>	<u>547,823</u>

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

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,895	3,895
Special Assessments				
Tax Roll	179,773	179,773	181,700	1,927
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>185,595</u>	<u>5,822</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>161,651</u>	<u>161,651</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>181,667</u>	<u>181,667</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>343,318</u>	<u>343,318</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
March 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 277,874
	Total General Fund Investments	\$ 277,874
US Bank Custody Reserve	SHS Institutional Fund	\$ 547,823
	Total Reserve Fund Investments	\$ 547,823
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 258,680
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	\$ 333,129

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 03/01/2026 to 03/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
286, 2349	286-001	286 General Fund	Manatee County Tax Collector	AR00002797	12110	10/01/2025	23,706.08
Sum for 286, 2349							23,706.08
286, 2351	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	8,558.17
Sum for 286, 2351							8,558.17
Sum for 286							32,264.25
Sum Total							32,264.25

**Harbourage at Braden River Community Development District
Summary A/P Ledger
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349					
286 General Fund	03/24/2026	A N J Excavation, LLC	41-286	Struck Leak Repair 03/26	1,500.00
286 General Fund	03/18/2026	COMCAST	8535 10 045 0011288-031826	8535 10 045 0011288 04/26	140.76
286 General Fund	03/23/2026	Manatee County Utili- ties Department	100123820-032326	5651 Key West Pl (Docks) 03/26	26.20
286 General Fund	03/23/2026	Manatee County Utili- ties Department	100185040-032326	5414 Harbourage Ave (Gate) 02/26	41.90
286 General Fund	03/23/2026	Manatee County Utili- ties Department	100184981-032326	5705 Key West Pl (Rec Center) 02/26	404.96
286 General Fund	03/27/2026	Rizzetta & Company, Inc.	INV0000108159	Personnel Reimburse- ment 03/26	1,578.25
286 General Fund	03/25/2026	Universal Access, LLC	4109	Access Control Ser- vices Monthly Billing Current Colander Month 03/26	850.00
286 General Fund	03/31/2026	Valley National Bank	CC033126-286	Credit Card Expenses 03/26	280.00
286 General Fund	03/31/2026	Valley National Bank	CC033126-286	Credit Card Expenses 03/26	661.68
286 General Fund	03/31/2026	Water Boy Inc.	00605882	Water Delivery 03/26	9.00
286 General Fund	03/25/2026	Water Boy Inc.	24211273	Water Delivery 03/26	32.15
Sum for 286, 2349					5,524.90
Sum for 286					5,524.90
Sum Total					5,524.90

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org
rizzetta.com

Harbourage at Braden River Community Development District

Balance Sheet
As of 04/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	209,050	0	5,708	214,758	0	0
Investments	278,616	549,348	335,688	1,163,652	0	0
Accounts Receivable	7,895	0	2,850	10,745	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	344,246
Amount To Be Provided Debt Service	0	0	0	0	0	1,020,754
Total Assets	496,156	549,348	344,246	1,389,750	5,021,042	1,365,000
Liabilities						
Accounts Payable	3,151	0	0	3,151	0	0
Deferred Revenue	1,605	0	0	1,605	0	0
Accrued Expenses	4,238	0	0	4,238	0	0
Other Current Liabilities	136	0	0	136	0	0
Due To Other	200	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,365,000
Deposits Payable	4,250	0	0	4,250	0	0
Total Liabilities	13,580	0	0	13,580	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	176,914	55,164	162,579	394,657	0	0
Total Fund Equity & Other Credits	482,576	549,348	344,246	1,376,170	5,021,042	0
Total Liabilities & Fund Equity	496,156	549,348	344,246	1,389,750	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 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 04/30/2026 <hr/> YTD Budget	Year To Date 04/30/2026 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,253	4,253
Special Assessments				
Tax Roll	453,374	453,374	458,711	5,337
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	17,785	(215)
Miscellaneous Revenue	0	0	969	969
Total Revenues	<hr/> 471,374	<hr/> 471,374	<hr/> 481,718	<hr/> 10,344
Expenditures				
Legislative				
Supervisor Fees	12,000	7,000	6,033	967
Total Legislative	<hr/> 12,000	<hr/> 7,000	<hr/> 6,033	<hr/> 967
Financial & Administrative				
Accounting Services	18,548	10,820	10,819	0
Administrative Services	4,331	2,526	2,527	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	88	522	(435)
District Engineer	10,000	5,833	5,392	442
District Management	20,358	11,875	11,876	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	2,340	2,339	0
Legal Advertising	750	437	127	310
Property Taxes	1,250	1,250	1,110	141
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	4,900	5,324	(425)
Website Hosting, Maintenance, Backup & E	2,738	1,597	2,307	(710)
Total Financial & Administrative	<hr/> 80,491	<hr/> 50,522	<hr/> 51,296	<hr/> (774)
Legal Counsel				
District Counsel	13,000	7,584	6,819	765
Total Legal Counsel	<hr/> 13,000	<hr/> 7,584	<hr/> 6,819	<hr/> 765
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	3,266	1,403	1,863
Security Monitoring Services	40,000	23,334	50,480	(27,147)
Utility - Electricity-Entrance	1,000	583	521	63
Utility - Water & Sewer	500	292	286	6
Total Security Operations	<hr/> 47,100	<hr/> 27,475	<hr/> 52,690	<hr/> (25,215)
Electric Utility Services				
Utility - Boat Dock	550	320	284	37
Utility - Fountains	3,500	2,042	3,482	(1,441)
Utility - Irrigation	12,300	7,175	5,516	1,659
Utility - Recreation Facilities	14,000	8,167	6,778	1,388

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	437	314	124
Total Electric Utility Services	31,100	18,141	16,374	1,767
Gas Utility Service				
Utility Services	12,000	7,000	7,458	(457)
Total Gas Utility Service	12,000	7,000	7,458	(457)
Water-Sewer Combination Services				
Utility - Boat Dock	400	234	170	63
Utility Services	4,000	2,333	2,532	(199)
Total Water-Sewer Combination Services	4,400	2,567	2,702	(136)
Stormwater Control				
Aquatic Maintenance	6,500	3,792	3,345	446
Fountain Service Repair & Maintenance	1,000	583	1,827	(1,243)
Lake/Pond Bank Maintenance & Repair	1,000	583	0	583
Stormwater System Maintenance	4,000	2,334	0	2,333
Wetland Monitoring & Maintenance	7,500	4,375	4,803	(428)
Total Stormwater Control	20,000	11,667	9,975	1,691
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	291	0	292
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	2,917	3,749	(832)
Landscape - Mulch	1,500	875	0	875
Landscape Maintenance	71,940	41,965	43,265	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	292	2,285	(1,993)
Miscellaneous Expense	15,000	8,750	885	7,865
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	2,333	0	2,333
Total Other Physical Environment	124,520	83,503	73,700	9,804
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	875	837	38
Sidewalk Maintenance & Repair	5,000	2,917	0	2,917
Street Light/Decorative Light Maintenance	1,000	583	294	289
Street Sign Repair & Replacement	500	292	1,552	(1,260)
Total Road & Street Facilities	8,000	4,667	2,683	1,984
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	2,916	0	2,917
Cable & Internet	6,250	3,646	4,282	(637)
Computer Support, Maintenance & Repair	250	146	0	146
Dock Repairs and Maintenance	2,000	1,167	5,249	(4,082)
Fitness Equipment Maintenance & Repair	1,500	875	5,688	(4,813)
Maintenance & Repairs	10,000	5,833	7,768	(1,935)
Management Contract	44,763	26,112	29,000	(2,888)
Office Supplies	1,500	875	321	554

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	5,833	7,647	(1,814)
Pressure Washing	9,000	5,250	3,919	1,331
Telephone, Internet, Cable	2,500	1,458	2,110	(651)
Trail/Bike Path Maintenance	500	292	3,650	(3,359)
Vehicle Maintenance	500	292	0	292
Total Parks & Recreation	93,763	54,695	69,634	(14,939)
Contingency				
Miscellaneous Contingency	25,000	14,583	5,440	9,143
Total Contingency	25,000	14,583	5,440	9,143
Total Expenditures	471,374	289,404	304,804	(15,400)
Total Excess of Revenues Over(Under) Ex- penditures	0	181,970	176,914	(5,056)
Fund Balance, Beginning of Period	0	0	305,662	305,662
Total Fund Balance, End of Period	0	181,970	482,576	300,606

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	10,569	(9,431)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>55,165</u>	<u>(9,431)</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>55,165</u>	<u>55,165</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>549,348</u>	<u>549,348</u>

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

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,823	4,823
Special Assessments				
Tax Roll	179,773	179,773	181,699	1,926
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>186,522</u>	<u>6,749</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>162,578</u>	<u>162,578</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>344,246</u>	<u>344,246</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
April 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
Valley National Bank	Governmental Checking	\$ 278,616
	Total General Fund Investments	\$ 278,616
US Bank Custody Reserve	SHS Institutional Fund	\$ 549,348
	Total Reserve Fund Investments	\$ 549,348
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 261,239
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	\$ 335,688

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 04/01/2026 to 04/30/2026**

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	7,894.84
Sum for 286, 2349							7,894.84
286, 2351	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	2,850.14
Sum for 286, 2351							2,850.14
Sum for 286							10,744.98
Sum Total							10,744.98

**Harbourage at Braden River Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349					
286 General Fund	04/18/2026	COMCAST	8535 10 045 0011288-041826	8535 10 045 0011288 05/26	140.76
286 General Fund	04/22/2026	Frontier Communica- tions of FL	941-753-1478-093004 -5	941-753-1478-093004 -5 04/26	300.77
286 General Fund	04/22/2026	Manatee County Utili- ties Department	100184981-042226	5705 Key West Pl (Rec Center) 03/26	457.54
286 General Fund	04/22/2026	Manatee County Utili- ties Department	100185040-042226	5414 Harbourage Ave (Gate) 03.26	41.90
286 General Fund	04/22/2026	Manatee County Utili- ties Department	100123820-042226	5651 Key West Pl (Docks) 04/26	32.91
286 General Fund	04/30/2026	Pools by Lowell, Inc.	216295793	Spa CAT Controller: Broken tubing and valve 04/26	190.06
286 General Fund	04/23/2026	Universal Access, LLC	4281	Gate Maintenance 04/26	437.50
286 General Fund	04/27/2026	Universal Access, LLC	4362	Security Monitoring Service 04/26	700.00
286 General Fund	04/01/2026	Universal Access, LLC	4313	Security Services 03/26	850.00
Sum for 286, 2349					3,151.44
Sum for 286					3,151.44
Sum Total					3,151.44

Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/26.
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.