



Rizzetta & Company

Harbourage at Braden River Community Development District

**Board of Supervisors'
Meeting
September 14, 2026**

**Harbourage Recreation Center:
25705 Key West Place Bradenton,
FL 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
Brenda Landers	Assistant Secretary
Regina Dubois	Assistant Secretary
Vacant	Assistant Secretary

District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
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District Counsel	Cari Webster	Straley Robin Vericker
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District Engineer	Rick Schappacher	Schappacher Engineering
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All Cellular phones and pagers must be turned off while in the meeting room.

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

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

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River
Community Development District

September 2, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held on **Monday, September 14, 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. BUSINESS ITEM'S PART 1**
 - A. Presentation of Roadway Finance Term
 1. Review of Valley Bank Term Tab 1
- 4. STAFF REPORTS**
 - A. Aquatic Maintenance Report
 1. Waterway Inspection Report Tab 2
 - B. District Counsel
 - C. District Engineer
 1. Presentation of Roadway Milling & Paving
Pre-Construction Meeting Minutes Tab 3
 2. Presentation of Schedule Map Tab 4
 - D. Review of Landscape Report
 - E. Clubhouse Manager
 1. Consideration of Pools by Lowell Annual Service
Contract 2027 Tab 5
 2. Operations Manager Report June to August Tab 6
 - F. District Manager
- 5. BUSINESS ITEM'S PART 2**
 - A. Acceptance of the Sixth Addendum to the Contract for District
Management Services Tab 7
 - B. Ratification of Performance Bond..... Tab 8
 - C. Ratification of Certificate of Liability Insurance Tab 9
 - D. Ratification of Human Trafficking Affidavit Tab 10
 - E. Ratification of Roadway Repair Agreement Tab 11
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on August 10,2026 Tab 12
 - B. Consideration of Operation and Maintenance Expenditures
for July 2026 Tab 13
 - C. Review of Financial Statement for July 2026 Tab 14

- 7. **SUPERVISOR REQUESTS**
- 8. **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



August 18, 2026

Scott Brizendine

Vice President, Strategic Development & Consulting

Rizzetta & Company

Dear: Scott,

I am pleased to provide the following terms and conditions that Valley National Bank would consider for your loan request for Harbourage at Braden River Community Development District The following information is not a commitment but rather an outline of terms for your consideration. The following terms are presented to facilitate discussion of potential financing and are not intended to and do not create a legally binding commitment or obligation to lend on the part of Valley National Bank. The contents or existence of this memorandum are CONFIDENTIAL and shall not be disclosed to any third party without the prior written consent of Writer, except by the Borrower to its partners, legal counsel, financial advisors and accountants on a confidential basis, and as required by law. The confidentiality agreement set forth in the preceding shall be effective regardless of whether this letter is accepted by the recipient.

BORROWER:	Harbourage at Braden River Community Development District
	Not to exceed \$300,000
LOAN TYPE:	Tax-Exempt Valley National Qualified Bank Term Loan
PURPOSE:	Capital Improvements
REPAYMENT:	Annual Principal Payments on final balance (May 1 and Semi-Annual Interest Payments May 1 and November 1 of each year during the remaining term of the loan.
INTEREST RATE	5.65% fixed (tax exempt interest rate) for 5-years based on fully amortized payments of 5-years
MATURITY	5 years from closing
COMMITMENT FEE	\$6,000 (including Bank attorney fee)
COLLATERAL:	Pledge of Non-Ad valorem special assessments assessable units within the District and if applicable, from the issuance and sale of tax certificates with respect to such assessments. Closing attorneys to finalize correct collateral verbiage
DEPOSIT RELATIONSHIP:	The CDD to maintain at minimum a loan auto debit account as an operating account with Valley National Bank for the term of the Loan.
GUARANTOR:	N/A
PREPAYMENT PENALTY:	The Loan may be repaid without penalty in whole or in part prior to stated maturity date at the option of the Borrower
FINANCIAL COVENANTS:	Borrower is required to maintain in a separate Reserve Fund at least 10% of Maximum Annual Debt Service to be monitored and tested annually.
ADDITIONAL COVENANTS AND CONDITIONS:	• Prior to closing the District's board must provide Valley with their formal recognition/approval to move forward with the financing.

FINANCIAL REPORTING:	On an annual basis, within 270 days of the Fiscal year end: • a copy of the audited financial statements for the Borrower. • a copy of the Statement for the Debt Reserve Account for the Borrower. On annual basis, <u>within 90 days of the Fiscal year end</u>, a copy of an internally prepared financial statement for the Borrower.
CLOSING COSTS:	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
TAX EXEMPT STATUS:	In the event this Loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Valley National Bank, at the time such interest is paid, all additional amounts which Valley National Bank specifies as necessary to preserve the after-tax yield for loan.

This letter is not a commitment to lend, either expressed or implied, and does not impose any obligation on Valley National Bank to issue a commitment or to make the Loan. The terms and conditions outlined herein are not all -inclusive, but merely reflect the parties' discussions to date and are subject to change upon receipt of all requested information. The issuance of a commitment to make the Loan is subject to full underwriting, due diligence, documentation and approval. Please acknowledge these terms prior to 9-25-2026. Providing the loan request is approved the approval terms will be valid through 11-25-2026

Following your review of the above, please call me at 239-789-7727 with any questions or comments you may have prior to your decision.

Kindly execute a copy of this letter and return it to my attention. bmcdonald@valley.com

Thank you for allowing us the opportunity to provide this loan proposal letter to you. We look forward to working with you.

Bill McDonald

Bill McDonald
Commercial Relationship Manager

August 18, 2026

Harbourage at Braden River CDD
Authorized Signature

DATE

Tab 2



The Harborage at Braden River Monthly Waterway Inspection Report

2026-08-26

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
Littoral shelf is looking good, minimal invasives present.

Action Required:

Routine maintenance next visit

Target:

Cattails

**Site: 2****Comments:**

Normal growth observed
Torpedograss growing along far bank. Slender spikerush observed in Pond.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 3****Comments:**

Site looks good
Water levels are rising in Sump. Torpedograss observed growing in sump.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 4**Comments:**

Site looks good
Bullrush still observed growing in Sump. I spoke with the technician about handling this growth.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 5****Comments:**

Site looks good
Water levels are improving. Minimal 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: Littoral shelf is looking good, minimal invasives present.

Pond 2: Torpedograss growing along far bank. Slender spikerush observed in Pond.

Pond 3: Torpedo grass observed growing in Sump.

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

Pond 5: Water levels are improving. Minimal weeds present in pond.

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



Tab 3



**HARBOURAGE AT BRADEN RIVER CDD
ROADWAY MILLING & PAVING
PRE-CONSTRUCTION MEETING MINUTES
August 18, 2026**

Introductions

Josh Romine, Joe White – Gator Grading and Paving
Mike Malik, Tony Gipe – Harbourage at Braden River CDD
Rick Schappacher – District Engineer

Project Description

The work included in this contract consists of the milling and re-paving of all CDD Roads including the parking lot at the Club House using the SP9.5 asphalt mix. The work also includes adding two Speed Humps with the location to be field determined.

Owner: Harbourage at Braden River CDD

4343 Colwell Avenue, Suite 200
Tampa, FL 33619
CDD Manager: Stephanie DeLuna
CDD Chairman: (2nd point of contact), Mike Malik: 508 254-3074
Owner's Representative: Tony Gipe, Field Manager, 941 650-2780

Owners Engineer: Schappacher Engineering, LLC

P.O. Box 21256
Bradenton, FL 34204-1203
Contact: Rick Schappacher, P.E., 941 730-1229

Contractor: Gator Grading and Paving, LLC.

2704 105th Street East
Palmetto, FL 34221
Project Coordinator: Josh Romine 941 894-8133
Project Superintendent: Joe White 813 917-6184

Projected Construction Schedules

Notice to Proceed: August 24, 2026 (60 day Construction Schedule).
Tentative schedule is to mill on Tuesday August 25 through Thursday August 27.
Base repairs to be done on Thursday August 27 and begin paving on Friday August 28. The contractor is estimated 4 days of paving. Paint striping to follow immediately after paving.
Completion Date:

Coordination of Utilities

There are traffic loops at the main entrance and Tony will coordinate with the gate vendor to get these disconnected prior to milling and to get new ones cut into the pavement as soon as possible after paving is completed.

Critical work sequencing

Garbage and Recycle day is on Tuesday and yard waste is on Wednesday. Tuesday may be a challenge trying to mill or pave. We need to provide as much notice to residents as possible so that we can assist and try to minimize traffic on the days of milling or paving.

**Project Coordination**

Daily community will be between Joe White and Tony Gipe.

Submittals

We are requesting a copy of the mix ticket for the SP 9.5 mix with a maximum of 30% Reclaimed Asphalt Pavement (RAP) for our files.

Work Directive Changes

Need to coordinate with Tony or Rick and obtain written authorization for any changes.

Change Orders

Work Directive Changes will be used to prepare any Change Orders

Applications for Payment

Monthly Progress Payments to be submitted to Rick if the work exceeds 30 days.

Procedures for maintaining Record Documents

No Record Drawings are required.

Use of premises

Work and storage areas – The roadway at the back gate was designated as the storage area for the equipment. Contractor will also have a port-o-let at this location.

Temporary utilities

Contractor responsible for all temporary utilities. Contractor will connect to the fire hydrant for water for the roller, using their meter.

Safety and Protection

Contractor solely responsible for all work specified in this Contract, including techniques, sequences, procedures, means and coordination for all work. Contractor shall provide for and oversee all safety orders, precautions and programs necessary for reasonable safety of the Contract Work.

Permit Status

N/A – Maintenance Repairs

Testing

As needed

Project / Job meetings: Progress meeting, other special topics as needed

No Progress meetings are anticipated, only the daily coordination between Josh Romine and Tony Gipe.

Miscellaneous

The clubhouse is reserved for a party on August 30 and they have a Women's group at the clubhouse every Wednesday from noon till 4:30. Tony will coordinate with them regarding the paving schedule.

Tab 4



Milling

DY 1 - ■

DY 2 - ■

DY 3 - /// + Base

~~ADK Travels~~

~~ADK Travels~~

~~ADK Travels~~

Paving

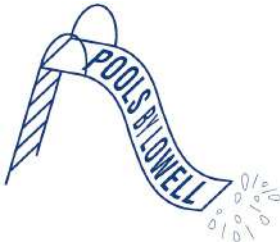
DY -3 Base Repairs

DY 4 - green

DY 5 - Yellow

DY 6 - ///

Tab 5



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

ESTIMATE
229828964

ESTIMATE DATE
Aug 18, 2026

JOB ADDRESS

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

Job:

ESTIMATE DETAILS

Commercial Pool Service (Single Estimate):

THIS SERVICE CONTRACT ("the Contract") is entered into on the date signed as referenced below in the signature ("the Effective Date"), by and between Pools by Lowell, Inc., a Florida corporation ("Contractor"), and the physical location listed as the "Job Address" ("Location") and/or their management company and/or Board of Directors listed as the "Bill To" ("Customer"). In exchange for the terms and conditions contained in this Contract, and additional good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows.

Acceptance

Please carefully read the terms below before executing this Contract. By executing this Contract, Customer accepts and agrees to the terms contained herein. This Contract may be executed electronically or by physical signature. The terms contained herein shall supersede any terms contained in any documentation Customer may require Contractor to sign, if any, whether before or after the execution of this Contract. For any discrepancy between the terms of this Contract and any documentation provided by Customer, this Contract shall control.

Definitions

- "Location" means the physical property location in which services will be performed.
- "We", "Us", or "Contractor" means Pools by Lowell, Inc, the company contracted to provide services below as required by this Contract.

Effective Period

This Agreement shall become effective on January 1 of the contract year referenced in the associated estimate title, or if this Agreement is signed after that date, on the first day of the month following the date this Agreement is signed by both parties, unless otherwise agreed to in writing by both parties. The Agreement shall remain in effect until December 31 of the designated contract year, and shall automatically renew annually thereafter as outlined in the "Annual Renewal" clause.

Annual Renewal

Contractor will begin the process of creating service renewal prices in July and will provide the relevant information by the end of August, unless delayed due to tropical systems. This service agreement Contract shall automatically renew each year with a price increase between 0-5% (rounded up to the nearest \$5 amount). The specific increase will be determined based on our cost analysis of the Location.

Contract Term Updates

Any changes to the terms contained herein shall be provided to Customer by email, along with the new terms and their effective date. A new signed Contract will only be required if Contractor makes significant changes to the terms contained herein.

Service Days

We will service the pool three days per week, utilizing a schedule of either Monday, Wednesday, and Friday or Tuesday, Thursday, and Saturday. Your specific service days will be determined by location and route availability, and may be subject to change based on our routing updates and optimizations.

In the event of a missed service due to unforeseen circumstances, such as employee unplanned absence or labor shortages, we will either reschedule the service for the next business day or perform additional services on the next scheduled service day to ensure the same level of service as if a service day was not missed.

Pool Chemistry

We will check and balance the chemicals in the pool each visit. Chemicals included in service: Chlorine, Salt, Muriatic Acid, Sodium Bicarbonate, Tile Cleaner, Cyanuric Acid (Stabilizer)*

*Cyanuric Acid will not be included if the pool develops a leak and will be invoiced as used, as determined by Contractor.

Waterline Tiles

We will brush the waterline tiles on each visit.

Skim Water Surface

We will skim the water surface with a leaf net to remove floating debris from the pool. Some debris, such as pollen and small water bugs are too small to be caught in the net. These will eventually filter out of the pool on their own via the skimmer system.

Debris Baskets

We will empty the debris baskets for the pumps and skimmers (where applicable) and remove debris from the skimmer gutter (where applicable).

Vacuum Pool

We will vacuum the pool at least once per week. More frequent vacuuming may be done if needed, at Contractor's discretion.

Brush Pool

We will brush the pool as needed, as determined by Contractor.

Filter Cleaning

We will clean the filters (cartridge, sand, or DE) at least once every other week. Cleaning the filters more often may be needed and will be done at Contractor's discretion.

Equipment Inspection

We will perform a general inspection of the pool equipment on each visit to confirm the equipment is working properly. An estimate for necessary repairs will be sent to Customer via email, as applicable.

Automatic Repairs

We will automatically repair certain issues that are low cost (generally less than \$100.00), present a major safety issue, or are needed for the proper operation of the pool and equipment. Such issues include, but are not limited to: repair chemical feeder pumps (proper operation for chemical balance and health/safety), replace broken skimmer grates (low cost/safety) or floor return grates (safety), and replace broken debris baskets (low cost/proper operation). Customer agrees to pay for all necessary automatic repairs.

Cancellation Policy

This Contract may be terminated at any time by either party by providing at least a 30-day written notice to the other party. The effective termination date shall be specified in the notice, shall be at least 30 days after such notice is received by the other party, and must be the last day of the month. Notice may be provided via e-mail or certified mail. Customer shall promptly pay Contractor for all services performed up to the effective termination date. Failure to provide Contractor at least 30-day written notice can result in Customer being charged for service after the proposed termination date. Customer agrees to pay all charges incurred up to the effective termination date.

Vendor Compliance Programs

If either the Customer or the Location requires being a member of a vendor compliance program (such as RealPage, VIVE, VendorSmart, etc.), this must be disclosed prior to approval of the Contract so an amended contract can be drafted. Failure to disclose prior to accepting the Contract will result in an additional fee being added to the monthly service fee. Customer and Location agrees to pay this additional fee if such disclosure is not made. In the event Location changes Customer during the course of the contract and the new Customer requires a compliance program, the monthly service rate will be adjusted to include the additional fee.

Service Invoicing and Payment Terms

Invoices for service will be sent to Customer on the first business day of the month for that month of service. The payment term will be Net30. This payment term shall supersede any documentation provided by Customer with a different payment term. Customer shall pay each invoice within 30 days of receiving the invoice.

Inclement Weather

In the event of inclement weather, such as heavy rain, high winds, or lightning, we may postpone service or only perform partial service due to safety concerns. Partial service may include adding chemicals, brushing the tiles, and skimming the pool. Contractor will determine, in Contractor's sole and absolute discretion, the services performed based on the nature of the weather event.

Tropical Storms/Hurricanes

We will close operations during the duration of tropical storms and hurricanes. We will restart services as soon as reasonably possible after the weather event. Cleanup may take several days depending on the severity of the storm. We will invoice Customer for the cost of cleanup required beyond our normal service, which includes the time it takes to clean the pool and the chemicals needed to rebalance the water. On-site personnel at the Location can help reduce the cost of cleanup by removing debris from the pool before we arrive.

Additional, Non-service Cleaning

Cleanup of the pool from severe weather (hurricane's, tropical storms, severe storms, excessively high winds, etc), or from issues not related to regular pool operation (tree trimming, deck cleaning/repairs, etc that causes debris in the pool) may incur additional cleanup charges. We will perform this cleaning automatically and Customer will be invoiced at our discretion. Customer agrees to pay any invoice received from Contractor for such cleanup services. If Customer does not want additional cleanup services provided, Customer must provide Contractor with written notice of such decision in a timely manner.

Indemnification

Customer agrees to fully indemnify and hold harmless Contractor and its affiliates and subsidiaries and their respective officers, directors, managers, members, shareholders, agents and employees from and against any and all claims of any person or entity for injury, death, or damages that may arise at the Location that were not directly caused by any negligence, intentional acts, or omissions by Contractor or its officers, directors, managers, members, shareholders, agents and employees.

Legal

In the event of a dispute concerning the terms of this Contract, or any dispute that arises between the Customer and Contractor related to the services provided by Contractor to Customer: (i) jurisdiction and venue shall lie solely and exclusively in Manatee County, Florida; and (ii) the prevailing party to any legal proceeding concern any such disputes shall be entitled to an award of attorneys' fees and costs against the other party.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
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1	Monthly Commercial Pool Service	1.00	\$700.00	\$700.00
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SUB-TOTAL \$700.00

TOTAL \$700.00

CUSTOMER AUTHORIZATION

I hereby authorize Contractor to enter Location property and perform pool service on my behalf. I agree to hold harmless Contractor for any damage to my property that occurs during the course of routine pool service. I have read and agree to the Contractor's Terms of Service, which are listed above.

*If hand signing the contract, all pages of the contract must be include in the scanned file when emailed back. The contract is not considered valid unless all pages are included in one document.

Sign here

Date

Tab 6

Monthly Manager's Report



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

Operations/Maintenance Updates: June 2026

- Worked with FPL, Guest Well, and Owens Electric on power issues related to the lake augmentation well pump. Owens replaced contacts and “heater” control and reported no power fluctuations. FPL tested system and said all was good.
- Rewire street light not working on Simonton/townhome area.
- Worked with Bloomings Irrigation on issues with irrigation on Natalie Way zones,
- Worked with COA on CDD irrigation zones that water COA areas between Key West garages (zones 8 & 9 on Natalie Way controller)
- Perfect Finish Pressure began work on pool deck refresh.
- Worked with Bloomings Landscape and COA and HOA board members and irrigation vendors to reschedule many irrigation zones to divide the irrigation water use to different days. Irrigation pump has been shutting down due to extremely high usage on certain days. Work still in progress and tracking usage.
- Continue to work on new gate system set up with residents and issue vehicle transponders.

Irrigation Water Pumped: 1,464,908 Recorded Rainfall: 1.46”
Marina Waitlist Residents: 5 Oldest Waitlist: July 2024
Marina Leases – New: 0 Renewals: 1 Amendments: 0 Vacant Lifts: 0
Bank Deposits/Amount: \$ Credit Cards: \$642.00
New Residents set up for Kiosk: 3
Community Events: 6 Private Events: 4 Association Meetings: 2
Pending Private Events (Parties): 2
Intruder Alarms at Clubhouse/Pool: 0



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Trespass Letters/Notices Issued: 0

Pending Projects subject to review and budget:

Wood repair at gazebo

Replacement of older televisions

Convert to wifi television to save on cable bill

Paint dry fire hydrant

Paint street lamps and lamps by pool

Repair/Replace lights on marina docks and trails that are not working

Replace rope on flag pole

Research new tables for clubhouse



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Monthly Manager's Report



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

Operations/Maintenance Updates: July 2026

- Perfect Finish Pressure Washing LLC continued work on pool deck refresh
- Restroom refresh work began by Elite Home Creations
- Continue to work on new gate system set up with residents and issue vehicle transponders.
- Worked with vendor to remove tree limb that fell in park near townhome and low limb over Mallory Square Avenue when it rains.
- Reset resident barrier arm for vehicle strike. Billed driver reset fee of \$75.
- Worked with Russel Landscape (formerly Bloomings) and some minor projects. Shell for marina trail, removal of plants by spa, weeds in median, possible other projects should budget allow. Awaiting estimates
- Investigated street lamps on Natalie that are not working. Need to determine if bulbs or no power. Project pending.

Irrigation Water Pumped: 1,635,743 Recorded Rainfall: 8.09"
Marina Waitlist Residents: 6 Oldest Waitlist: July 2024
Marina Leases – New: 0 Renewals: 2 Amendments: 0 Vacant Lifts: 0
Bank Deposits/Amount: \$ Credit Cards: \$2,643.00
New Residents set up for Kiosk: 2
Community Events: 6 Private Events: 2 Association Meetings: 2
Pending Private Events (Parties): 1
Intruder Alarms at Clubhouse/Pool: 1 (man jumped fence but left upon call out)
Pending Projects subject to review and budget:

Wood repair at gazebo
Replacement of older televisions
Convert to wifi television to save on cable bill
Paint dry fire hydrant
Paint street lamps and lamps by pool
Repair/Replace lights on marina docks and trails that are not working
Replace rope on flag pole
Research new tables for clubhouse



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Monthly Manager's Report



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

Operations/Maintenance Updates: August 2026

- Perfect Finish Pressure Washing LLC continued work on pool deck refresh, repairs to fence, tree trimming
- Restroom refresh work continues by Elite Home Creations. Worked delayed due to broken lady's room vanity when received. Awaiting replacement.
- Continue to work on new gate system set up with residents and issue vehicle transponders, update procedures with Universal Access, issue PINs and resident support as needed.
- Universal Access began work to convert entry/exit pedestrian gates to the amenity fobs
- Provided amenity fob list and codes to Universal Access for upload to new system for October conversion from Envera
- Universal Access began preliminary work to convert clubhouse cameras and fob system to new system in October
- Gator Grading and Paving began community paving project. Sent notice to residents and updates, assisted in contacting vehicle owners when vehicles needed to be moved, answered resident concerns and issues.
- Universal Access installed new "loops" and entry and exit gates and emergency gate prior to paving to prevent any road cuts later. Also replaced power wire under road at emergency gate and solar panel relocation
- Discovered no power to 3 street lamps on Natalie. Repair with Owens Electric is pending
- Due to lightning strike near front entrance gate on August 9, I worked with both Russell Landscape and Universal Access on repairs. We had to replace irrigation



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controller, 6 irrigation solenoids, vehicle transponder reader and another gate component, and breaker for front entry street lamps

Irrigation Water Pumped: 1,642,535 **Recorded Rainfall:** 5.87"
Marina Waitlist Residents: 6 **Oldest Waitlist:** July 2024
Marina Leases – New: 0 **Renewals:** 2 **Amendments:** 0 **Vacant Lifts:** 0
Bank Deposits/Amount: \$ **Credit Cards:** \$2,643.00
New Residents set up for Kiosk: 2
Community Events: 6 **Private Events:** 2 **Association Meetings:** 2
Pending Private Events (Parties): 1
Intruder Alarms at Clubhouse/Pool: 1 (man jumped fence but left upon call out)
Pending Projects subject to review and budget:

Wood repair at gazebo
Replacement of older televisions
Convert to wifi television to save on cable bill
Paint dry fire hydrant
Paint street lamps and lamps by pool
Repair/Replace lights on marina docks and trails that are not working
Replace rope on flag pole
Research new tables for clubhouse



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Tab 7

SIXTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Sixth Addendum to the Contract for Professional Amenity Services (this “**Sixth Addendum**”), is made and entered into as of the 1st day of October 2026 (the “**Effective Date**”), by and between Harbourage Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Sixth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Harbourage
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027**.

PERSONNEL:

Clubhouse Coordinator

Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 46,919.
General Management and Oversight ⁽²⁾	\$ 13,500.
Total Services Cost:	\$ 60,419.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

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



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 8

Bond No. 108536659

Document A312™ – 2010

Conforms with The American Institute of Architects AIA Document 312

Performance Bond

CONTRACTOR:

(Name, legal status and address)

Gator Grading & Paving, LLC

2704 Roman Rd.
Palmetto, FL 34221

OWNER:

(Name, legal status and address)

Harbourage at Braden River Community Development District
c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200
Tampa, FL 33614

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America

One Tower Square,
Hartford, CT 06183

Mailing Address for Notices

One Tower Square, Hartford, CT
06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONSTRUCTION CONTRACT

Date: August 17, 2026

Amount: \$ 254,731.00

Two Hundred Fifty-four Thousand Seven Hundred Thirty-one & 00/100

Description:

(Name and location)

Harbourage at Braden River CDD Asphalt Repairs

BOND

Date: August 17, 2026

(Not earlier than Construction Contract Date)

Amount: \$ 254,731.00

Two Hundred Fifty-four Thousand Seven Hundred Thirty-one & 00/100

Modifications to this Bond:

☐ None

☒ Sec Section 16

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

Gator Grading & Paving, LLC

SURETY

Company:

(Corporate Seal)

Travelers Casualty and Surety Company of America

Signature:

William E. Hill

Name

William E. Hill

and Title:

Pres. / CEO

Signature:

Jennifer B. Gullett

Name

Jennifer B. Gullett

and Title:

Attorney-in-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Alliant Insurance Services, Inc.
227 W. Trade St., Suite 1930
Charlotte, NC 28202
704-968-2515

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)



§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

This bond is given to comply with Section 255.05, Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Sections 255.05(2) and 255.05(10), Florida Statutes.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

SURETY

Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address _____

Signature: _____
Name and Title: _____
Address _____
Attorney-in-Fact

Bond No.: 108536659

Document A312™ – 2010

Conforms with The American Institute of Architects AIA Document 312

Payment Bond

CONTRACTOR:

(Name, legal status and address)

Gator Grading & Paving, LLC

2704 Roman Rd.
Palmetto, FL 34221

OWNER:

(Name, legal status and address)

Harbourage at Braden River Community Development District
c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200
Tampa, FL 33614

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America

One Tower Square,
Hartford, CT 06183

Mailing Address for Notices

One Tower Square, Hartford, CT
06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONSTRUCTION CONTRACT

Date: August 17, 2026

Amount: \$ 254,731.00

Two Hundred Fifty-four Thousand Seven Hundred Thirty-one & 00/100

Description:

(Name and location)

Harbourage at Braden River CDD Asphalt Repairs

BOND

Date: August 17, 2026

(Not earlier than Construction Contract Date)

Amount: \$254,731.00

Two Hundred Fifty-four Thousand Seven Hundred Thirty-one & 00/100

Modifications to this Bond:

☐ None

☒ See Section 18

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

Gator Grading & Paving, LLC

SURETY

Company:

(Corporate Seal)

Travelers Casualty and Surety Company of America

Signature:

W. E. Hill

Name

William E. Hill

and Title:

Pres./CEO

Signature:

Jennifer B. Gullett

Name

Jennifer B. Gullett

and Title:

Attorney-in-Fact

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Alliant Insurance Services, Inc.
227 W. Trade St., Suite 1930
Charlotte, NC 28202
704-968-2515

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)



§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

This bond is given to comply with Section 255.05, Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Sections 255.05(2) and 255.05(10), Florida Statutes.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____
(Corporate Seal)

SURETY

Company: _____
(Corporate Seal)

Signature: _____
Name and Title: _____
Address _____

Signature: _____
Name and Title: _____
Address _____
Attorney-in-Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

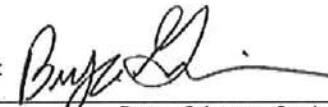
Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **JENNIFER B GULLETT** of **CHARLOTTE**, **North Carolina**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 13th day of May, 2026.



State of Connecticut

City of Hartford ss.

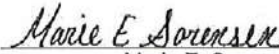
By: 
Bryce Grissom, Senior Vice President

On this the 13th day of May, 2026, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 31st day of March, 2031




Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

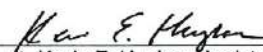
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 17th day of August, 2026.




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Tab 9

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 1125 Sanctuary Pkwy Ste 300 Alpharetta GA 30009	CONTACT NAME: Alexandra Cardwell PHONE (A/C, No, Ext): 407-726-5742 FAX (A/C, No): E-MAIL ADDRESS: Alexandra.Cardwell@alliant.com														
INSURED Gator Grading & Paving LLC 2704 105th Street East Palmetto FL 34221	INSURER(S) AFFORDING COVERAGE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Great American Insurance Compa</td> <td>16691</td> </tr> <tr> <td>INSURER B : Allied World Assurance Company</td> <td>19489</td> </tr> <tr> <td>INSURER C : Aspen American Insurance Compa</td> <td>43460</td> </tr> <tr> <td>INSURER D : Arch Insurance Company</td> <td>11150</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER	NAIC #	INSURER A : Great American Insurance Compa	16691	INSURER B : Allied World Assurance Company	19489	INSURER C : Aspen American Insurance Compa	43460	INSURER D : Arch Insurance Company	11150	INSURER E :		INSURER F :	
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INSURER E :															
INSURER F :															

 License#: 0C36861
 GATOGRA-02

COVERAGES

CERTIFICATE NUMBER: 37094075

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	ZAGLB1065901	7/1/2026	7/1/2027	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
D	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	ZACAT9350501	7/1/2026	7/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$10,000 \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000	Y	Y	TUU F482132 00	3/10/2026	7/1/2027	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y	ZAWC1147601	7/1/2026	7/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B C	Pollution Liability Leased/Rented Equipment			0315-0568 IM013WA26	3/10/2026 3/10/2026	3/10/2027 3/10/2027	Limit Limit \$1,000,000/\$2M Agg \$600,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Harborage at Braden River CDD Asphalt Repairs

Certificate Holder is included as Additional Insured in regards to General Liability as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

 Harborage at Braden River Community Development
 District c/o Rizzetta & Company, Inc.
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ALL PARTIES WHERE REQUIRED BY A WRITTEN CONTRACT OR WRITTEN AGREEMENT ON FILE.	ALL LOCATIONS PER WRITTEN CONTRACT OR WRITTEN AGREEMENT ON FILE.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - BLANKET

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

Under **Covered Autos Liability Coverage**, the **Who is An Insured** provision is amended to include as an "insured" the person or organization who is required under a written contract to be included as an "insured" under this policy, but only with respect to their legal liability for your acts or omissions or the act or omissions of a person for whom **Covered Autos Liability Coverage** is afforded under this policy.

All other terms and conditions of this policy remain unchanged.

Endorsement Number:

Policy Number: ZACAT9350501

Named Insured: GATOR GRADING & PAVING LLC

This endorsement is effective on the inception date of this Policy unless otherwise stated herein:

Endorsement Effective Date: 7/1/2026

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured:

Endorsement Effective Date:

SCHEDULE

Name(s) Of Person(s) Or Organization(s):

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER
IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED
SUCH CONTRACT WAS EXECUTED PRIOR TO THE LOSS.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**The Transfer Of Rights Of Recovery Against Others
To Us** condition does not apply to the person(s) or
organization(s) shown in the Schedule, but only to
the extent that subrogation is waived prior to the
"accident" or the "loss" under a contract with that
person or organization.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ALL PARTIES WHERE REQUIRED BY A WRITTEN CONTRACT OR WRITTEN AGREEMENT ON FILE.	ALL LOCATIONS PER WRITTEN CONTRACT OR WRITTEN AGREEMENT ON FILE.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE LOSS.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

POLICY NUMBER: ZAWCI1147601**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 07/01/2026 Policy No. ZAWCI1147601
Insured GATOR GRADING & PAVING LLC
Insurance Company ARCH INSURANCE COMPANY

Endorsement No.
Premium INCL.

DATE OF ISSUE: 07-24-26

Countersigned By _____

Tab 10

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

HUMAN TRAFFICKING AFFIDAVIT - S. 787.06, FLORIDA STATUTES

Before me, the undersigned authority, personally appeared William E. Hicks, hereinafter referred to as the "Affiant," who after being duly sworn hereby swears or affirms as follows:

1. Affiant is over eighteen years of age. The following information is given from Affiant's own personal knowledge.
2. Affiant is an officer or representative of Gator Grading & Paving, LLC, a non-governmental entity, hereinafter referred to as the "Entity." Affiant is authorized to provide this affidavit on behalf of the Entity.
3. Affiant hereby attests, under penalty of perjury, that the Entity does not use coercion for labor or services as defined in s.787.06, Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

W. E. Hicks

Signature of Affiant

By: William E. Hicks

For: Gator Grading & Paving, LLC

As its: Pres. / CEO

Dated: 8-17-20

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17th day of August, 2020, by William E. Hicks, on behalf of Gator Grading & Paving, LLC, who is personally known to me or who has produced _____ as identification.



Abigail C. Wonnell
Comm.: HH 538359
Expires: Jun. 13, 2028
Notary Public - State of Florida

Abigail C. Wonnell
Print Name: Abigail C Wonnell

Notary Public of the State of Florida

My Commission Expires: June 13, 2020

Tab 11

ROADWAY REPAIR AGREEMENT

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., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, and Gator Grading & Paving, LLC., a Florida Limited Liability Company, (hereinafter referred to as the “Contractor”) with an address of 2704 105th Street East, Palmetto, FL 34221, on this 17th day of August, 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 provide asphalt repairs, milling and related remediation work; and

WHEREAS, the Contractor has offered to provide such work pursuant to the bid 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 necessary for roadway resurfacing repairs and related remediation (hereinafter referred to as the “Contract Work”) and more specifically detailed in the plans attached hereto as **Exhibit “B”** in accordance with the Bid 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 Two Hundred Fifty-four Thousand Seven Hundred Thirty-one and 00/100 Dollars (**\$254,731.00**) (hereinafter referred to as the "Contract Sum"). The District shall pay the Contractor for the Contract Work upon Contract completion to the District's sole and absolute discretion and final inspection approval by applicable local government authorities. 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 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.

V. TIME OF COMMENCEMENT AND COMPLETION

After full execution of this Contract and receipt of all insurance referenced herein and other required documentation, the Contract Work shall commence on or about **August 21, 2026**. Subject to authorized adjustments, the Contract Work shall be substantially completed and ready for inspection by the District and/or its representatives no later than **60 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.

VI. 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.

VII. 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.
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.

VIII. 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.

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.

IX. 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 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 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.

X. 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.

XI. 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 the Contract Work 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. Contractor guarantees against faulty workmanship with respect to all Contract Work. Contractor further guarantees as follows: Eighteen (18) month warranty on labor and material or more if manufacturer warrants. All time periods commence upon Contract completion and acceptance by the District.
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.

XII. 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 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.

XIII. 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.

XIV. 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.

XV. 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 regarding any matter arising herefrom, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Fla. Stat., as amended. 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
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
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: Gator Grading and Paving, LLC
Attn: William E. Hicks
2704 105th Street East
Palmetto, FL 33570
e-mail: hickse@gatorgap.com

10. Contractor shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.
11. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to perform the Services, including, but not limited to, all applicable federal income tax withholding, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.
12. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.
13. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.
14. 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.
15. E-Verify: 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 Owner 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 Owner has a good faith belief that Contractor 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

Owner shall terminate the Agreement. If the Owner 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 Owner as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.

16. 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.

17. 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.

18. 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, INC., 3434 COLWELL AVE., SUITE 200, TAMPA, FLORIDA 33614 TEL. 813-533-2950, EXT. 6585, 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: Mahel V. Mahel
Title: COG Chairman
Date: 8-17-2026

Gator Grading and Paving, LLC

By: W. A. H.
Title: Pres. / COO
Date: 8-17-2026

Exhibit "A"

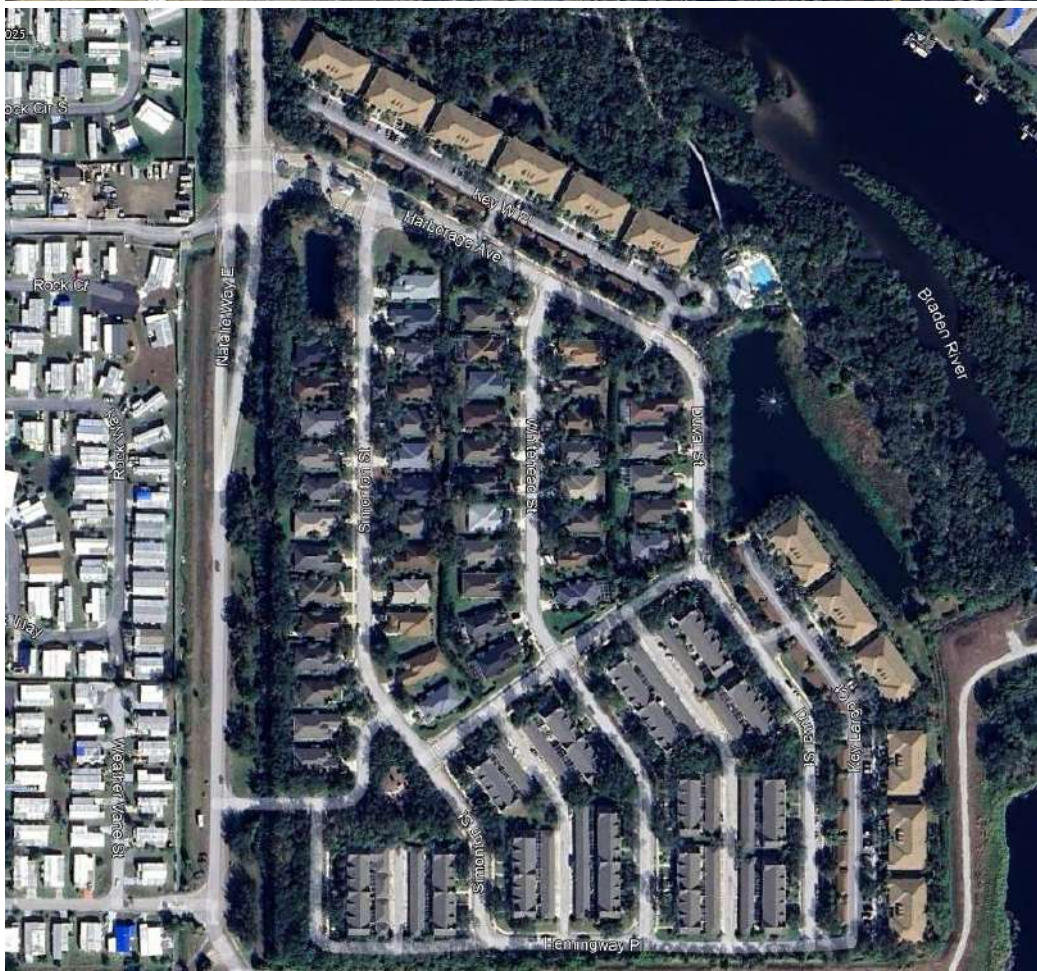
Harbourage at Braden River CDD Asphalt Repairs

Contract Bid Form 8.10.26

				Gator Grading & Paving	
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 1"	19,000	SY	2.10	39,900.00
2	Overlay (SP 9.5) approximately 1"	19,000	SY	10.00	190,000.00
3	Base Repair - Mill approximately 4" and install ABC (asphalt base course) in 3 areas	75	SY	123.00	9,225.00
4	Asphalt Speed Humps	2	Ea	2,330.00	4,660.00
5	Hydrant Reflectors	1	LS	126.00	126.00
6*	Traffic paint	1	LS	5,180.00	5,180.00
7	Performance and Payment Bonds	1	LS	2,840.00	2,840.00
8**	Miscellaneous cleanup and work	1	LS	2,800.00	2,800.00
Total				254,731.00	

**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*

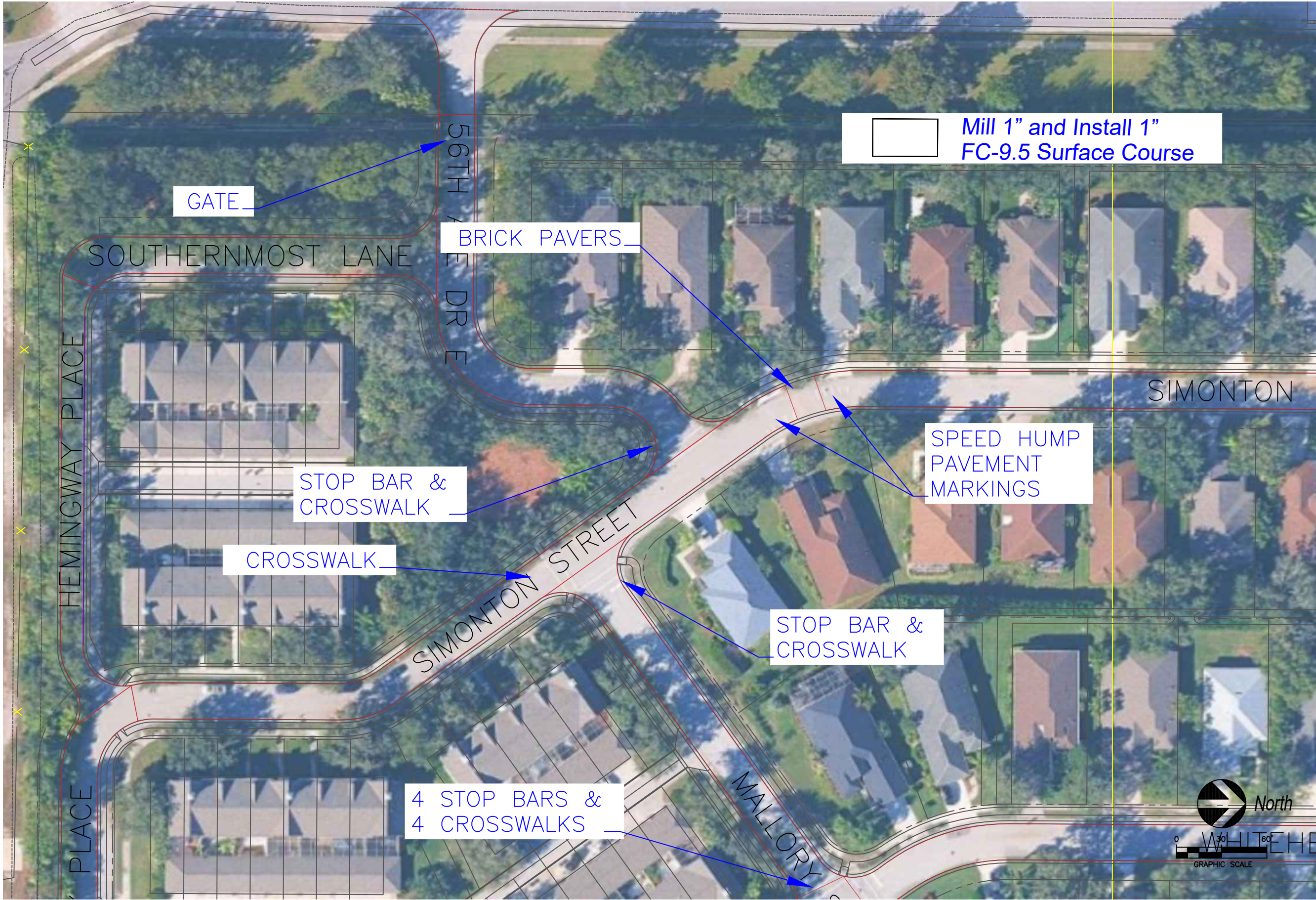
***Item 8 includes removal of existing rubber speed bumps*



Harbourage – Mill & Overlay Roadways

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613

EXHIBIT "B"



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

REV	DATE	DESCRIPTION	DWN BY	CHK BY

DESIGNED
RS
DATE: MAY 2026

Schappacher
Engineering, LLC
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

HARBOURAGE AT BRADEN RIVER CDD
ROADWAY REPAVING

SHEET NUMBER
1



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

REV	DATE	DESCRIPTION	DWN BY	CHK BY

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



Schappacher Engineering, LLC
3804 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

HARBORAGE AT BRADEN RIVER CDD
ROADWAY REPAVING



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

REV	DESCRIPTION	DATE	DWN BY	CHK BY

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



Schappacher Engineering, LLC
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

HARBOURAGE AT BRADEN RIVER CDD
ROADWAY REPAVING



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

REV	DATE	DESCRIPTION	DWN BY	CHK BY

DESIGNED RS	DRAWN KW	CHECKED RS
DATE: MAY 2026		

Schappacher
Engineering, LLC

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

SCALE: AS NOTED

HARBORAGE AT BRADEN RIVER CDD

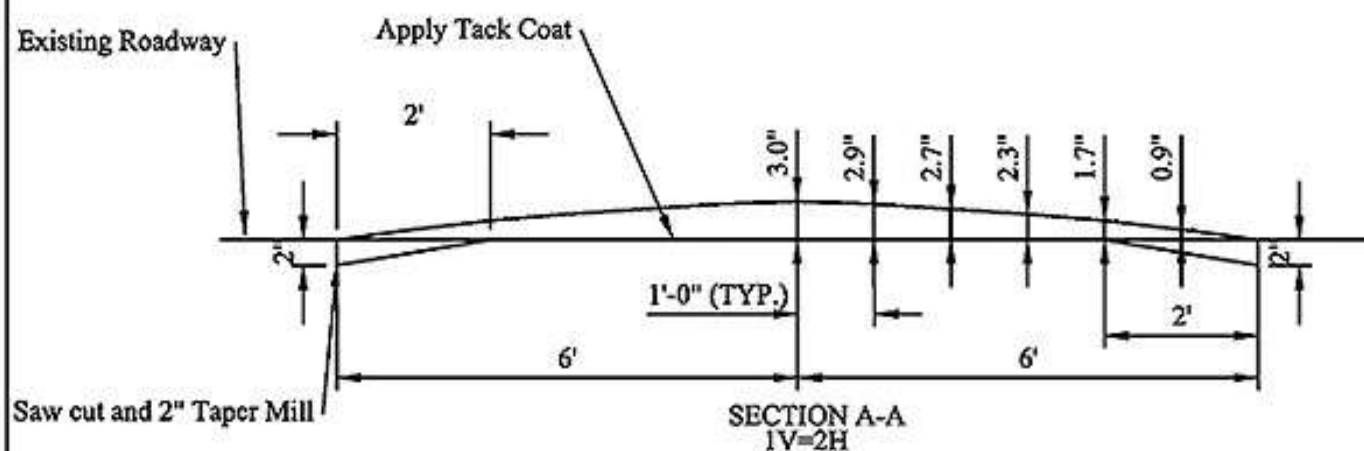
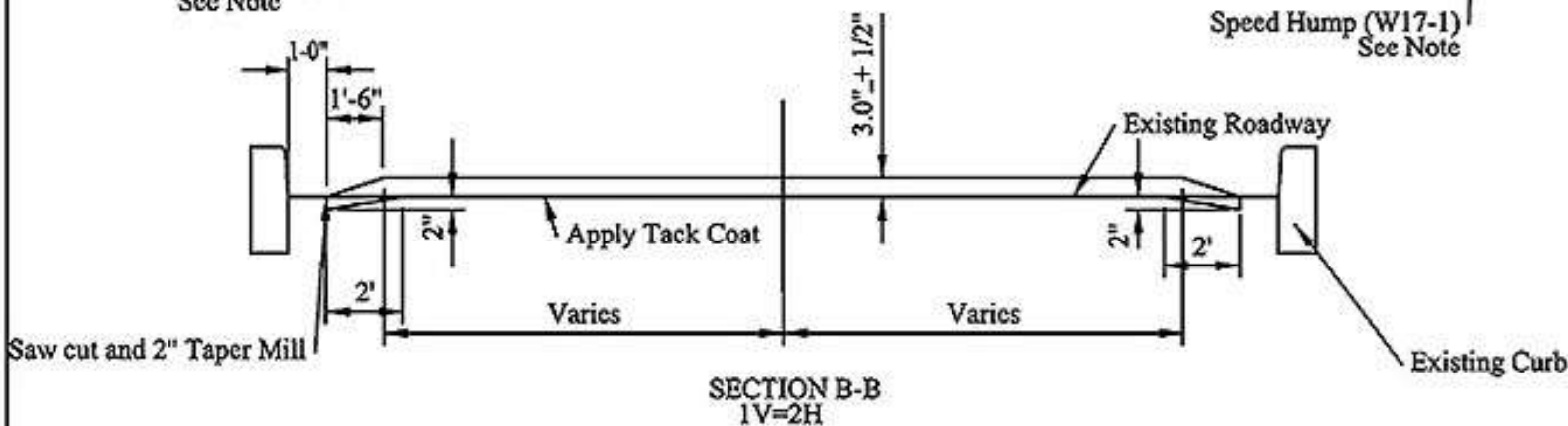
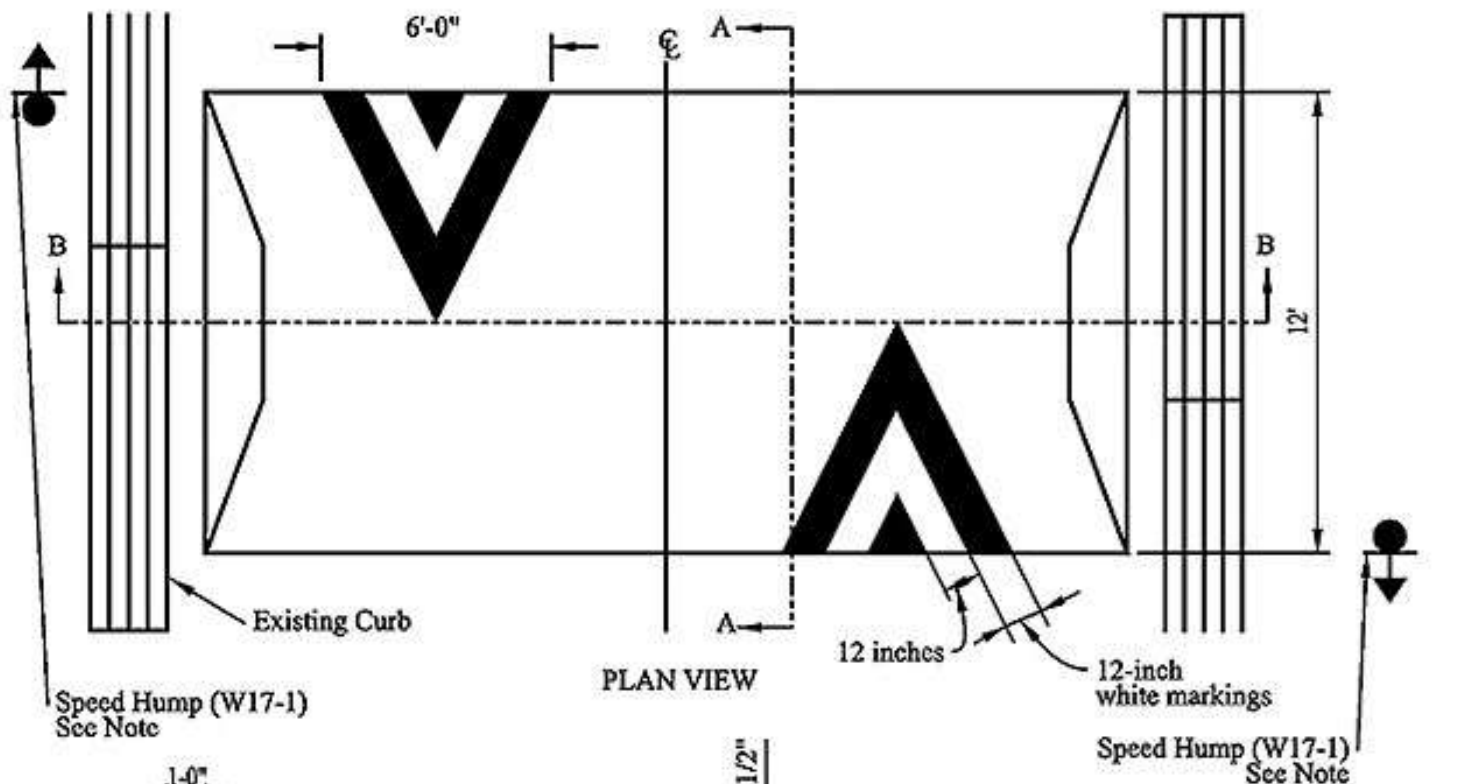
ROADWAY REPAVING

SHEET NUMBER

4

DELAWARE DEPARTMENT OF TRANSPORTATION

TYPICAL SPEED HUMP



NOTE:

1. ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE DE MUTCD.

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.

EXHIBIT "C"

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 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, traffic paint striping, speed humps, replacement of hydrant reflectors.
- 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) Ductility 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. Pozzolith
- 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

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 liquated 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: _____

Tab 12

MINUTES OF MEETING

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Monday, August 10, 2026, at 1:19 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik
Michael Monti
Brenda Landers
Regina Landers

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Stephanie DeLuna
Cari Webster

District Manager, Rizzetta & Co., Inc.
District Counsel, Straley Robin & Vericker
(via conf. call)
Operations Manager: RASI
District Engineer, Schappacher Engineering
Vice President, Rizzetta & Co., Inc. (via conf. call)
Bond Counsel, Bryant Miller & Olive (via conf. call)

Tony Gipe
Rick Schappacher
Scott Brizendine
Misty Taylor

Audience

Not 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 pool schedule and skimmer operations and new gate.

THIRD ORDER OF BUSINESS

Business Items (Part One)

A. Consideration of Resolution 2026-08; Reimbursement Capital Expenditures in Connection with Roadway Capital Improvement Project

Ms. Taylor reviewed the resolution with the Board and provided the intent of the resolution.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved Resolution 2026-08; Reimbursement Capital Expenditures in Connection with Roadway Capital Improvement Project, for the Harbourage at Braden River CDD.

B. Discussion of Roadway Project

Mr. Brizendine provided feedback on the Bank United Roadway Project financing and reviewed options on the agreement and commitment letter. He also reviewed the terms, options and requirements for the Bank United terms. The Board asked to solicit a \$300,000.00 loan from another bank.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved to rescind the Bank United commitment letter, for the Harbourage at Braden River CDD.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

The Board reported that Pond 4 is dry and needs removal of invasives and sprayed for green algae.

B. District Counsel

No report.

C. District Engineer

- i. Presentation of Asphalt Repairs Bid Tabulation Form**
- ii. Consideration of Gator Grading & Paving Proposal**

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved to allow staff to move forward with Gator Paving & Grading at a not-to-exceed amount of \$254,731.00, for the Harbourage at Braden River CDD.

On a motion from Mr. Monti, seconded by Ms. Dubois, the Board unanimously approved to move funds from reserve, for the Harbourage at Braden River CDD.

D. Review of Landscape Report

No formal update.

E. Clubhouse Manager

Mr. Gipe stated the pool deck resurface is still pending and should be completed soon. Bathroom project will start on August 11, 2026.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved Universal Proposal for access control in the amount of \$26,042.00 and authorized District Counsel to provide termination notice to Envera, for the Harbourage at Braden River CDD.

F. District Manager

Ms. DeLuna stated that the next meeting scheduled is on Monday, September 14, 2026.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Fiscal Year 2025 Financial Audit

On a motion from Ms. Landers, seconded by Ms. Dubois, the Board unanimously accepted and filed the Fiscal Year 2025 Financial Audit, for the Harbourage at Braden River CDD.

i. Consideration of 2025-2026 Goals & Objectives Report

On a motion from Mr. Malik, seconded by Ms. Dubois, the Board unanimously approved the 2025-2026 Goals & Objectives Report, for the Harbourage at Braden River CDD.

B. Public Hearing on Fiscal Year 2026-2027 Final Budget

On a motion from Ms. Landers, seconded by Ms. Dubois, the Board opened the public hearing for Fiscal Year 2026-2027 Final Budget, for the Harbourage at Braden River CDD.

The Board heard public comments regarding Fiscal Year 2026-2027 budget.

On a motion from Ms. Dubois, seconded by Mr. Monti, the Board closed the public hearing for Fiscal Year 2026-2027 Final Budget, for the Harbourage at Braden River CDD.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board accepted Fiscal Year 2026-2027 Final Budget, for the Harbourage at Braden River CDD.

i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget

On a motion from Ms. Landers, seconded by Mr. Monti, the Board adopted Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget, for the Harbourage at Braden River CDD.

C. Public Hearing on Fiscal Year 2026-2027 Levying of O&M Assessments

On a motion from Ms. Debois, seconded by Mr. Monti, the Board opened the public hearing for Fiscal Year 2026-2027 Levying of O&M Assessments, for the Harbourage at Braden River CDD.

No public comments.

On a motion from Ms. Dubois, seconded by Ms. Landers, the Board closed the public hearing for Fiscal Year 2026-2027 Levying of O&M Assessments, for the Harbourage at Braden River CDD.

i. Consideration of Resolution 2026-05; Levying Fiscal Year 2026-2027 Levying O&M Assessments

On a motion from Mr. Monti, seconded by Ms. Landers, the Board adopted Resolution 2026-05; Approving Fiscal Year 2026-2027 Levying O&M Assessments, for the Harbourage at Braden River CDD.

D. Consideration of Resolution 2026-07; Approving Fiscal Year 2026-2027 Meeting Schedule

On a motion from Mr. Malik, seconded by Ms. Dubois, the Board approved Resolution 2026-07; Approving Fiscal Year 2026-2027 Meeting Schedule, for the Harbourage at Braden River CDD.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Board of Supervisors Meeting Minutes for July 27, 2026

On a motion from Mr. Monti, seconded by Mr. Malik, the Board unanimously approved the Board of Supervisors Meeting Minutes for July 27, 2026, for the Harbourage at Braden River CDD.

B. Consideration for Operations and Maintenance Expenditures for June 2026

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the Operation and Maintenance Expenditures for June 2026 (\$40,901.24), for the Harbourage at Braden River CDD.

C. Review of Financial Statement for May 2026

On a motion from Ms. Dubois, seconded by Mr. Monti, the Board unanimously accepted the Financial Statement for June, for the Harbourage at Braden River CDD.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 13

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

July 2026

For Board Approval

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

The total items being presented: **\$47,085.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alex Sherman Pest Control, Inc.	300429	129072	Rodent Bait Station Service 11/25	\$ 30.00
Alex Sherman Pest Control, Inc.	300429	130999976	Pest Control 07/26	\$ 120.00
Alex Sherman Pest Control, Inc.	300429	130999977	Rodent Bait Station Service 07/26	\$ 30.00
Asphalt Remedies, LLC	300417	AR257	Sidewalk Repairs 06/26	\$ 5,837.50
Bloomings Landscape & Turf Management, Inc.	300430	2026-01295	Landscape Maintenance 07/26	\$ 5,995.00
Brenda L. Brandsma-Landers	20260708-1	BL061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
Brenda L. Brandsma-Landers	20260731-3	BL072726	Board of Supervisors Meeting 07/27/26	\$ 200.00
Clean Cut Tree Service, Inc.	300412	2532	Trees Removal 06/26	\$ 2,100.00
Clean Cut Tree Service, Inc.	300412	2533	Tree Trimming 06/26	\$ 2,860.00
Clean Cut Tree Service, Inc.	300424	2533-1	Tree Trimming	\$ 825.00
Clean Home Time	300413	114	Cleaning Services 05/26	\$ 99.00
Clean Home Time	300413	115	Cleaning Services 06/26	\$ 99.00
COMCAST	20260724-1	8535 10 045 0006759-5705 Key West PL RM REC 07/26 070126		\$ 438.72

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
COMCAST	20260713-1	8535 10 045 0011288-061826	8535 10 045 0011288 07/26	\$ 140.76
Commercial Fitness Products, Inc.	300425	BC06350	Service call for Cable 07/26	\$ 630.00
Florida Department of Revenue	20260720-1	5180160455274-071726	Sales Tax 06/26	\$ 44.14
Florida Power & Light Company	20260727-1	14034-95383-070626	5651 Key West PI Marina 06/26	\$ 36.39
Florida Power & Light Company	20260727-1	19971-10141-070626	5705 Key West PI # Fountain 07/26	\$ 600.79
Florida Power & Light Company	20260727-1	20077-10151-070626	5624 Duval St #IRR 07/26	\$ 30.89
Florida Power & Light Company	20260727-1	26506-57121-070626	5630 Whitehead St #IRR 07/26	\$ 30.89
Florida Power & Light Company	20260727-1	29316-45333-070626	5705 Key West PL # REC 07/26	\$ 725.88
Florida Power & Light Company	20260727-1	43460-49218-070626	5412 53rd Ave E # ENT LTS 07/26	\$ 31.05
Florida Power & Light Company	20260727-1	50311-56333-070626	5414 Harbourage Ave #Gate Hse 07/26	\$ 91.02
Florida Power & Light Company	20260727-1	72537-70148-070626	5705 Key West PI # IRR 07/26	\$ 434.02
Florida Power & Light Company	20260727-1	78984-82513-070626	5605 Southernmost Ln #IRR 07/26	\$ 30.94
Florida Power & Light Company	20260727-1	79846-64172-070626	5605 Southernmost Ln #IRR 07/26	\$ 31.85

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	20260713-3	941-753-1478-093004-5-062226	941-753-1478-093004-5 06/26	\$ 356.46
Manatee County Utilities Department	20260713-2	100123820-062226	5651 Key West PI (Docks) 06/26	\$ 28.92
Manatee County Utilities Department	20260713-2	100184981-062226	5705 Key West PI (Rec Center) 05/26	\$ 178.82
Manatee County Utilities Department	20260713-2	100185040-062226	5414 Harbourage Ave (Gate) 05/26	\$ 42.53
Michael J Monti	20260708-2	MJM061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
Michael J Monti	20260731-1	MJM072726	Board of Supervisors Meeting 07/27/26	\$ 200.00
Michael V. Malik	20260708-3	MM061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
Michael V. Malik	20260731-2	MVM072726	Board of Supervisors Meeting 07/27/26	\$ 200.00
Owens Electric, Inc.	300421	41644853	Troubleshoot Irrigation well pump 06/26	\$ 1,221.06
Pools by Lowell, Inc.	300431	214513383	Pool Repair 07/26	\$ 900.00
Pools by Lowell, Inc.	300431	225440839	Pool Service 07/26	\$ 620.00
Pools by Lowell, Inc.	300431	225570220	Pool Repair 07/26	\$ 283.83
Pools by Lowell, Inc.	300431	226086730	Automatic Repair 07/26	\$ 45.88

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 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.	300431	226330019	Automatic Repair 07/26	\$ 174.51
Pools by Lowell, Inc.	300433	226694712	Spa Repair 07/26	\$ 125.00
Rizzetta & Company, Inc.	300416	INV0000110599	Administrative Services 07/26	\$ 4,600.15
Rizzetta & Company, Inc.	300420	INV0000110712	Amenity Management & Overnight Personnel Reimbursement 07/26	\$ 2,485.14
Rizzetta & Company, Inc.	300422	INV0000110793	Cell Phone Moth of June 07/26	\$ 50.00
Rizzetta & Company, Inc.	300423	INV0000110837	Personnel Reimbursement 07/26	\$ 1,188.91
Solitude Lake Management, LLC	300432	PSI282561	Aquatic Maintenance 07/26	\$ 477.85
Solitude Lake Management, LLC	300432	PSI282562	Wetland Maintenance 07/26	\$ 686.10
Solitude Lake Management, LLC	300432	PSI283943	Fountain Maintenance 07/26	\$ 209.22
Straley Robin Vericker	300426	28657	Legal Services 06/26	\$ 1,277.00
Suburban Propane, L.P.	300414	1564-431637	Propane Delivery 06/26	\$ 472.02
Suburban Propane, L.P.	300418	1564-431851	Propane Delivery 06/26	\$ 257.69
The Observer Group, Inc.	300427	26-01147M	Legal Advertising 07/26	\$ 293.13

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300427	26-01240M	Legal Advertising 07/26	\$ 78.75
The Observer Group, Inc.	300427	26-01282M	Legal Advertising 07/26	\$ 78.75
Universal Access, LLC	300415	4531	Access Control Services Monthly Billing 03/26	\$ 850.00
Universal Access, LLC	300415	4546	Access Control Monthly Service 04/26	\$ 700.00
Universal Access, LLC	300415	AAAI3595	Mirror tags setup 02/26	\$ 5,000.00
Universal Access, LLC	300415	AAAI3619	Tekwave services January 01/26	\$ 850.00
Universal Access, LLC	300415	AAAI3711	Tekwave services February 03/26	\$ 850.00
Valley National Bank	20260728-1	CC063026-286	Maintenance and Repairs 06/26	\$ 169.79
Water Boy Inc.	300428	24220383	Water Delivery 07/26	\$ 32.15
Water Boy Inc.	300419	00624724	Water Delivery 06/26	<u>\$ 9.00</u>
Report Total				<u>\$ 47,085.50</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 # 129072
Invoice Date 11/18/2025

Invoice Total \$31.50

ITEM	DESCRIPTION	COST	QTY	PRICE
------	-------------	------	-----	-------

Rodent Bait Station Service				
Service Rodent Bait Stations		\$30.00	1	\$30.00

Late Payment Fee				\$1.50
------------------	--	--	--	--------

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	\$31.50
Amount Paid	\$0.00
Amount Due	\$31.50
Account Balance	\$150.00
Balance Due	\$181.50

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

INVOICE



NO IFS, ANTS, OR BUGS
GUARANTEED!

Harbourage CDD
5705 Key West Place
Bradenton, FL 34203

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

Harbourage CDD
(941) 650-2780 Mobile

Account # 270993
Invoice # 130999976
Invoice Date 07/14/2026

Invoice Total \$120.00

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

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	\$61.50
Balance Due	\$181.50

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

INVOICE



NO IFS, ANTS, OR BUGS
GUARANTEED!

Harbourage CDD
5705 Key West Place
Bradenton, FL 34203

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

Harbourage CDD
(941) 650-2780 Mobile

Account # 270993
Invoice # 130999977
Invoice Date 07/14/2026

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	\$31.50
Balance Due	\$61.50

INVOICE

Asphalt Remedies LLC
711 W College Ave
Ruskin 33570

asphaltremediesllc@gmail.com
+1 (813) 957-2012



Bill to

Harbourage At Braden River CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: AR257
Invoice date: 06/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sidewalk Repairs 2026	5' Grinding - 59 \$2,950.00 5' Remove & replace - 51.5' \$2,832.50 Epoxy Repair - 1 \$55.00		\$5,837.50	\$5,837.50

Total

\$5,837.50

Ways to pay



Note to customer

Thank you for your business.

[View and pay](#)

RECOMMENDED FOR PAYMENT:

Rick Schepers 6/30/26



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date**Invoice #**

7/1/2026

2026-01295

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

7/31/2026

Description	Qty	Amount
Month of July 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: June 15, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Vacant	
Brenda Landers	x
Mike Malik	x
Michael Monti	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:30 pm
Meeting End Time:	1:59 pm
Total Meeting Time:	1:27 mins

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

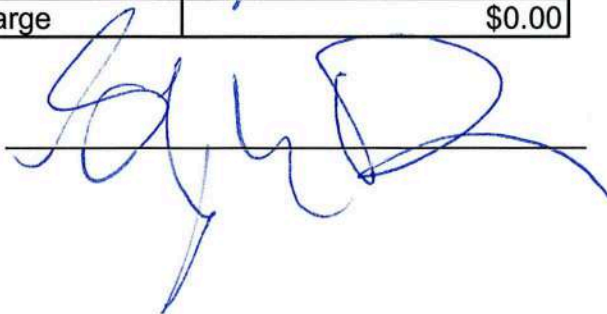
Total at <u>\$175.00</u> per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:



Harbourage at Braden River CDD

Meeting Date: July 27, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Vacant	
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:	1:19 PM
Meeting End Time:	2:11 PM
Total Meeting Time:	

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

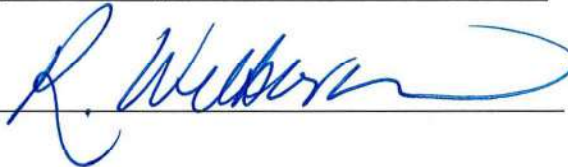
Total at \$175.00 per Hour:	
------------------------------------	--

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	\$0.725
Mileage to Charge	\$0.00

DM Signature: _____



Clean Cut Tree Service of Sarasota LLC

2255 61st St
Sarasota, FL 34243 US
+19414851400
cleancuttree941@gmail.com



INVOICE

BILL TO
HARBOURAGE AT BRADEN RIVER CDD
RIZETTA & CO
5705 KEY WEST PLACE
BRADENTON, FL 34203
TONY GIPE 941-650-2780

INVOICE 2532
DATE 06/24/2026
TERMS NET 10
DUE DATE 07/04/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		MEET WITH TONY			
	Services	4 PALM TREE REMOVALS			0.00
		MEDJOOL PALM REMOVAL			
	Services	TOTAL COST:		2,100.00	2,100.00
BALANCE DUE					\$2,100.00

Clean Cut Tree Service of Sarasota LLC

2255 61st St
Sarasota, FL 34243 US
+19414851400
cleancuttree941@gmail.com



INVOICE

BILL TO
HARBOURAGE AT BRADEN RIVER CDD
RIZETTA & CO
5705 KEY WEST PLACE
BRADENTON, FL 34203
TONY GIPE 941-650-2780

INVOICE 2533
DATE 06/24/2026
TERMS NET 10
DUE DATE 07/04/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		INVOICE			
	Services	28 CABBAGE PALMS: -(QTY 10)SOUTH END OF FOUNTAIN LAKE (1 IS BY THE FENCE) -(QTY 18) CLUBHOUSE & PARKING LOT	28	40.00	1,120.00
	Services	3 MEDJOOL PALMS: -(QTY 1): BEHIND GATE HOUSE -(QTY 2): NATALIE WAY MEDIAN	3	55.00	165.00
	Services	3 RECLINATAS (33 HEADS): -ISLAND INSIDE GATE: (HARBORAGE AVE AT KEY WEST PLACE) -BEHIND ENTRY MONUMENT (NATALIE WAY & HARBORAGE AVE) -SW CORNER OF NATALIE/SR 70		825.00	825.00
	Services	35 WASHINGTONIA PALMS: -(QTY 4): SOUTH SIDE OF RESIDENT ENTRY GATE (HARBORAGE AVE) -(QTY 21): NATALIE WAY MEDIAN -(QTY 7): SW CORNER NATALIE & SR 70 -(QTY 3): SE CORNER OF NATALIE/ SR 70	35	45.00	1,575.00

BALANCE DUE

~~\$3,685.00~~
2860.00

Pay \$825.00
\$2860 previously paid

Clean Cut Tree Service of Sarasota LLC

2255 61st St
Sarasota, FL 34243 US
+19414851400
cleancuttree941@gmail.com



INVOICE

BILL TO
HARBOURAGE AT BRADEN RIVER CDD
RIZETTA & CO
5705 KEY WEST PLACE
BRADENTON, FL 34203
TONY GIPE 941-650-2780

INVOICE 2533-1
DATE 06/24/2026
TERMS NET 10
DUE DATE 07/04/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		INVOICE			
	Services	28 CABBAGE PALMS: -(QTY 10)SOUTH END OF FOUNTAIN LAKE (1 IS BY THE FENCE) -(QTY 18) CLUBHOUSE & PARKING LOT	28	40.00	1,120.00
	Services	3 MEDJOOL PALMS: -(QTY 1): BEHIND GATE HOUSE -(QTY 2): NATALIE WAY MEDIAN	3	55.00	165.00
	Services	3 RECLINATAS (33 HEADS): -ISLAND INSIDE GATE: (HARBORAGE AVE AT KEY WEST PLACE) -BEHIND ENTRY MONUMENT (NATALIE WAY & HARBORAGE AVE) -SW CORNER OF NATALIE/SR 70		825.00	825.00
	Services	35 WASHINGTONIA PALMS: -(QTY 4): SOUTH SIDE OF RESIDENT ENTRY GATE (HARBORAGE AVE) -(QTY 21): NATALIE WAY MEDIAN -(QTY 7): SW CORNER NATALIE & SR 70 -(QTY 3): SE CORNER OF NATALIE/ SR 70	35	45.00	1,575.00

BALANCE DUE

~~\$3,685.00~~
825.00

Pay \$825.00
\$2860 previously paid

Please note our payment terms are NET10. A 10% late fee will be added to all invoices after 10 days if not paid, unless other arrangements are agreed upon with Clean Cut Management.
Page 1 of 1

INVOICE

Clean Home Time
5510 Duval St, Bradenton, FL 34203

Invoice #: 114
Date: 12-30-2025
Service Date: 05-13-2026

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!

INVOICE

Clean Home Time

5510 Duval St, Bradenton, FL 34203

Invoice #: 115

Date: 12-30-2025

Service Date: 06-10-2026

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	Jun 23	-\$462.78
Balance forward		\$0.00
Regular monthly charges	Page 3	\$436.70
Taxes, fees and other charges	Page 3	\$22.92
New charges		\$459.62

Amount due

\$459.62

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 Jul 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

Jul 22, 2026

Please pay

\$459.62

Electronic payment will be applied Jul 22, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045000675900459628

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Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
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Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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

Ways to pay



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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



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In-Store

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

Regular monthly charges		\$436.70
Comcast Business		\$436.70
TV services		\$215.85
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	\$50.35	
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		\$22.92
Other charges		\$0.17
Regulatory Cost Recovery	\$0.17	
Taxes & government fees		\$22.75
Sales Tax	\$3.31	
State Communications Services Tax	\$14.63	
Local Communications Services Tax	\$4.81	

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.

Hello Harborag Guard House,

Thanks for choosing Comcast Business.

JUN 29 2026

Your bill at a glance

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

Previous balance		\$140.76
EFT Payment - thank you	Jun 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

! Thanks for paying by Automatic Payment

Your automatic payment on Jul 09, 2026, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

← 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.

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
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
06331870 DY RP 18 20260618 NNNNNNNN 0001491 0000HARBORAGE GUARD HOUSE
JAMIE CASTRO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Account number 8535 10 045 0011288

Automatic payment Jul 09, 2026

Please pay **\$140.76**

Electronic payment will be applied Jul 09, 2026



853510045001128800140764

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

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

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at **877-564-0318**.

Need help? We're here for you.



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

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We can help ensure it's a smooth transition.

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Accessibility:

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Ways to pay



No more mailing monthly checks

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Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



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Download the Comcast Business App



In-Store

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



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

← What's included?

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

Visit business.comcast.com/myaccount for more details

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

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



COMCAST BUSINESS

 **1-888-314-3812**

Storm season is approaching. Keep your internet on when the power goes off.

With Business Internet and Wireless Connect, Comcast Business is **designed for 100% reliability**. Continued internet can be critical to business operations during a power loss. With Wireless Connect you get:

- ✔ **Multi-network design:** Uses three networks, dual cellular networks and our WiFi network, to provide a redundant internet connection
- ✔ **Smart switching:** Intelligently detects and switches between dual SIMs and WiFi to deliver the optimal connection
- ✔ **Battery backup:** A built-in battery backup provides up to 8 hours of connectivity even when the power goes out
- ✔ **24/7 support:** Around-the-clock customer service, with an unyielding commitment to resolving issues quickly.

**Call us at 1-888-314-3812 to learn more about
Comcast Business Wireless Connect.**

Restrictions apply. Not available in all areas. Wireless Connect requires Comcast Business Internet and compatible leased router for additional monthly charges. Fully charged battery backup will provide up to 8 hours of power to the Wireless Connect device depending on level of service. WiFi feature must be enabled to connect wireless devices. Actual backup time varies depending on number of connected devices and is not guaranteed. © 2026 Comcast

ADP99996-0008

CommercialFitnessProducts

Invoice

Commercial Fitness Products, Inc

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

Date	Invoice #
7/9/2026	BC06350

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

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

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
CW	HAR011	WO#6626	7/9/2026	Verbal	Net 30	8/8/2026
Qty	Item Code	Description		Price Each		Amount
1	Service Charge	Service Charge		95.00		95.00
1	Part	Multigym Cable w/ Ends		225.00		225.00
4	Part	Multigym weight stack stickers		25.00		100.00
1	Labor	Technician installed part listed.		190.00		190.00
		Subtotal				610.00
1	Freight	Inbound Shipping		20.00		20.00

Thank you for your business!

Total	\$630.00
Payments/Credits	\$0.00
Balance Due	\$630.00

www.commfitnessproducts.com

Payment Confirmation

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

Transaction Information

Confirmation#	920003340808	Submitted Date	Friday, 07/17/2026
Status	IN PROCESS	Submitted Time	03:39 PM

Payment Information

Taxpayer Name	HARBOURAGE AT BRADEN RIVER COMMUNITY DEV	Debit Date	Monday, 07/20/2026
Document Type	DR-15	Filing Period End Date	06/30/2026
Amount Paid	\$44.14		
Payment Amount	\$44.14		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

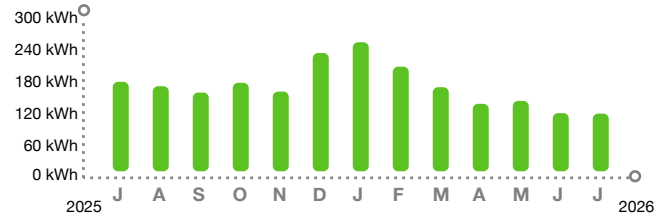
Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:51-8016045527-4	06/30/2026	\$44.14

**Electric Bill Statement****For:** Jun 4, 2026 to Jul 6, 2026 (32 days)**Statement Date:** Jul 6, 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****\$36.39**

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	36.43
Payments received	-36.43
Balance before new charges	0.00
Total new charges	36.39
Total amount you owe	\$36.39

(See page 2 for bill details.)

KEEP IN MIND

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

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5203140349538349363000000

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414The 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 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

14034-95383

ACCOUNT NUMBER

\$36.39

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	36.43
Payment received - Thank you	-36.43
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$14.20

Minimum base bill charge: \$6.31

Non-fuel: (\$0.094600 per kWh) \$11.16

Fuel: (\$0.032020 per kWh) \$3.78

Electric service amount 35.45

Gross receipts tax (State tax) 0.91

Taxes and charges 0.91

Regulatory fee (State fee) 0.03

Total new charges \$36.39

Total amount you owe \$36.39

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	28421		28303		118

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	118	119	183
Service days	32	30	29
kWh/day	3	3	6
Amount	\$36.39	\$36.43	\$36.37

KEEP IN MIND

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

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Get started

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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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:** Jun 4, 2026 to Jul 6, 2026 (32 days)**Statement Date:** Jul 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****\$600.79**

TOTAL AMOUNT YOU OWE

Jul 28, 2026

NEW CHARGES DUE BY

Pay \$385.21 instead
of \$600.79 by your
due date to enroll in
FPL Budget Billing®.
[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	167.05
Payments received	-167.05
Balance before new charges	0.00
Total new charges	600.79
Total amount you owe	\$600.79

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$385.21 by your due date instead of \$600.79. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after September 25, 2026 is considered LATE; a late payment charge of 1% will apply.

Switch to FPL eBill® today and get your bill wherever you are.
[FPL.com/eBill](https://www.fpl.com/eBill)Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

38521 5203199711014109700600000

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414The 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 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

19971-10141

ACCOUNT NUMBER

\$600.79

TOTAL AMOUNT YOU OWE

Jul 28, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	167.05
Payment received - Thank you	-167.05
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) \$426.65

Fuel: (\$0.032020 per kWh) \$144.41

Electric service amount 585.26

Gross receipts tax (State tax) 15.02

Taxes and charges 15.02

Regulatory fee (State fee) 0.51

Total new charges \$600.79

Total amount you owe \$600.79

METER SUMMARY

Meter reading - Meter KN05095. Next meter reading Aug 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	04869		00359		4510

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	4510	1173	137
Service days	32	30	29
kWh/day	140	39	4
Amount	\$600.79	\$167.05	\$32.75

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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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)

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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 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

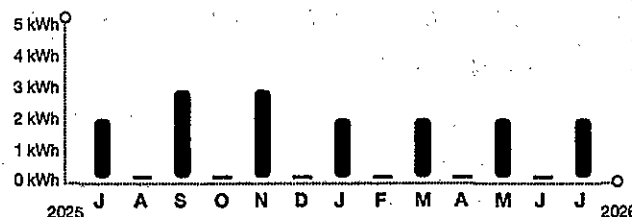
TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	30.80
Payments received	-30.80
Balance before new charges	0.00
Total new charges	30.89
Total amount you owe	\$30.89

(See page 2 for bill details.)

KEEP IN MIND

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

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Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

Ways to Pay



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52032007710151 9803000000

0001 0018 046832

8 10

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
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20077-10151

ACCOUNT NUMBER

\$30.89

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0002 0018 046832

E001

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: (\$0.032020 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 Aug 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00219		00217		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
Service to			
kWh Used	2	0	2
Service days	32	30	29
kWh/day	0	0	0
Amount	\$30.89	\$30.80	\$25.75

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**Electric Bill Statement**

For: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 2026

Account Number: 26506-57121

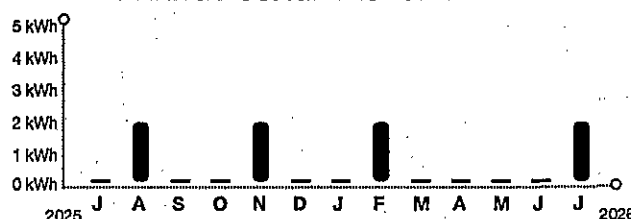
Service Address:

5630 WHITEHEAD ST #IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.89**

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

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FPL.com/BusBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	30.80
Payments received	-30.80
Balance before new charges	0.00
Total new charges	30.89
Total amount you owe	\$30.89

(See page 2 for bill details.)

KEEP IN MIND

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26506-57121

ACCOUNT NUMBER

\$30.89

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0004 0018 046832

E001

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: (\$0.032020 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 AC96442. Next meter reading Aug 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00116		00114		2

ENERGY USAGE COMPARISON

	This Month Jul 6, 2026	Last Month Jun 4, 2026	Last Year Jul 3, 2025
Service to			
kWh Used	2	0	0
Service days	32	30	29
kWh/day	0	0	0
Amount	\$30.89	\$30.80	\$25.66

KEEP IN MIND

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Electric Bill Statement

For: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 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

\$725.88

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	681.89
Payments received	-681.89
Balance before new charges	0.00
Total new charges	725.88
Total amount you owe	\$725.88

(See page 2 for bill details.)

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Ways to Pay



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29316-45333

ACCOUNT NUMBER

\$725.88

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0006 0018 046832 E001

BILL DETAILS

Amount of your last bill	681.89
Payment received - Thank you	-681.89
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$228.19
Fuel: (\$0.032010 per kWh)	\$234.79
Demand: (\$15.03 per KW)	\$210.42
Electric service amount	707.11
Gross receipts tax (State tax)	18.15
Taxes and charges	18.15
Regulatory fee (State fee)	0.62
Total new charges	\$725.88
Total amount you owe	\$725.88

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	41247		33912		7335
Demand KW	13.94				14

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	7335	6656	6945
Service days	32	30	29
kWh/day	229	221	239
Amount	\$725.88	\$681.89	\$755.69

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Electric Bill Statement

For: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 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

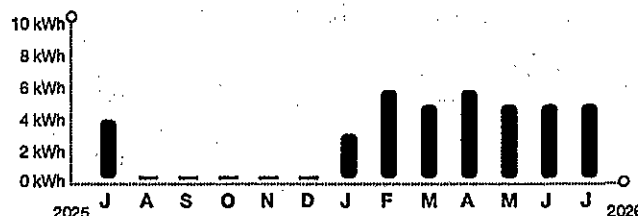
TOTAL AMOUNT YOU OWE

Jul 27, 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	31.05
Total amount you owe	\$31.05

(See page 2 for bill details.)

KEEP IN MIND

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Ways to Pay



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43460-49218

ACCOUNT NUMBER

\$31.05

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0008 0018 046832

E001

BILL DETAILS

Amount of your last bill	31.05
Payment received - Thank you	-31.05
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: (\$0.094600 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 Aug 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	04574		04569		5

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	5	5	4
Service days	32	30	29
kWh/day	0	0	0
Amount	\$31.05	\$31.05	\$25.87

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**Electric Bill Statement**

For: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 2026

Account Number: 50311-56333

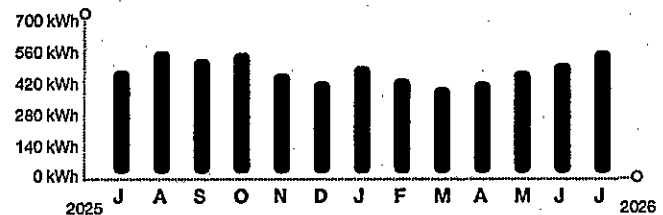
Service Address:

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****\$91.02**

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

Pay \$78.97 instead of
\$91.02 by your due date
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BusBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	83.33
Payments received	-83.33
Balance before new charges	0.00
Total new charges	91.02
Total amount you owe	\$91.02

(See page 2 for bill details.)

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50311-56333

ACCOUNT NUMBER

\$91.02

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0010 0018 046832

E001

BILL DETAILS

Amount of your last bill	83.33
Payment received - Thank you	-83.33
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)	\$55.63
Fuel: (\$0.032020 per kWh)	\$18.83
Electric service amount	88.66
Gross receipts tax (State tax)	2.28
Taxes and charges	2.28
Regulatory fee (State fee)	0.08
Total new charges	\$91.02
Total amount you owe	\$91.02

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	38143		37555		588

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	588	529	495
Service days	32	30	29
kWh/day	18	18	17
Amount	\$91.02	\$83.33	\$75.85

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**Electric Bill Statement**

For: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 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.

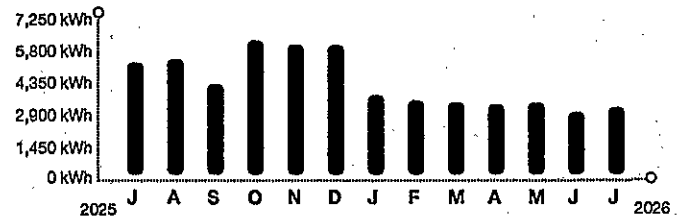
CURRENT BILL**\$434.02**

TOTAL AMOUNT YOU OWE

Jul 27, 2026

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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	598.89
Payments received	-598.89
Balance before new charges	0.00
Total new charges	434.02
Total amount you owe	\$434.02

(See page 2 for bill details.)

KEEP IN MIND

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**Ways to Pay**

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72537-70148

ACCOUNT NUMBER

\$ 434.02

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0012 0018 046832

E001

BILL DETAILS

Amount of your last bill	598.89
Payment received - Thank you	-598.89
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) \$305.27

Fuel: (\$0.032020 per kWh) \$103.33

Electric service amount 422.80

Gross receipts tax (State tax) 10.85

Taxes and charges 10.85

Regulatory fee (State fee) 0.37

Total new charges \$434.02

Total amount you owe \$434.02

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	18831		15604		3227

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	3227	2994	5455
Service days	32	30	29
kWh/day	100	99	188
Amount	\$434.02	\$598.89	\$717.34

KEEP IN MIND

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Electric Bill Statement

For: Jun 4, 2026 to Jul 6, 2026 (32 days)

Statement Date: Jul 6, 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

\$30.94

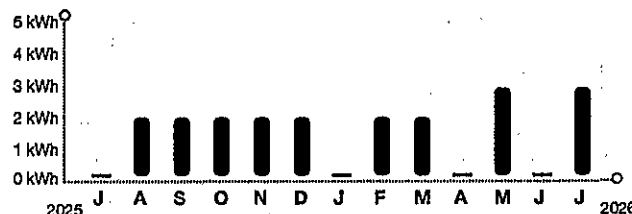
TOTAL AMOUNT YOU OWE

Jul 27, 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	30.94
Total amount you owe	\$30.94

(See page 2 for bill details.)

KEEP IN MIND

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711 (Relay Service)



Ways to Pay



/ 27

5203789848251394903000000

0013 0018 046832

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COMMUNITY DEVELOPMENT DIST
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CHARLOTTE NC 28232-2414

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001



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for ways to pay.

78984-82513

ACCOUNT NUMBER

\$30.94

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0014 0018 046832

E001

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: \$15.56

Non-fuel: (\$0.094600 per kWh) \$0.28

Fuel: (\$0.032020 per kWh) \$0.10

Electric service amount 30.14

Gross receipts tax (State tax) 0.77

Taxes and charges 0.77

Regulatory fee (State fee) 0.03

Total new charges \$30.94

Total amount you owe \$30.94

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00547		00544		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
Service to			
kWh Used	3	0	0
Service days	32	30	29
kWh/day	0	0	0
Amount	\$30.94	\$30.80	\$25.66

KEEP IN MIND

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

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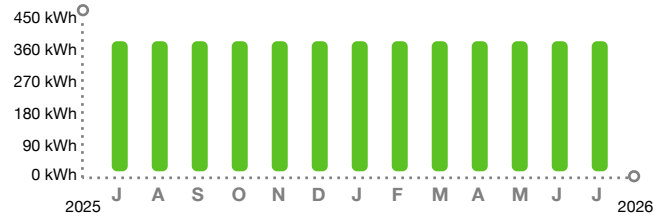
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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:** Jun 4, 2026 to Jul 6, 2026 (32 days)**Statement Date:** Jul 6, 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

Jul 27, 2026

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	30.35
Payments received	-30.35
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 September 24, 2026 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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711 (Relay Service)**Ways to Pay**

/ 27

5203798466417225813000000

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COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
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GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

79846-64172

ACCOUNT NUMBER

\$31.85

TOTAL AMOUNT YOU OWE

Jul 27, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	30.35
Payment received - Thank you	-30.35
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	29.31
Gross receipts tax (State tax)	0.75
Franchise fee (Reqd local fee)	1.76
Taxes and charges	2.51
Regulatory fee (State fee)	0.03
Total new charges	\$31.85
Total amount you owe	\$31.85

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Aug 5, 2026.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2026	Jun 4, 2026	Jul 3, 2025
kWh Used	399	399	399
Service days	32	30	29
kWh/day	12	13	14
Amount	\$31.85	\$31.85	\$37.48

KEEP IN MIND

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

For: 06-04-2026 to 07-06-2026 (32 days)
kWh/Day: 12
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

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

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



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



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

For: 06-04-2026 to 07-06-2026 (32 days)
kWh/Day: 12
Service Address:
5705 KEY WEST PL #SL
BRADENTON, FL 34203

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

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



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

Page 1/4
Billing Date:
Jun 22, 2026
Billing Period:
Jun 22 - Jul 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.

Bill history

Previous balance	\$356.46
Payment received by Jun 22, thank you	-\$356.46

Service summary

	Previous month	Current month
Bundle	\$294.84	\$294.84
Taxes and Fees	\$61.62	\$61.62
Total services	\$356.46	\$356.46
Total balance		\$356.46

Total balance
\$356.46
due
Jul 16

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Eagan, MN 55121-2879

6790 0107 DY RP 22 06242026 NNNNNY 01 999755

HARBORAGE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$356.46

Due by
Jul 16

Account number
941-753-1478-093004-5

Amount enclosed
\$

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

95100994175314780930040000000000000000356465



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

Billing Date:
Jun 22, 2026

Billing Period:
Jun 22 - Jul 21, 2026

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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.

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

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Bundle

Monthly Charges

06.22-07.21	Frontier Freedom for Business Business Line - 2 Yr Term	\$161.00
	Federal Primary Carrier Multi Line Charge	\$82.95
(2)	Multi-Line Federal Subscriber Line Charge	\$14.99
(2)	Access Recovery Charge Multi-Line Business	\$18.40
	Frontier Roadwork Recovery Surcharge	\$6.00
	Non-Published Listing	\$4.50
		\$7.00
Bundle Total		\$294.84



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$17.76
	Federal USF Recovery Charge	\$9.02
	Federal Excise Tax	\$3.58
Federal Taxes		\$30.36
	FL State Communications Services Tax	\$15.80
	County Communications Services Tax	\$7.85
	FL State Gross Receipts Tax	\$6.19
(2)	Manatee Co 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.46
(2)	FL Telecommunications Relay Service	\$0.16
State Taxes		\$31.26

Taxes and Fees Total	\$61.62
-----------------------------	----------------

Total current month charges **\$356.46**

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 \$348.73 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.

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

Page 4/4
Billing Date:
Jun 22, 2026
Billing Period:
Jun 22 - Jul 21, 2026

Frontier

941-727-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	May 21	2:20P	5.0	DD	TAMPAEST FL 813-540-1556	\$0.00	U
2	Jun 16	1:34P	1.0	DD	VENICE FL 941-485-1400	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-727-5500	2	6	\$0.00
Total	2	6	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	2	6	\$0.00
Total	2	6	\$0.00



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P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: www.mymanatee.org/utilities



Customer Experience: 311 or 941-792-8811

HARBOURAGE AT BRADEN RIVER
5651 KEY WEST PL

Amount Due

\$28.92

Please Pay By

13-Jul-2026

Account Number

100123820

Account Summary

Previous Amount Due	\$28.45
Payments Received	-\$28.45
Balance Forward	\$0.00
Contract Charges	\$28.92
Total Amount Due	\$28.92

Usage Profile (Consumption x 1000 = GAL)

Meter Number 20257602

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/12	6	06/11	16	1 kgal

Charge Details

Service Period 05/12 - 06/11 (31 Days)

Commercial Water Service (Meter # 20257602) (05/12 - 06/11)

Water Base Rate	0.65 month(s) x \$25.48	\$16.44
Water Base Rate	0.35 month(s) x \$26.65	\$9.46
Commercial Water Usage	0.65 kgal x \$2.97	\$1.93
Commercial Water Usage	0.35 kgal x \$3.11	\$1.09

Total New Charges

\$28.92

Total Amount Due

\$28.92

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

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SERVICE ADDRESS	5651 KEY WEST PL
ACCOUNT NUMBER	100123820
BILLING DATE	22-Jun-2026
DUE DATE	13-Jul-2026
TOTAL AMOUNT DUE	\$28.92

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

100123820Z00000028920000000



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Customer Experience: 311 or 941-792-8811

HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due

\$178.82

Please Pay By

13-Jul-2026

Account Number

100184981

Account Summary

Previous Amount Due	\$275.90
Payments Received	-\$275.90
Balance Forward	\$0.00
Contract Charges	\$178.82
Total Amount Due	\$178.82

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52637992

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/12	29656	06/11	29744	8.8 kgal

Bin Overview

1 x Commercial 96 gallon bin

Important Information

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- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information

Charge Details

Service Period 05/12 - 06/11 (31 Days)

Commercial Water Service (Meter # 52637992) (05/12 - 06/11)

Water Base Rate	0.65 month(s) x \$16.73	\$10.79
Water Base Rate	0.35 month(s) x \$17.50	\$6.21
Commercial Water Usage	5.68 kgal x \$2.97	\$16.87
Commercial Water Usage	3.12 kgal x \$3.11	\$9.70

Sewer Commercial Service (05/12 - 06/11)

Sewer Base Rate	0.65 month(s) x \$42.31	\$27.30
Sewer Base Rate	0.35 month(s) x \$44.26	\$15.71
Sewer Service	5.68 kgal x \$6.59	\$37.43
Sewer Service	3.12 kgal x \$6.89	\$21.50

Commercial Can Service (05/12 - 06/11)

Commercial solid waste service	1 bin (31 days)	\$33.31
--------------------------------	-----------------	---------

Total New Charges

\$178.82

Total Amount Due

\$178.82

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SERVICE ADDRESS	5705 KEY WEST PL
ACCOUNT NUMBER	100184981
BILLING DATE	22-Jun-2026
DUE DATE	13-Jul-2026
TOTAL AMOUNT DUE	\$178.82

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

HARBOURAGE AT BRADEN RIVER COMMUNITY
DEVELOPMENT DISTRICT
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MANATEE COUNTY UTILITIES DEPARTMENT
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100184981200000178820000000



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HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due

\$178.82

Please Pay By

13-Jul-2026

Account Number

100184981

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



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HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due

\$42.53

Please Pay By

13-Jul-2026

Account Number

100185040

Account Summary

Previous Amount Due	\$41.90
Payments Received	-\$41.90
Balance Forward	\$0.00
Contract Charges	\$42.53
Total Amount Due	\$42.53

Usage Profile (Consumption x 1000 = GAL)

Meter Number 80273272

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/11	311 *	06/10	311 *	0 kgal

* Indicates an estimated read

Charge Details

Service Period 05/11 - 06/10 (31 Days)

Commercial Water Service (Meter # 80273272) (05/11 - 06/10)

Water Base Rate	0.68 month(s) x \$12.38	\$8.39
Water Base Rate	0.32 month(s) x \$12.95	\$4.18

Sewer Commercial Service (05/11 - 06/10)

Sewer Base Rate	0.68 month(s) x \$29.52	\$20.00
Sewer Base Rate	0.32 month(s) x \$30.88	\$9.96

Total New Charges

\$42.53

Total Amount Due

\$42.53

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BRADENTON, FL 34206-5010

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

SERVICE ADDRESS	5414 HARBORAGE AVE
ACCOUNT NUMBER	100185040
BILLING DATE	22-Jun-2026
DUE DATE	13-Jul-2026
TOTAL AMOUNT DUE	\$42.53

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
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BRADENTON FL 34206-5350

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Visit: mymanatee.org/utilities



Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due

\$42.53

Please Pay By

13-Jul-2026

Account Number

100185040

may occur for delinquent accounts.



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 41644853
Invoice Date 6/15/2026
Completed Date 6/15/2026
Payment Term Due Upon Receipt
Due Date 6/15/2026

Billing Address

Harbourage At Braden River CDD
C/o Rizzetta Group 3434 Colwell Ave Suite 200
Tampa, FL 33614

Job Address

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

Description of work

Troubleshoot the irrigation well pump disconnect, contactor and thermal overload protection. Needs to be replaced. Was given the approval to remove and replace the contactor and parts needed to get the irrigation pump working again by both Tony on site as well as Mike Malik off site.

Picked up the new contactor and thermal protection for the well pump per the request by Tony and Mike and then went back removed the old contactor and thermal, replaced and tested it for proper voltage and operation. The voltage present on the load side of the thermal overload protection was as follows:

T1/T2 - 492 volts

T1/T3 - 489 volts

T2/T3 - 481 volts

The equipment operates on the appropriate voltage being provided through the step-up transformer on site. The well company has told the community that they would not be responsible if the well pump burnt up again because they are claiming that it is a constant fluctuation of the incoming voltage to the well pump with which I'm not finding while performing my voltage tests.

I also strongly suggest installing a three-phase surge suppression device onto the disconnect of the well pump and I have completed a proposal request form to do so. Proposal to be sent separately.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	4.00	\$165.00	\$660.00
ELECMAT-0250	3 phase 480 volt 30 amp 18/27 amp thermal overload protection	1.00	\$197.37	\$197.37
ELECMAT-0250	Three phase 30 amp 480 volt contactor with a 240 volt coil	1.00	\$264.69	\$264.69

Sub-Total \$1,221.06

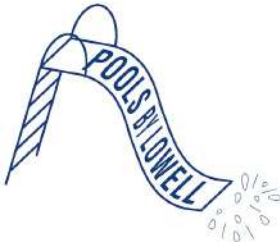
Tax \$0.00

Total \$1,221.06

Payment \$0.00

Balance Due \$1,221.06

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



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
214513383

INVOICE DATE
Jul 02, 2026

JOB ADDRESS

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

Completed Date: 7/2/2026

Payment Term: Due Upon Receipt

Due Date: 7/2/2026

DESCRIPTION OF WORK

Issue: Spa ORP chemical system: Bad ORP relay not allowing the chlorine feeder to operate.

3/25/26 Geoff:

- Took spa chemical controller to be repaired; installed loaner controller.

06/02/2026 Geoff:

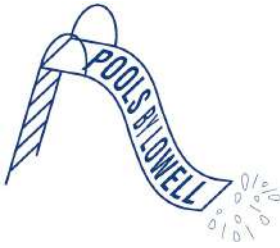
- Installed and programmed the repaired controller.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Manufacturer CAT/HCC Controller Repair	1.00	\$900.00	\$900.00

SUB-TOTAL \$900.00

TOTAL DUE \$900.00

BALANCE DUE **\$900.00**



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
225440839

INVOICE DATE
Jul 01, 2026

JOB ADDRESS

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

Billing Date: 7/1/2026

Payment Term: Due Upon Receipt

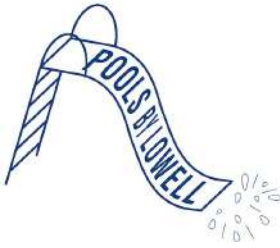
Due Date: 7/1/2026

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
225570220

INVOICE DATE
Jul 08, 2026

JOB ADDRESS

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

Completed Date: 7/8/2026

Payment Term: Due Upon Receipt

Due Date: 7/8/2026

DESCRIPTION OF WORK

Issue: Electrical junction box: The junction box with the receptacle outlet has become detached from the wall of the enclosure

07/08/2026 Romain:

- Replaced the junction box, outlet receptacle, and installed a weatherproof box for the pool feeders.

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.	1.50	\$125.00	\$187.50

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	15-minute timer box cover - Weatherproof	1.00	\$48.18	\$48.18
2	15amp Duplex GFCI Outlet - White	1.00	\$48.15	\$48.15

SUB-TOTAL \$283.83

TOTAL DUE \$283.83

BALANCE DUE **\$283.83**

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due 7/8/2026. The total amount due is \$283.83.

If payment has been made, please disregard this invoice.

Remit payment online at PoolsByLowell.MyServiceTitan.com

or mail a check to:

Pools by Lowell

P.O. Box 1906

Bradenton, FL 34206

Sign here

Date 7/8/2026

CUSTOMER ACKNOWLEDGEMENT

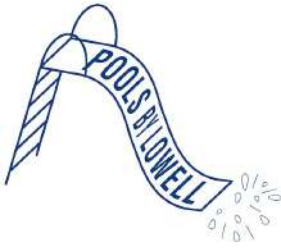
I find and agree that all work performed by Pools by Lowell, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address my concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they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

*Returning a signed copy of this invoice is not required. Any payment made acknowledges and signifies your acceptance of the work done and final total.

Sign here



Date 7/8/2026



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
226086730

INVOICE DATE
Jul 16, 2026

JOB ADDRESS

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

Completed Date: 7/16/2026

Payment Term: Due Upon Receipt

Due Date: 7/16/2026

DESCRIPTION OF WORK

Automatic Repair

Issue: WhisperFlo pump basket: Broken basket replaced.

[07/16/2023]:

- Successfully replaced the broken WhisperFlo pump basket.

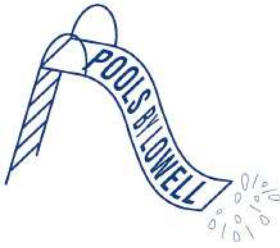
Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	WhisperFlo/IntelliFlo Pump Basket	1.00	\$45.88	\$45.88

SUB-TOTAL \$45.88

TOTAL DUE \$45.88

BALANCE DUE **\$45.88**



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
226330019

INVOICE DATE
Jul 20, 2026

JOB ADDRESS

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

Completed Date: 7/20/2026

Payment Term: Due Upon Receipt

Due Date: 7/20/2026

DESCRIPTION OF WORK

Automatic Repair
Issue: Feeder #7815 (Pool Acid/pH): Leaks.

07/20/2026 – Repaired feeder.

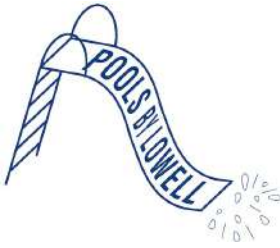
TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	\$174.51	\$174.51

Stenner S/N: 7815

SUB-TOTAL \$174.51

TOTAL DUE \$174.51

BALANCE DUE **\$174.51**



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
226694712

INVOICE DATE
Jul 28, 2026

JOB ADDRESS

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

Completed Date: 7/28/2026
Payment Term: Due Upon Receipt
Due Date: 7/28/2026

DESCRIPTION OF WORK

Issue: Spa Jet Timer: performing a fast 15 second countdown

07/28/2026 Romain:

* Performed a hard software factory reset on the digital spa jet timer to clear an active programming loop.
* Reprogrammed the timer back to the standard 15-minute runtime configuration and verified proper system operation; the timer is fully functional and does not require a warranty replacement.

*Note about timer:

The digital timer is equipped with an built-in activation delay to give residents enough time to safely walk from the wall switch to the spa before the jets begin churning. Because the bubbles do not start immediately, impatient users frequently assume the button press didn't register and begin mashing or rapidly pressing the switch. On this timer, rapid consecutive presses put the timer into Settings mode, causing it to drop to a 15-second test cycle until reset.

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

SUB-TOTAL \$125.00

TOTAL DUE \$125.00

BALANCE DUE **\$125.00**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110599

Bill To:

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

Services for the month of	Terms	Client Number
July	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
Mass Mailing - Budget Notice 6/25/2026	1.00	\$552.89	\$552.89
Subtotal			\$4,600.15
Total			\$4,600.15

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

Invoice

Date	Invoice #
7/2/2026	INV0000110712

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
7/1/2026	INV0000110793

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
7/17/2026	INV0000110837

Bill To:

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

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

[illegible]



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI282561

Invoice Date: 7/2/2026

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 7/2/2026

Due Date 8/1/2026

Terms Net 30

Customer ID 9014

P.O. Number

P.O. Date 7/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	477.85	477.85
July Billing					
7/1/2026 - 7/31/2026					
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					

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

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI282562

Invoice Date: 7/2/2026

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 7/2/2026

Due Date 8/1/2026

Terms Net 30

Customer ID 9014

P.O. Number

P.O. Date 7/2/2026

Our Order No.

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

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 686.10

Subtotal: 686.10
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 686.10



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI283943

Invoice Date: 7/2/2026

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 7/2/2026

Due Date 8/1/2026

Terms Net 30

Customer ID 0376380

P.O. Number

P.O. Date 7/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	209.22	209.22
July Billing					
7/1/2026 - 9/30/2026					
Harborage/Br VTX Fountain 1 Site #1					

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Harbourage at Braden River CDD

P.O. Box 32414

Charlotte, NC 28232

July 14, 2026

Client: 001435

Matter: 000001

Invoice #: 28657

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2026	CAW	REVIEW TWO PUBLICATIONS OF NOTICE OF PUBLIC HEARING TO ADOPT 2026/2027 BUDGET; REVIEW MAILED O&M ASSESSMENT NOTICE LETTER.	0.5	\$152.50
6/4/2026	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$335.50
6/4/2026	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025; PREPARE DRAFT RESPONSE LETTER RE SAME.	0.5	\$87.50
6/8/2026	VKB	REVIEW AND REPLY TO EMAIL RE: ASSESSMENT CHART ATTACHED TO MAILED NOTICE LETTER.	0.2	\$61.00
6/11/2026	CAW	REVIEW EMAIL CORRESPONDENCE REGARDING LANDSCAPING AGREEMENT; REVIEW EXISTING LANDSCAPING AGREEMENT.	0.2	\$61.00
6/12/2026	CAW	REVIEW AGENDA AND PREPARE FOR JUNE BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00
6/15/2026	CAW	PREPARE FOR AND ATTEND JUNE BOARD MEETING VIA PHONE.	1.5	\$457.50
Total Professional Services			4.4	\$1,277.00

July 14, 2026
Client: 001435
Matter: 000001
Invoice #: 28657

Page: 2

Total Services	\$1,277.00
Total Disbursements	\$0.00
Total Current Charges	\$1,277.00
Previous Balance	\$2,472.50
Less Payments	(\$2,472.50)
PAY THIS AMOUNT	\$1,277.00

Please Include Invoice Number on all Correspondence

SUBURBAN PROPANE

DATE 06/06/26
 START COUNT 0.0 GALLONS
 END NET COUNT 83.2 GALLONS
 NET DELIVERY 83.2 GALLONS
 1 LPG 1
 GALLONS CORRECTED TO 60.0 F
 SALE NUMBER 19764
 UNIT ID 214030

SUBURBAN PROPANE-1564
 PO# _____ Driver ID 241
 Name: THE HARBORAGE ON BRADEN FIVE
 ACCT.#: 1564-093972-001
 Tank Serial #: 2SX017960

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

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-431637	83.2 gallons	PROPANE @\$5.345/GALLON	\$444.70
		SAFETY P&T FEE	12.92
		TRANSPORTATION	14.40
		INVOICE SUBTOTAL	\$472.02
		PLEASE PAY THIS AMOUNT	\$472.02
RECEIVED BY: Customer: Please see reverse side for safety information LUKE E.-FL LQ36173 Call 811 Before You Dig. Item# 1515384 OPR 5209 1212			

At Safety P&T is noted above see
 "Fees" on reverse for a description of this
 Safety Practices & Training Fee

SUBURBAN PROPANE-1564

Local Office 941-755-1531

INVOICE

Item# 1515384 OPR 5209 1212

THE HARBORAGE ON BRADEN RIVER
5705 KEY WEST PL
BRADENTON FL 34203-8095

ACCOUNT NO: 1564-093972
DELIVERY DATE: 6/27/26 7:21
INVOICE NO. 1564-431851

**AMOUNT
DUE****\$257.69****DUE DATE****7/4/26****AMOUNT
ENCLOSED****\$**

☐ 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

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com
Please visit our website
regarding changes to the Transportation
Fuel Surcharge

**Thank You For
Your Business!**

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

156440062726500002576900002576900000093970**SUBURBAN PROPANE**

06/27/26
0.0 GALLONS
43.1 GALLONS
43.1 GALLONS
LPG 1
60.0 F
19976
214030

DATE
START COUNT
END NET COUNT
NET DELIVERY
1
GALLONS CORRECTED TO
SALE NUMBER
UNIT ID

1564-431851

43.1 gallons

SUBURBAN PROPANE-1564

PO# _____ Driver ID 241
Name: THE HARBORAGE ON BRADEN RIVER
ACCT.#: 1564-093972-001
Tank Serial #: 26X017960

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

SAFETY P&T FEE
TRANSPORTATION
INVOICE SUBTOTAL
PLEASE PAY THIS AMOUNT

12.92
14.40
\$257.69
\$257.69

SAFETY P&T is noted above see
"Fees" on reverse for a description of this
Safety Practices & Training Fee

RECEIVED BY:

Customer: Please see reverse side for safety information
LUKE E.-FL LQ36173
Call 811 Before You Dig.
Item# 1515384 OPR 5209 1212

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01147M

Date 07/10/2026

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 # 26-01147M

\$293.13

Notice of Public Hearing

RE: Meeting on August 10, 2026 at 12:30pm

Published: 7/10/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$293.13

**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

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

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Serial Number
26-01147M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

JUL 13 2026

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 Public Hearing

in the matter of Meeting on August 10, 2026 at 12:30pm

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

See Attached

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 July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Harborage at Braden River CDD - Rizzetta
3434 Colwell Avenue Suite 200
Tampa, FL 33614

FILE COPY

**Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage
at Braden River Community Development District**

The Board of Supervisors (the "Board") of the Harbourage at Braden River Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 10, 2026, at 12:30 p.m., the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34209.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.harbouragecdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at SDeLuna@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 - September 30, 2027)	Change in Annual Dollar Amount
Townhomes	87	1.00	\$2,298.08	\$2,558.83	\$260.75
Condo	96	1.00	\$2,298.08	\$2,558.83	\$260.75
SF Detached	50	1.00	\$2,298.08	\$2,558.83	\$260.75

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

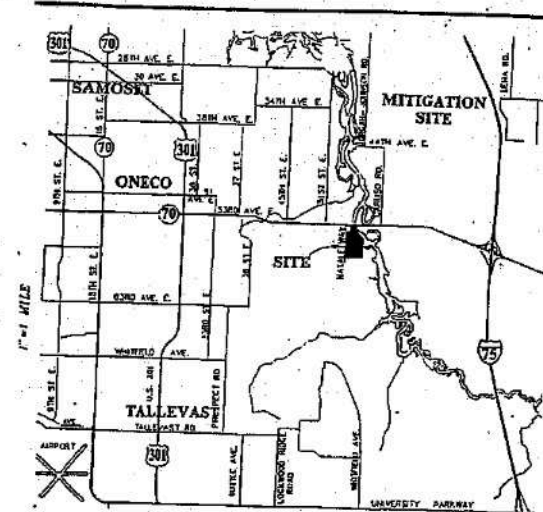
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager



VICINITY MAP

July 10, 2026

26-01147M

FILE COPY

Serial Number
26-01147M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

JUL 13 2026

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 Public Hearing

in the matter of Meeting on August 10, 2026 at 12:30pm

in the Court, was published in said newspaper by print in the issues of 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

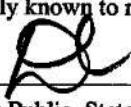
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Holly Botkin

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10th day of July, 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

PS 1 of 2

**Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage
at Braden River Community Development District**

The Board of Supervisors (the "Board") of the Harbourage at Braden River Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 10, 2026, at 12:30 p.m., the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.harbouragecdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at SDeLuna@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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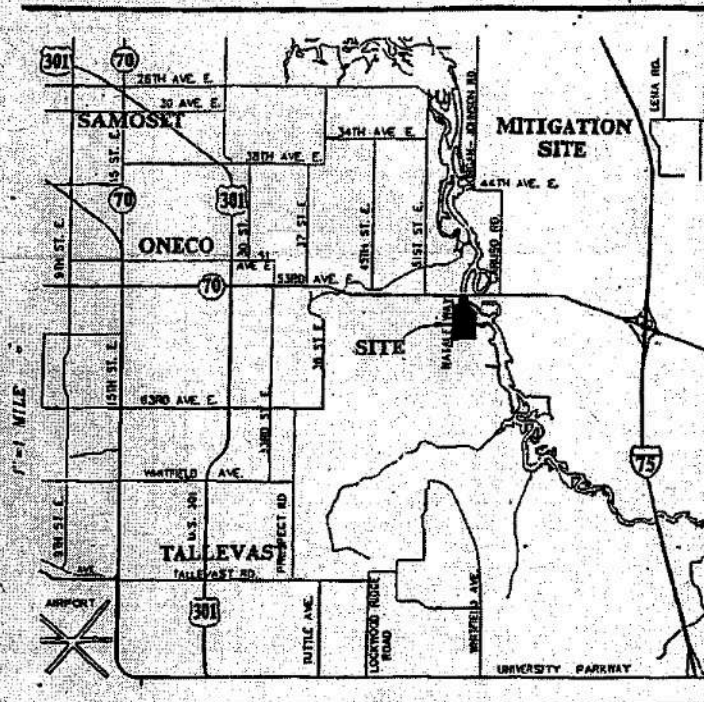
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The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TYY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager



VICINITY MAP

PS 2 f2

JUL 13 2026

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01240M

Date 07/17/2026

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 # 26-01240M

\$78.75

Notice of Public Hearing

RE: Meeting on August 10, 2026 at 12:30pm

Published: 7/17/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

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Total

\$78.75

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 Public Hearing and Board of Supervisors Meeting of the Harbourage at Braden River Community Development District

The Board of Supervisors (the "**Board**") of the Harbourage at Braden River Community Development District (the "**District**") will hold a public hearing and a meeting Monday, August 10, 2026, at 12:30 p.m., the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.harbouragecdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at SDeLuna@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager
July 17, 2026

26-01240M

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01282M

Date 07/17/2026

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 # 26-01282M

\$74.38

Notice of Special Meeting

RE: Meeting on July 27, 2026 at 12:30pm

Published: 7/17/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

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Total

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Harbourage at Braden River Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 27, 2026, at 12:30 p.m., at The Harbourage CDD Clubhouse at 5705 Key West Place, Bradenton, FL 34203.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodation in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT
July 17, 2026

26-01282M

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Serial Number
26-01282M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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in the matter of Meeting on July 27, 2026 at 12:30pm

in the Court, was published in said newspaper by print in the issues of 7/17/2026

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17th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

**NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF
THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE IS HEREBY GIVEN that the Harbourage at Braden River Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 27, 2026, at 12:30 p.m., at The Harbourage CDD Clubhouse at 5705 Key West Place, Bradenton, FL 34203.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2960 or via email at sdcluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodation in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. 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), for aid in contacting the District Manager's Office.

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Stephanie DeLuna
District Manager
HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT
July 17, 2026

26-01282M

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

FILE COPY

Serial Number
26-01282M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

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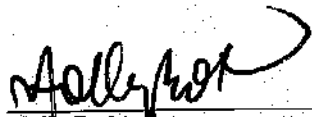
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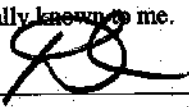
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by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

JUL 20 2026

**NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF
THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE IS HEREBY GIVEN that the Harborage at Braden River Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 27, 2026, at 12:30 p.m., at The Harborage CDD Clubhouse at 5705 Key West Place, Bradenton, FL 34203.

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Stephanie DeLuna
District Manager
HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT
July 17, 2026

26-01282M

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC
Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4531
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 Calendar Month

SUBTOTAL: \$850.00
Sarasota: \$0.00
TOTAL: \$850.00
PAID: \$0.00

How to Pay

Please submit payment by: Check

Invoice Number: 4531
\$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

A C C E S S

941-306-1100

BALANCE DUE:

\$850.00

How to Pay

Please submit payment by: Check

Invoice Number: 4531
\$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: 4546
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 Current Month

SUBTOTAL: \$700.00
Sarasota: \$0.00
TOTAL: \$700.00
PAID: \$0.00

How to Pay

Please submit payment by: Check

Invoice Number: 4546
\$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: 4546
\$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

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number

AAAI3595

Date

2/27/2026

Sold To

Harborage at Braden River

Tony Gipe
Harborage Ave
Braden River, Florida 34203

Ship To

Harborage at Braden River

Tony Gipe
Harborage Ave
Braden River, Florida 34203

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	500	Awid Side View mirror Tags Initial setup price	\$10.00	\$5,000.00
			Sales Tax	\$0.00
			Total	\$5,000.00

Notes:

Please contact me if I can be of further assistance.

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number AAAI3619
Date 1/31/2026

Sold To

Harborage at Braden River

Tony Gipe
Harborage Ave
Braden River, Florida 34203

Ship To

Harborage at Braden River

Tony Gipe
Harborage Ave
Braden River, Florida 34203

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	1	Tekwave services January -	\$850.00	\$850.00
			Sales Tax	\$0.00
			Total	\$850.00

Notes:

Please contact me if I can be of further assistance.

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number AAAI3711
Date 3/1/2026

Sold To **Harborage at Braden River**
Tony Gipe
Harborage Ave
Braden River, Florida 34203

Ship To **Harborage at Braden River**
Tony Gipe
Harborage Ave
Braden River, Florida 34203

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	1	Tekwave services February -	\$850.00	\$850.00
			Sales Tax	\$0.00
			Total	\$850.00

Notes:

Please contact me if I can be of further assistance.



0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,779.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	\$1,052.45
Payments & Credits	\$1,052.45
Purchases & Other Charges	\$169.79
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$169.79

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	\$169.79
Minimum Payment Due	\$169.79
Payment Due Date	July 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,052.45-
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,052.45-
		MICHELLE WHITE	TOTAL	\$0.00
		ANTHONY GIPE	TOTAL	\$169.79
06/10	06/10	5270715HJ09G9M6YF	THE HOME DEPOT #1863 BRADENTON FL	117.72
			MCC: 5200 MERCHANT ZIP: 34208000	
06/29	06/29	5543286J4638XH8YP	AMAZON MKTPL*O86MM0593 SEATTLE WA	19.79
			MCC: 5942 MERCHANT ZIP:	
06/29	06/29	5543286J4638XJNQS	AMAZON MKTPL*ZF3I07V53 SEATTLE WA	32.28
			MCC: 5942 MERCHANT ZIP:	

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	July 27, 2026
New Balance	\$169.79
Minimum Payment Due	\$169.79
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

IMPORTANT ACCOUNT INFORMATION

\$0 - \$169.79 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$8.12	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.42	\$0-\$500,000 = 0.25%
New Cashback Balance	\$8.54	\$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	30	\$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.

Here is your cash rewards schedule:

<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>

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
6/30/2026

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/10/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 117.72	Y	Y
6/29/2026	Amazon	Water cooler cups for fitness center	57200-4647	\$ 19.79	Y	Y
6/29/2026	Amazon	Pool handrail covers	57200-4647	\$ 32.28	Y	Y

6/30/2026

001-10103

Total activity	169.79
Replenish card	-
Credit/Refund	-
Total charges	<u>169.79</u>
\$	169.79

0

Expense Summary

57200-4647	(169.79)
51300-4901	-
57200-4820	-
54100-4741	-
52900-4700	-
53900-4785	-
	<u>(169.79)</u>

TRUE



How does
get more done.

5820 ST RD 64E BRADENTON FL 34208
941-213-6700 STORE MANAGER JULIE FENNELL

1863 00063 75331 06/10/26 01:15 PM
SALE CASHIER PATRICIA

020066387556 2X DEEPBLUE <A>
PAINTERS TOUCH 2X GLOSS DEEP BLUE
6@6.98 41.88N

020066386962 2XMIDNIGHT <A>
PAINTERS TOUCH 2X SATIN MDNGHT BLUE
6@6.98 41.88N

078275146303 1KW SS PCTRL <A> 23.98N
1000W STEM & SWIVEL MOUNT PHOTO CTRL

732109470049 ODOBAN <A> 9.98N
ODOBAN DISINFECT EUCALYPTUS 1280Z

SUBTOTAL 117.72
SALES TAX 0.00

TAX EXEMPT

TOTAL \$117.72

XXXXXXXXXXXX2741 MASTERCARD

USD\$ 117.72

AUTH CODE 010783/5630455

TA

AUTH MODE - ISSUER

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: POOL DECK

1863 06/10/26 01:20 PM



1863 63 75331 06/10/2026 8292

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/08/2026

Order Summary

Order placed June 18, 2026 Order # 113-5417042-9954628

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:	-\$2.20
Total before tax:	\$19.79
Estimated tax to be collected:	\$0.00
Grand Total:	\$19.79

Arriving July 3



Turbo Bee 7oz Plastic Cups 300 Pack, Disposable Clear Party Cups for Home, School, Office & Events | Small Transparent Tumblers for Drinks, Samples & Commercial Use
Sold by: MEILISU
Supplied by: Other
\$21.99
Auto-delivered: Every 2 months

[Back to top](#)

Order Summary

Order placed June 24, 2026 Order # 112-6590281-7630606

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:	\$33.98
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$1.70
Total before tax:	\$32.28
Estimated tax to be collected:	\$0.00
Grand Total:	\$32.28

Arriving July 2



Zippered Pool Handrail Cover, 6 Feet Slip Resistant Neoprene Hand Rail Covers for Swimming Pool Handles Hand Railing Covers Grips
Sold by: Aurora XX
Supplied by: Other
2 \$16.99

[Back to top](#)



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

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

Invoice # 24220383
Fri, Jul 17 2026, 09:15am
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	4 @	6.30	25.20
Delivery charge	1 @	6.95	6.95
Sales			32.15
Deposit Detail			
5 Gallon Bottle	Deliv: 4	Ret: 4	Net: 0
Subtotal			32.15
Discount Total			0.00
Sales Tax			0.00
INVOICE TOTAL			32.15

Next Delivery: 08/14/2026

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 # 00624724
Tue, Jun 30 2026, 08:19am
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 Jul-Sep 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

Tab 14



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

**harbouragecdd.org
rizzetta.com**

Harbourage at Braden River Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	207,528	0	0	207,528	0	0
Investments	180,771	553,816	193,590	928,178	0	0
Prepaid Expenses	979	0	0	978	0	0
Refundable Deposits	200	0	0	200	0	0
Due From Other	90,000	0	0	90,000	0	0
Fixed Assets	0	0	0	0	5,021,042	0
Amount Available in Debt Service	0	0	0	0	0	193,590
Amount To Be Provided Debt Service	0	0	0	0	0	1,041,410
Total Assets	479,478	553,816	193,590	1,226,884	5,021,042	1,235,000
Liabilities						
Accounts Payable	10,175	0	0	10,175	0	0
Deferred Revenue	6,099	0	0	6,099	0	0
Accrued Expenses	3,504	0	0	3,504	0	0
Other Current Liabilities	168	0	0	168	0	0
Due To Other	200	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,235,000
Deposits Payable	4,250	0	0	4,250	0	0
Total Liabilities	24,396	0	0	24,396	0	1,235,000
Fund Equity & Other Credits						
Beginning Fund Balance	391,162	494,184	181,667	1,067,013	0	0
Investment In General Fixed Assets	0	0	0	0	5,021,042	0
Net Change in Fund Balance	63,920	59,632	11,923	135,475	0	0
Total Fund Equity & Other Credits	455,082	553,816	193,590	1,202,488	5,021,042	0
Total Liabilities & Fund Equity	479,478	553,816	193,590	1,226,884	5,021,042	1,235,000

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,453	6,453
Special Assessments				
Tax Roll	453,374	453,374	461,571	8,197
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	20,499	2,499
Miscellaneous Revenue	0	0	1,092	1,092
Total Revenues	471,374	471,374	489,615	18,241
Expenditures				
Legislative				
Supervisor Fees	12,000	10,000	8,400	1,600
Total Legislative	12,000	10,000	8,400	1,600
Financial & Administrative				
Accounting Services	18,548	15,457	15,457	0
Administrative Services	4,331	3,609	3,609	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	4,000	4,200	(200)
Bank Fees	150	125	784	(659)
District Engineer	10,000	8,333	4,299	4,034
District Management	20,358	16,965	16,965	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	3,342	3,342	0
Legal Advertising	750	625	794	(169)
Property Taxes	1,250	1,250	1,110	140
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	5,500	5,741	(241)
Website Hosting, Maintenance, Backup & E	2,738	2,282	2,637	(355)
Total Financial & Administrative	80,491	70,344	67,891	2,453
Legal Counsel				
District Counsel	13,000	10,833	11,063	(230)
Total Legal Counsel	13,000	10,833	11,063	(230)
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	4,667	1,898	2,768
Security Monitoring Services	40,000	33,333	63,560	(30,227)
Utility - Electricity-Entrance	1,000	833	778	56
Utility - Water & Sewer	500	417	414	3
Total Security Operations	47,100	39,250	66,650	(27,400)
Electric Utility Services				
Utility - Boat Dock	550	458	394	64
Utility - Fountains	3,500	2,917	5,053	(2,136)
Utility - Irrigation	12,300	10,250	7,354	2,896
Utility - Recreation Facilities	14,000	11,667	8,881	2,786

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Utility - Street Lights	750	625	405	219
Total Electric Utility Services	31,100	25,917	22,087	3,829
Gas Utility Service				
Utility Services	12,000	10,000	8,897	1,104
Total Gas Utility Service	12,000	10,000	8,897	1,104
Water-Sewer Combination Services				
Utility - Boat Dock	400	333	292	41
Utility Services	4,000	3,333	3,160	173
Total Water-Sewer Combination Services	4,400	3,666	3,452	214
Stormwater Control				
Aquatic Maintenance	6,500	5,417	4,778	639
Fountain Service Repair & Maintenance	1,000	833	2,585	(1,752)
Lake/Pond Bank Maintenance & Repair	1,000	834	1,957	(1,123)
Stormwater System Maintenance	4,000	3,333	0	3,333
Wetland Monitoring & Maintenance	7,500	6,250	6,861	(611)
Total Stormwater Control	20,000	16,667	16,181	486
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	417	0	417
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	4,166	4,033	133
Landscape - Mulch	1,500	1,250	0	1,250
Landscape Maintenance	71,940	59,950	62,030	(2,080)
Landscape Replacement Plants, Shrubs, Tr	500	417	2,285	(1,868)
Miscellaneous Expense	15,000	12,500	2,985	9,515
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	3,333	4,445	(1,112)
Total Other Physical Environment	124,520	108,113	99,294	8,819
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	1,250	837	413
Sidewalk Maintenance & Repair	5,000	4,167	5,838	(1,671)
Street Light/Decorative Light Maintenance	1,000	833	415	418
Street Sign Repair & Replacement	500	417	1,552	(1,135)
Total Road & Street Facilities	8,000	6,667	8,642	(1,975)
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	4,167	0	4,167
Cable & Internet	6,250	5,208	6,060	(852)
Computer Support, Maintenance & Repair	250	208	0	208
Dock Repairs and Maintenance	2,000	1,667	5,249	(3,582)
Fitness Equipment Maintenance & Repair	1,500	1,250	6,483	(5,233)
Maintenance & Repairs	10,000	8,333	14,311	(5,978)
Management Contract	44,763	37,303	40,476	(3,173)
Office Supplies	1,500	1,250	476	774

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	8,333	9,507	(1,174)
Pressure Washing	9,000	7,500	3,919	3,581
Telephone, Internet, Cable	2,500	2,083	3,181	(1,097)
Trail/Bike Path Maintenance	500	417	3,650	(3,234)
Vehicle Maintenance	500	417	0	417
Total Parks & Recreation	93,763	78,136	93,312	(15,176)
Contingency				
Miscellaneous Contingency	25,000	20,833	19,827	1,006
Total Contingency	25,000	20,833	19,827	1,006
Total Expenditures	471,374	400,426	425,696	(25,270)
Total Excess of Revenues Over(Under) Expenditures	0	70,948	63,919	(7,029)
Fund Balance, Beginning of Period	0	0	391,163	391,163
Total Fund Balance, End of Period	0	70,948	455,082	384,134

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	15,037	(4,963)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>59,633</u>	<u>(4,963)</u>
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	0	64,596
Total Contingency	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Expenditures	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>59,633</u>	<u>59,633</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>494,183</u>	<u>494,183</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>553,816</u>	<u>553,816</u>

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

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,753	6,753
Special Assessments				
Tax Roll	179,773	179,773	182,667	2,894
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>189,420</u>	<u>9,647</u>
Expenditures				
Debt Service				
Interest	49,773	49,773	47,497	2,276
Principal	130,000	130,000	130,000	0
Total Debt Service	<u>179,773</u>	<u>179,773</u>	<u>177,497</u>	<u>2,276</u>
Total Expenditures	<u>179,773</u>	<u>179,773</u>	<u>177,497</u>	<u>2,276</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,923</u>	<u>11,923</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>193,590</u>	<u>193,590</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
July 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 180,771
Total General Fund Investments		\$ 180,771
US Bank Custody Reserve	SHS Institutional Fund	\$ 553,816
Total Reserve Fund Investments		\$ 553,816
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 119,141
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		\$ 193,590

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/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349						
	286 General Fund	07/18/2026	COMCAST	8535 10 045 0011288-071826	8535 10 045 0011288 08/26	140.76
	286 General Fund	07/01/2026	Envera Systems	770925	Security Monitoring 08/26-10/26	1,490.04
	286 General Fund	07/22/2026	Frontier Communica- tions of FL	941-753-1478-093004 -5-072226	941-753-1478-093004 -5 07/26	357.87
	286 General Fund	07/01/2026	Guest Well, Inc.	FINAL INVOICE- 060126	Replace Pump 06/26	2,500.00
	286 General Fund	07/01/2026	Guest Well, Inc.	FINAL INVOICE- 060526	Replace Pump 06/26	2,500.00
	286 General Fund	07/23/2026	Manatee County Utili- ties Department	100184981-072326	5705 Key West PI 06/26	173.07
	286 General Fund	07/23/2026	Manatee County Utili- ties Department	100185040-072326	5414 Harbourage Ave 06/26	43.83
	286 General Fund	07/23/2026	Manatee County Utili- ties Department	100123820-072326	5651 Key West PI 07/26	31.00
	286 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111430	Personnel Reimburse- ment 07/26	1,088.25
	286 General Fund	07/01/2026	Universal Access, LLC	4884	Billing Current Month 06/26	700.00
	286 General Fund	07/29/2026	Universal Access, LLC	4862	Tekwave services June 26	850.00
	286 General Fund	07/01/2026	Universal Access, LLC	4923	SLA Maintenance-Quar- tery Billing 06/26	300.00
Sum for 286, 2349						10,174.82
Sum for 286						10,174.82
Sum Total						10,174.82

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.