



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting October 13, 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

October 6, 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 **Tuesday, October 13, 2026, at 12:30 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the tentative agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Maintenance Report
 - B.** District Counsel
 - C.** District Engineer
 1. Presentation of Road Restoration Completion Form ... Tab 1
 2. Ratification of Paving Invoice Tab 2
 - D.** Review of Landscape Report
 - E.** Clubhouse Manager
 1. Presentation of Operations Manager Report Tab 3
 - F.** District Manager
- 4. BUSINESS ITEM'S**
 - A.** Ratification of EGIS Insurance Proposal Tab 4
 - B.** Acceptance of the First Addendum to the Contract for District Management Services Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on September 14,2026..... Tab 6
 - B.** Consideration of Operation and Maintenance Expenditures for August 2026..... Tab 7
 - C.** Review of Financial Statement for August 2026..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Stephanie DeLuna
Stephanie DeLuna
District Manager

Tab 1



Project: Harbourage at Braden River CDD Road Restoration
Completion Certificate

Contractor: Gator Grading & Paving, LLC
2704 105th Street East
Palmetto, FL 34221

Owner: Harbourage at Braden River CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

The Work performed under this Agreement dated August 17, 2026, has been reviewed and found, to the Engineer's best knowledge, information and belief, to be substantially complete as of September 15, 2026. A site review was conducted on this date by Rick Schappacher representing the District Engineer for the CDD.

The date of this Completion Certificate of the Project or portion designated above is the date of issuance established by the Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents and subsequent addenda to the Contract.

Warranty Date of Commencement: September 15, 2026

Certificate Prepared By:

A handwritten signature in blue ink, reading 'Richard Schappacher'.

Richard Schappacher, P.E., CDD District Engineer

Tab 2

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT

TO CUSTOMER: Harborage at Braden River CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

PROJECT: Harborage at Braden River Community
Development District

APPLICATION #: 01-Rev
PERIOD TO: 09/15/26
PROJECT #: 250183
CONTRACT DATE: 08/17/26

CONTRACTOR: Gator Grading & Paving LLC
2704 105th Street East
Palmetto, FL 34221

VIA ENGINEER:

CONTRACTOR'S APPLICATION FOR PAYMENT

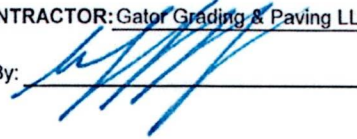
Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703™, Continuation sheet, is attached.

1. ORIGINAL CONTRACT SUM \$ 254,731.00
2. NET CHANGES BY CHANGE ORDERS \$ 7,160.00
3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$ 261,891.00
4. TOTAL COMPLETED & STORED TO DATE..... \$ 261,891.00
(Column P on G703)
5. RETAINAGE:
- a. 0% of Completed Work \$ -
(Columns M + N on G703)
- b. 0% of Stored Material \$ -
(Column O on G703)
- Total Retainage (Line 5a + 5b or Total in Column S of G703).... \$ -
6. TOTAL EARNED LESS RETAINAGE..... \$ 261,891.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$0.00
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE..... **\$ 261,891.00**
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ -

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner:		
Total approves this month:	\$ 7,160.00	
TOTAL	\$ 7,160.00	\$ -
NET CHANGES by Change Order	\$	7,160.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Gator Grading & Paving LLC

By: 

Date: 9/16/2026

State of: FLORIDA

County of: MANATEE

Subscribed and sworn to before me this

16th day of September, 2026

Notary Public:



My Commission Expires: June 13, 2028



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

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the ENGINEER certifies to the Owner that to the best of the ENGINEER's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$261,891.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: 

Date: 9/16/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

								QUANTITIES			VALUES			0%		
ITEM #	DESCRIPTION	CONTRACT QTY	CHANGES	CURRENT PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	PRIOR PERIOD	CURRENT PERIOD	TO DATE	PRIOR PERIOD	CURRENT PERIOD	TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
ROADWAY REPAIRS																
1	Mill Approximately 1"	19,000.00		19,000.00	SY	\$ 2.10	\$39,900.00		19,000.00	19,000.00	\$ -	\$ 39,900.00	\$ 39,900.00	100%	\$ -	\$ -
2	Overlay (SP 9.5) approximately 1"	19,000.00		19,000.00	SY	\$ 10.00	\$190,000.00		19,000.00	19,000.00	\$ -	\$190,000.00	\$ 190,000.00	100%	\$ -	\$ -
3	Base Repair - Mill Approx. 4" and Install ABC in 3 areas	75.00		75.00	SY	\$ 123.00	\$9,225.00		75.00	75.00	\$ -	\$ 9,225.00	\$ 9,225.00	100%	\$ -	\$ -
4	Asphalt Speed Humps	2.00	-2.00	-	EA	\$ 2,330.00	\$0.00			-	\$ -	\$ -	\$ -	0%	\$ -	\$ -
5	Hydrant Reflectors	1.00		1.00	LS	\$ 126.00	\$126.00		1.00	1.00	\$ -	\$ 126.00	\$ 126.00	100%	\$ -	\$ -
6	Traffic Paint	1.00		1.00	LS	\$ 5,180.00	\$5,180.00		1.00	1.00	\$ -	\$ 5,180.00	\$ 5,180.00	100%	\$ -	\$ -
7	Performance and Payment Bonds	1.00		1.00	LS	\$ 2,840.00	\$2,840.00		1.00	1.00	\$ -	\$ 2,840.00	\$ 2,840.00	100%	\$ -	\$ -
8	Miscellaneous Cleanup and Work	1.00		1.00	LS	\$ 2,800.00	\$2,800.00		1.00	1.00	\$ -	\$ 2,800.00	\$ 2,800.00	100%	\$ -	\$ -
CO-01	Speed Table Installation		3.00	3.00	EA	\$ 3,940.00	\$11,820.00		3.00	3.00	\$ -	\$ 11,820.00	\$ 11,820.00	100%	\$ -	\$ -
ROADWAY REPAIRS SUBTOTAL											\$0.00	\$261,891.00	\$261,891.00	100%	\$ -	\$ -
TOTAL CONTRACT:											\$0.00	\$261,891.00	\$261,891.00	100%	\$0.00	\$0.00

TOTAL CONTRACT COMPLETED TO DATE: \$261,891.00

WORK COMPLETED THIS PERIOD: \$261,891.00

LESS 10% RETAINAGE \$0.00

SUBTOTAL VALUE \$261,891.00

LESS PRIOR DRAWS \$0.00

TOTAL AMOUNT DUE THIS INVOICE \$261,891.00

CONTRACT CHANGE ORDER #1**PROJECT:** Harbourage at Braden River Community**CONTRACT FOR:** Harbourage at Braden River CDD**CONTRACTOR:** Gator Grading & Paving LLC**ENGINEER:**

Conditions: The changes described herein shall be governed by the terms and conditions of the Contract, and shall not in any way alter the terms of the Contract, but shall hereafter be a part of the Contract.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT
ADDITIONS					
1	Speed Table Installation	3.0	EA	3,940.00	\$11,820.00
2					\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00
				SUBTOTAL	\$11,820.00

DEDUCTIONS					
1	Asphalt Speed Humps	-2	EA	\$2,330.00	(\$4,660.00)
2					\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00
				SUBTOTAL	(\$4,660.00)

ORIGINAL CONTRACT SUM: \$	254,731.00		
NET CHANGE FROM PREVIOUS CO's: \$	-		
CURRENT CONTRACT SUM: \$	254,731.00	ADDITIONS	\$11,820.00
CURRENT CHANGE ORDER: \$	7,160.00	DEDUCTIONS	(\$4,660.00)
NEW CONTRACT SUM: \$	261,891.00	CHANGE ORDER TOTAL	\$7,160.00

Tab 3

Monthly Manager's Report



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

Operations/Maintenance Updates: September 2026

- Perfect Finish Pressure Washing LLC completed work on pool deck. Continue with touch up painting of fence and lamp posts and will start flower pots painting soon.
- Elite Home Creations, continued work on restrooms update. He was able to get ladies room open temporarily for the Labor Day holiday weekend after being delayed due to vanity top arrived broken. Men's room work to begin soon, however cabinets are on back order.
- Universal Access installed new pedestrian gate fob system. Residents notified of the change.
- Gator Grading and Paving completed street resurfacing project and added speed humps as requested. Signs are being made and should be installed soon.
- Owens Electric repaired Natalie Way street lights out due to broken wire when trees were removed.
- Russell Landscape performed additional repairs to Natalie Way irrigation zones due to lightning strike (6 zone valves)
- Perfect Finish Power Washing removed low tree branches that were cleared during the paving project and that were hitting the large trucks and equipment during paving
- Universal Access installed the new camera system at the clubhouse and new fob access system conversion completed. Added new speaker and recorded nightly closed announcements
- Letter send to Envera to cancel clubhouse security monitoring.



Rizzetta & Company

- **Provided amenity fob list and codes to Universal Access for upload to new system for conversion from Envera. Conversion completed.**

Irrigation Water Pumped: 679,363 **Recorded Rainfall:** 6.68" (Still 14" below for the year)
Marina Waitlist Residents: 6 **Oldest Waitlist:** July 2024
Marina Leases – New: 0 **Renewals:** 4 **Amendments:** 0 **Vacant Lifts:** 0
Bank Deposits/Amount: \$ **Credit Cards:** \$3,210
New Residents set up for Kiosk: 4
Community Events: 6 **Private Events:** 0 **Association Meetings:** 2
Pending Private Events (Parties): 1 12/26/26
Intruder Alarms at Clubhouse/Pool: 0

Pending Projects subject to review, quotes, and budget:

Wood repair at gazebo, quote in process
 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
 Add signs to emergency gate
 New Stop sign at Hemingway and Duval on order

Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Harbourage at Braden River Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126679

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,928,314
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$30,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$18,452

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126679

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$18,452
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,450
Public Officials and Employment Practices Liability	\$3,450
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$25,352

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Harbourage at Braden River Community Development District

(Name of Local Governmental Entity)
By: Michael Malik
Michael Malik (Sep 24, 2026 13:52:36 EDT)
Signature

Michael V. Malik
Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$2,928,314	As per schedule attached
☒	Inland Marine	\$30,000	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: *Michael Malik*
Michael Malik (Sep 24, 2026 13:52:36 EDT)

Date: 24/09/2026

Name: Michael V. Malik

Title: Chairman, CDD Board of Supervisors

**Harbourage at Braden River Community Development District**

Policy No.: 100126679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
1	Recreation Center		2005	10/01/2026		\$532,983		\$597,281
	5705 Key West Place Bradenton FL 34203		Non combustible	10/01/2027		\$64,298		
	Complex			Metal panel				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
2	Pool, Pumps & Equipment		2005	10/01/2026		\$313,086		\$313,086
	5705 Key West Place Bradenton FL 34203		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
3	Gate House		2005	10/01/2026		\$74,426		\$74,426
	5414 Key West Place Bradenton FL 34203		Joisted masonry	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
4	Entry Gate		2005	10/01/2026		\$104,012		\$104,012
	5414 Key West Place Bradenton FL 34203		Non combustible	10/01/2027				
	Simple hip			Metal panel				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
5	2 Pavilions at Pool		2005	10/01/2026		\$53,162		\$53,162
	5705 Key West Place Bradenton FL 34203		Frame	10/01/2027				
	Simple hip			Metal panel				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
6	Entryway Monument		2005	10/01/2026		\$26,581		\$26,581
	Harborage Ave and Natalie Way Bradenton FL 34203		Masonry non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents	Value	
	Roof Shape	Roof Pitch						
7	Monument Tower		2005	10/01/2026		\$17,336		\$17,336
	Natalie Way E and 53rd Ave E Bradenton FL 34203		Masonry non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**Harbourage at Braden River Community Development District**

Policy No.: 100126679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
8	Wire Fence - attached to Bradenton Water Reserve		2005	10/01/2026	\$9,246			
	Bradenton Water Reserve Bradenton FL 34203		Non combustible	10/01/2027			\$9,246	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
9	Pavilion @ Marina		2005	10/01/2026	\$26,581			
	Marina Area Bradenton FL 34203		Frame	10/01/2027			\$26,581	
	Pyramid hip			Metal panel				
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
10	Boat Dock and 17 Lifts		2005	10/01/2026	\$1,236,586			
	Marina Area Bradenton FL 34203		Waterfront structures	10/01/2027			\$1,236,586	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
11	Hoover Pump Station		2005	10/01/2026	\$152,236			
	Nature Preserve Pond Bradenton FL 34203		Pump / lift station	10/01/2027			\$152,236	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
12	Lake #5 Bridge		2005	10/01/2026	\$133,535			
	Nature Preserve Bradenton FL 34203		Bridges	10/01/2027			\$133,535	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
13	Fishing Pier Trail/Creek Bridge square feet 211		2005	10/01/2026	\$18,289			
	Nature Preserve Bradenton FL 34203		Bridges	10/01/2027			\$18,289	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
14	John's Island Bridge		2005	10/01/2026	\$122,041			
	Nature Preserve Bradenton FL 34203		Bridges	10/01/2027			\$122,041	

Sign: _____

Print Name: _____

Date: _____



Harbourage at Braden River Community Development District

Policy No.: 100126679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
15	Fishing Pier w/Benches		2005	10/01/2026	\$43,916			
	Nature Preserve Bradenton FL 34203		Bridges	10/01/2027			\$43,916	
			Total:	Building Value \$2,864,016		Contents Value \$64,298		Insured Value \$2,928,314

Sign: _____ Print Name: _____ Date: _____



Harbourage at Braden River Community Development District

Policy No.: 100126679
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Electronic data processing equipment	10/01/2026	\$30,000	\$1,000
	Security Cameras & Recording Equipment			10/01/2027		
Total					\$30,000	

Sign: _____ Print Name: _____ Date: _____

Proposal.FIA.PKG.HarbouragatBradenRiver

Final Audit Report

2026-09-24

Created:	2026-09-24
By:	Angelica Sierra (ASierra@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzvrtovXfbQf16xH493PEfXB2Q5e18k3c

"Proposal.FIA.PKG.HarbouragatBradenRiver" History

 Document created by Angelica Sierra (ASierra@rizzetta.com)

2026-09-24 - 11:57:33 AM GMT

 Document emailed to Michael Malik (hcddseat1@gmail.com) for signature

2026-09-24 - 11:57:40 AM GMT

 Email viewed by Michael Malik (hcddseat1@gmail.com)

2026-09-24 - 1:09:08 PM GMT

 Document e-signed by Michael Malik (hcddseat1@gmail.com)

Signature Date: 2026-09-24 - 5:52:36 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

 Agreement completed.

2026-09-24 - 5:52:36 PM GMT

Tab 5

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

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

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager 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 District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are 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 Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: _____

**HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT
DISTRICT**

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees**Exhibit B
Schedule of Fees**

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$1,772.83	\$21,274
Administrative:	\$377.17	\$4,526
Accounting:	\$1,615.25	\$19,383
Financial Services & Revenue Collections:	\$449.17	\$5,390
Assessment Roll: ⁽¹⁾		\$5,820
Total Standard On-Going Services:	\$4,324.42	\$57,713

(1) Financial Consulting & Revenue Collections includes administration of the District's bank and trust accounts, cash management and investment monitoring, rate comparisons, account opening and closing, communications with financial institutions, collection of bond-related principal and interest funds as the District's Collection Agent, coordination with the Trustee to ensure timely funding of required accounts, monitoring of bond refunding opportunities and related consulting services for prudent cash management of public funds in compliance with applicable statutory requirements.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleventh+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 6

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, September 14, 2026, at 12:30 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik
Michael Monti
Brenda Landers
Regina Dubois

Chairman
Vice Chairman
Assistant Secretary (via phone)
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

Tony Gipe
Rick Schappacher

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

No Comments

THIRD ORDER OF BUSINESS

Business Items (Part One)

A. Presentation of Roadway Finance Term

1. Review of Valley Bank Term

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved a \$300,000 term loan from Valley Bank for a five-year term at an interest rate of 5.65%, for the Harbourage at Braden River CDD.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

The Board reviewed the Aquatic Maintenance Report. It was noted that the recent rainfall and increased water levels have contributed to improved pond conditions. The Board discussed the vegetation growth in Pond 4 and requested that the aquatic maintenance vendor closely monitor the pond and adjust the spraying schedule as necessary to address the increased overgrowth.

B. District Counsel

No updates to report.

C. District Engineer

i. Presentation of Roadway Milling & Paving Pre-Construction Meeting Minutes

Mr. Schappacher provided an overview of the paving projects, including final adjustments and signage for the speed hump. The Board reviewed the minutes from the pre-construction meeting and the project timing plans. The Board requested that the District Engineer provide a completion letter.

ii. Presentation of Schedule Map

Mr. Schappacher provided feedback on the project timeline and phases of completion. A request was made to review low spots on pavement.

D. Review of Landscape Report

Blooming's is now Russell's Landscaping. The district is awaiting proposals under the new account.

E. Clubhouse Manager

1. Consideration of Pools by Lowell Annual Service Contract 2027

On a motion from Ms. Dubois, seconded by Mr. Monti, the Board unanimously approved the Pools of Lowell Annual Service Contract for 2027 with District Counsel to review the agreement, for the Harbourage at Braden River CDD.
--

2. Operations Manager Report June to August

Mr. Gipe presented his report and provided updates on the roadway project, pond refinishing, and bathroom enhancements. The Envera contract notice has been sent. Russells is adjusting the irrigation valves and system due to damage caused by a lightning strike.

F. District Manager

Ms. DeLuna stated that the next meeting scheduled is on Monday, October 13, 2026.

On a motion from Mr. Malik, seconded by Ms. Dubois, the Board unanimously approved to change the next board meeting from October 5th to October 13th, for the Harbourage at Braden River CDD.

Upon a motion by Ms. Dubois, seconded by Mr. Monti, the Board unanimously approved authorizing the Chair, Mr. Malik, to work outside of a Board meeting regarding the insurance renewal and settlement agreement, for the Harbourage at Braden River CDD.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of the Sixth Addendum to the contract for District Management Services

On a motion from Ms. Dubois, seconded by Mr. Monti, the Board unanimously approved the Sixth Addendum for District Management Services, including new fees totaling \$60,419 for amenity management services, for the Harbourage at Braden River CDD.

B. Ratification for Performance Bond

On a motion from Mr. Malik, seconded by Ms. Dubois, the Board ratified the Performance Bond for the Harbourage at Braden River CDD.

C. Ratification of Certificate of Liability Insurance

On a motion from Mr. Malik, seconded by Ms. Dubois, the Board ratified the Certificate of Liability Insurance for the Harbourage at Braden River CDD.

D. Ratification of Human Trafficking Affidavit

On a motion from Mr. Monti, seconded by Ms. Dubois, the Board ratified the Human Trafficking Affidavit, for the Harbourage at Braden River CDD.

E. Ratification of Roadway Repair Agreement

On a motion from Mr. Monti, seconded by Ms. Dubois, the Board ratified the Roadway Repair Agreement for the Harbourage at Braden River CDD.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Board of Supervisors Meeting Minutes for August 10, 2026

On a motion from Mr. Monti, seconded by Ms. Dubois, the Board unanimously approved the Board of Supervisors Meeting Minutes for August 10, 2026, with minor changes, for the Harbourage at Braden River CDD.

B. Consideration for Operations and Maintenance Expenditures for July 2026

On a motion from Mr. Malik, seconded by Ms. Dubois, the Board unanimously approved the Operation and Maintenance Expenditures for July 2026 (\$47,085.50), for the Harbourage at Braden River CDD.

C. Review of Financial Statement for July 2026

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

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Malik requested Bright lights for professional lighting services on the entry lights.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Dubois, seconded by Mr. Monti, the Board unanimously adjourned the CDD Board meeting at 1:32 p.m., for the Harbourage at Braden River CDD.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 7

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

August 2026

For Board Approval

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

The total items being presented: **\$44,581.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clean Home Time	300443	292	Cleaning Services 07/26	\$ 99.00
Clean Home Time	300451	312	Cleaning Services 08/26	\$ 99.00
COMCAST	20260908-1	8535 10 045 0006759-080126	5705 Key West PL RM REC 08/26	\$ 456.50
COMCAST	20260811-1	8535 10 045 0011288-071826	8535 10 045 0011288 08/26	\$ 140.76
Envera Systems	300436	770925	Security Monitoring 08/26-10/26	\$ 1,490.04
Florida Department of Revenue	20260819-1	5180160455274-081826 ACH	Sales Tax 07/26	\$ 168.59
Frontier Communications of FL	20260818-1	941-753-1478-093004-5-072226	941-753-1478-093004-5 07/26	\$ 357.87
Guest Well, Inc.	300438	FINAL INVOICE-060126	Replace Pump 06/26	\$ 2,500.00
Guest Well, Inc.	300438	FINAL INVOICE-060526	Replace Pump 06/26	\$ 2,500.00
Hoover Pumping Systems Corp.	300444	197518	Filer Stopped Backflush 06/26	\$ 262.11
Manatee County Utilities Department	20260811-2	100123820-072326	5651 Key West PI 07/26	\$ 31.00
Manatee County Utilities Department	20260811-2	100184981-072326	5705 Key West PI 06/26	\$ 173.07

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	20260811-2	100185040-072326	5414 Harbourage Ave 06/26	\$ 43.83
Mariner Dock and Seawall LLC	300445	Deposit 237-2	Dock Repairs 07/26	\$ 1,110.00
Perfect Finish Pressure Washing, LLC	300452	26-08	Repair all Cracks and Painted Pool Deck 08/26	\$ 4,600.00
Perfect Finish Pressure Washing, LLC	300452	26-09	Trimmed Branches and removed fallen Trees 08/26	\$ 1,200.00
Pools by Lowell, Inc.	300441	227945741	Pool Service 08/26	\$ 620.00
Regina M DiBois	300446	RD081026	Board of Supervisors Meeting 08/10/26	\$ 200.00
Rizzetta & Company, Inc.	300434	INV0000111314	Administrative Services 08/26	\$ 4,047.26
Rizzetta & Company, Inc.	300435	INV0000111430	Personnel Reimbursement 07/26	\$ 1,088.25
Rizzetta & Company, Inc.	300440	INV0000111524	Cell Phone Month of July 07/26	\$ 50.00
Rizzetta & Company, Inc.	300442	INV0000111550	Amenity Management & Overnight Personnel Reimbursement 08/2	\$ 2,411.94
Russell Landscape Florida LLC	300447	2064889	Monthly Maintenance 08/26	\$ 5,995.00
Russell Landscape Florida LLC	300453	2065590	Irrigation Repair 08/26	\$ 1,724.50

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering, LLC	300448	3078	Engineering Service 07/26	\$ 2,125.00
Solitude Lake Management, LLC	300449	PSI292095	Aquatic Maintenance 08/26	\$ 477.85
Solitude Lake Management, LLC	300449	PSI292099	Annual Maintenance -Wetland 08/26	\$ 686.10
Straley Robin Vericker	300450	28810	Legal Services 07/26	\$ 2,103.50
Suburban Propane, L.P.	300439	1564-432187	Propane Delivery 08/26	\$ 423.49
Universal Access, LLC	300437	4862	Tekwave services June 26	\$ 850.00
Universal Access, LLC	300437	4884	Billing Current Month 06/26	\$ 700.00
Universal Access, LLC	300437	4923	SLA Maintenance-Quarterly Billing 06/26	\$ 300.00
Universal Access, LLC	300454	4942	Credential Order- Side View Tags 07/26	\$ 139.20
Universal Access, LLC	300454	5216	service Requested Resident Gate Not Working 08/26	\$ 2,850.00
Valley National Bank	20260826-1	CC049122	Maintenance & Repair 07/26	<u>\$ 2,557.41</u>
Report Total				<u>\$ 44,581.27</u>

INVOICE

Clean Home Time

5510 Duval St, Bradenton, FL 34203

Invoice #: 292

Date: 07-02-2026

Service Date: 07-08-2026

BILL TO:

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

SERVICE DETAILS

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

Thank you for choosing Clean Home Time!

INVOICE

Clean Home Time
5510 Duval St, Bradenton, FL 34203

Invoice #: 312
Date: 08-12-2026
Service Date: 08-20-2026

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		\$459.62
EFT Payment - thank you	Jul 23	-\$438.72
Credits	Page 3	-\$20.90
Balance forward		\$0.00
Regular monthly charges	Page 3	\$435.75
Taxes, fees and other charges	Page 3	\$20.75
New charges		\$456.50
Amount due		\$456.50

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 Aug 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
Automatic payment
Please pay
Electronic payment will be applied Aug 22, 2026

8535 10 045 0006759
Aug 22, 2026
\$456.50

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045000675900456509

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

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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**



Comcast Business App

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In-Store

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

Balance forward		\$0.00
Previous balance		\$459.62
Payment - thank you	Jul 23	-\$438.72
Credits		-\$20.90
Broadcast TV Fee - Adjustment	Jul 21	-\$20.90

Regular monthly charges	\$435.75
Comcast Business	\$435.75
TV services	\$214.90
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	\$49.40
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	\$20.75
Other charges	\$0.17
Regulatory Cost Recovery	\$0.17
Taxes & government fees	\$20.58
Sales Tax	\$3.31
State Communications Services Tax	\$13.00
Local Communications Services Tax	\$4.27

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.

Stay connected even when the power goes out with Wireless Connect.

Continued internet can be critical to business operations during a power loss. With Business Internet and Wireless Connect, Comcast Business is **designed for 100% reliability**. 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 1-844-264-6759 to experience the confidence of continuous connectivity with 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

Hello Harborag Guard House,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$140.76
EFT Payment - thank you	Jul 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 Aug 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
96331870 DY RP 18 20260718 NNNNNNNN 0001119 0004HARBOURAGE GUARD HOUSE
JAMIE CASTRO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390Account number **8535 10 045 0011288**Automatic payment **Aug 09, 2026****Please pay \$140.76**

Electronic payment will be applied Aug 09, 2026



853510045001128800140764

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

Download the Comcast Business App

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

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

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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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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.



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Go paperless and say goodbye to clutter

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Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges

\$134.85

Comcast Business

\$134.85

Internet services

\$134.85

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

What's included?



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

Visit business.comcast.com/myaccount for more details

One-time charges

\$3.95

Other charges

\$3.95

Paper Statement Fee	Jul 18	\$3.95
---------------------	--------	--------

Taxes, fees and other charges

\$1.96

Taxes & government fees

\$1.96

Sales Tax	\$1.96
-----------	--------



COMCAST
BUSINESS

 1-877-211-2721

Get continuous connectivity — even during outages.

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 1-877-211-2721 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

ADP99996-0011

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice	
Invoice Number 770925	Date 07/01/2026
Customer Number 400110	Due Date 08/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbourage CDD	400110		07/01/2026	08/01/2026

Quantity	Description	Months	Rate	Amount
400110 - Burglar Alarm - Harborage CDD - Clubhouse - 6219 45th Lane East, Clubhouse, Bradenton, FL				
1.00	Data Management 08/01/2026 - 10/31/2026	3.00	\$98.23	\$294.69
1.00	Burglar Alarm Monitoring 08/01/2026 - 10/31/2026	3.00	\$44.27	\$132.81
400110 - Pool - Harborage CDD - Pool - 6219 45th Lane East, Pool, Bradenton, FL				
1.00	Active Video Monitoring 08/01/2026 - 10/31/2026	3.00	\$354.18	\$1,062.54
Subtotal:				\$1490.04
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1490.04

Date	Invoice #	Description	Amount	Balance Due
7/1/2026	770925	Monitoring Services	\$1490.04	\$1490.04

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice	
Invoice Number 770925	Date 07/01/2026
Customer Number 400110	Due Date 08/01/2026

Net Due: \$1,490.04
Amount Enclosed: _____

Harbourage CDD
C/O Rizzetta & Company
3434 Colwell Ave. Ste 200
Tampa, FL 33614

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Taxpayer Information

Name HARBOURAGE AT BRADEN RIVER
 COMMUNITY DEV
Account Type Sales And Use Tax
Account ID Certificate Number: 5180160455274
Address 8210 LAKEWOOD RANCH BLVD
 LAKEWOOD RANCH FL 34202-5157

Submitter Info

User Name Irvy Perez
Email iespinosa@rizzetta.com

Return Information

Form Type DR-15 - Original Return
Filing Period 07/01/2026 - 07/31/2026
Postmark Date 08/18/2026
Submitted Date 08/18/2026 01:01 PM
Confirmation Number 920003708404

User ID
Primary Phone +1 813-994-1001

DR-15 Sales Details:

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$2,470.09	\$0.00	\$2,470.09	\$172.91
B. Taxable Purchases	\$0.00	\$0.00	\$0.00	\$0.00
C. Commercial Rentals	\$0.00	\$0.00	\$0.00	\$0.00
D. Transient Rentals	\$0.00	\$0.00	\$0.00	\$0.00
E. Food & Beverage Vending	\$0.00	\$0.00	\$0.00	\$0.00

DR-15:

Line #	Line Item	
-----	Summary Calculation Lines	
5	Total Amount of Tax Due	\$172.91
6	Lawful Deductions	\$0.00
7	Net Tax Due	\$172.91
8a	Estimated Paid Prior	\$0.00
8b	Rural or Urban High Crime Area Job Tax Credits	\$0.00
8c	DOR Credit Memos	\$0.00
8d	Other Authorized Credits	\$0.00
8	Estimated Tax Paid / DOR Credit Memos	\$0.00
9	Estimated Tax Due Current Month	\$0.00
-----	Tax Due Calculations	
10	Amount Due	\$172.91
11	Collection Allowance	\$4.32

	Donate Allowance to the Education Enhancement Trust Fund	No
12	Penalty	\$0.00
13	Interest	\$0.00
14	Amount Due with Return	\$168.59
-----	Discretionary Tax	
15(a)	Exempt Amount of Items Over \$5000	\$0.00
15(b)	Other Taxable Amounts NOT Subject to Surtax	\$0.00
15(c)	Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate	\$0.00
15(d)	Total Amount of Discretionary Sales Surtax Due	\$0.00
-----	Tax Credits and Other Sales	
16	Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credit	\$0.00
17	Taxable Sales/Untaxed Purchases or Uses of Electricity	\$0.00
18	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel	\$0.00
19	Taxable Sales from Amusement Machines	\$0.00
20	Rural or Urban High Crime Area Job Tax Credits	\$0.00
21(a)	Scholarship Funding Tax Credit	\$0.00
21(d)	Strong Families Tax Credit	\$0.00
21(e)	New Worlds Reading Initiative Tax Credit	\$0.00
21(f)	Child Care Tax Credit	\$0.00
21(g)	Additional Authorized Credits	\$0.00
21	Total Credits	\$0.00

Estimated Tax Worksheet:

Line #	Line Item	
	Estimated Tax Current	\$0.00
-----	Estimated Tax Calculation Method 1	
	Use Method 1	No
	Method 1 Result	\$0.00
-----	Estimated Tax Calculation Method 2	
	Use Method 2	No
	Method 2 Result	\$0.00
-----	Estimated Tax Calculation Method 3	

	Use Method 3	No
	Method 3 Result	\$0.00

Vending and Amusement Worksheet:

Line #	Line Item	
-----	Tangible Vending	
	County Surtax Rate	0.01
	County Divisor	1.0749
	Tangible Vending (Non Food/Bev) (Gross Vending Receipts)	\$0.00
	Taxable Sales	\$0.00
	Tax-State & Surtax	\$0.00
	County Surtax	\$0.00
-----	Amusement Machines	
	County Surtax Rate	0.01
	County Divisor	1.05
	Amusement Machines (Gross Vending Receipts)	\$0.00
	Taxable Sales	\$0.00
	Tax-State & Surtax	\$0.00
	County Surtax	\$0.00
-----	Food & Beverage Vending	
	County Surtax Rate	0.01
	County Divisor	1.0726
	Food & Beverage (Gross Vending Receipts)	\$0.00
	Taxable Sales	\$0.00
	Tax-State & Surtax	\$0.00
	County Surtax	\$0.00

Payment Confirmation

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

Transaction Information

Confirmation#	920003708404	Submitted Date	Tuesday, 08/18/2026
Status	IN PROCESS	Submitted Time	01:05 PM

Payment Information

Taxpayer Name	HARBOURAGE AT BRADEN RIVER COMMUNITY DEV	Debit Date	Wednesday, 08/19/2026
Document Type	DR-15	Filing Period End Date	07/31/2026
Amount Paid	\$168.59		
Payment Amount	\$168.59		
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	07/31/2026	\$168.59

Billing Period:
Jul 22 - Aug 21, 2026

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Service summary		Previous month	Current month
	Bundle	\$294.84	\$294.84
	Taxes and Fees	\$61.62	↑\$63.03
Total services		\$356.46	\$357.87
Total balance			\$357.87

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1.510019417531478093004000000000000000357875



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

Billing Date:
Jul 22, 2026

Billing Period:
Jul 22 - Aug 21, 2026

WAYS TO PAY YOUR BILL



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Auto Pay at frontier.com/autopay



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MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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



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



Bundle

Monthly Charges

07.22-08.21	Frontier Freedom for Business	\$161.00
	Business Line - 2 Yr Term	\$82.95
	Federal Primary Carrier Multi Line Charge	\$14.99
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Non-Published Listing	\$7.00
Bundle Total		\$294.84



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$18.62
	Federal USF Recovery Charge	\$9.46
	Federal Excise Tax	\$3.58
Federal Taxes		\$31.66
	FL State Communications Services Tax	\$15.86
	County Communications Services Tax	\$7.88
	FL State Gross Receipts Tax	\$6.21
(2)	Manatee Co 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.46
(2)	FL Telecommunications Relay Service	\$0.16
State Taxes		\$31.37
Taxes and Fees Total		\$63.03

Total current month charges

\$357.87

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 \$350.14 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.

Beginning July 1, 2026, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 37.0% to 38.8% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes

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

Billing Date:
Jul 22, 2026

Billing Period:
Jul 22 - Aug 21, 2026

BUSINESS FIBER 5 GIG INTERNET

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FINAL INVOICE**GUEST WELL & PUMP SERVICES, INC.****6/1/2026**3112 49th Street, Sarasota, FL. 34234
(941) 371-4311 / (941) 866-1099 Fax**To: Harbourage At Braden River CDD**
Contact: Tony Gipe
Email- harbouragecddmanager@gmail.com
Cell: 941-650-2780
Office:941-727-5505**Job Location**
5705 Key W PI,
Bradenton, FL 34203**FINAL INVOICE**

	QTY	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
		Parts and Labor			
	1	Labor to replace pump under warranty	ea	\$2,500.00	2,500.00
labor and parts					2,500.00
Balance Due					2,500.00

FINAL INVOICE**GUEST WELL & PUMP SERVICES, INC.****6/5/2026**3112 49th Street, Sarasota, FL. 34234
(941) 371-4311 / (941) 866-1099 Fax**To: Harbourage At Braden River CDD**
Contact: Tony Gipe
Email- harbouragecddmanager@gmail.com
Cell: 941-650-2780
Office:941-727-5505**Job Location**
5705 Key W PI,
Bradenton, FL 34203**FINAL INVOICE**

	QTY	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
		Parts and Labor			
	1	Labor to replace pump under warranty	ea	\$2,500.00	2,500.00
labor and parts					2,500.00
Balance Due					2,500.00



Invoice

Scheduled: 6/1/2026 Tech: KMR
Warranty Expires: 9/15/2006
Maint Expires: 5/31/2027

Invoice#: **197518**
Invoice Date: 6/1/2026
Due Date: 6/1/2026
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #: 5864
Harborage CDD
Attn:

9428 Camden Field Parkway
Riverview, FL, 33578
Tel: Fax:
Cust. P.O.#

Job Site: Site ID# **5074**
Harbourage
SR 70 and Natalie Way
Bradenton, FL 34203
Tel: 941--65-0-27 Contact: Tony Gipe
Maintenance: FG2
Model: HCF-25PDV-460/3-HMR3L-Z

Pump System

Station Design: 400 GPM at 72 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☒ NO ☐

Nature of Call

5/29/26 - SVS & MA - Per FG, the filter stopped backflush earlier this morning with increased PD and looping alarms.
ND

Visit #1 of 2, Year 1 of 1, Level 5 Tighten electrical connections, check surge protection, and test control logic, Adjust pressure tank to correct set point (if applicable), Verify motor connections within junction boxes, Grease motor bearings (if applicable), Check condition of motor seal(s) (if applicable), Clean wye-strainer(s) and flush all hydraulic tubing, Clean filtration system control filter(s) (if applicable), Clean rain gauge and replace protective basin filter (if applicable), Replace panel AC unit filter (if applicable), Clean enclosure, skid, and slab, Verify proper operation of Variable Frequency Drives (VFDs) (if applicable), Test flow meter(s) and pressure transducer(s) for proper operation, Evaluate pump performance, Check UPS backup battery, Check RCS operation and rebuild (if applicable), Check level transducer operation (if applicable), Check HMI (if applicable), Rebuild shut-off valve (if applicable), Check operation of chemical pump (if applicable) per proposal# MA 8012. Service pre-authorized for up to \$750.00

Work Performed

Hoover Technician Keith communicated with customer prior to arrival and performed/observed the following on site:

Invoice#: 197518

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Invoice

Scheduled: 6/1/2026 Tech: KMR
Warranty Expires: 9/15/2006
Maint Expires: 5/31/2027

Invoice#: **197518**
Invoice Date: 6/1/2026
Due Date: 6/1/2026
Terms: Due Upon Receipt

Work Performed

- Arrived to station in AUTO.
- Observed multiple high flow rate warnings in Flowguard, indicating that the station is being overdemand.
- Irrigation zones should be redistributed to keep flow under station design threshold.
- Performed Maintenance per checklist requirements.
- Found Air relief valve on filter system was leaking and replaced while on site using pre-authorization.
- Found broken O-ring on backflush valve # 5 and replaced on site.
- Greased motor and tested performance.
- Replaced rain gauge screen, cleared basin and tested - Ok.
- Exercised butterfly valves and tested for pressure drop - Ok.
- Confirmed VFD cooling fan operation.
- Cleaned wye-strainer and flushed tubing.
- Exercised Flowguard shutoff valve, confirmed no pressure drop and solenoid operation.
- Cleaned command filter on filter system and flushed command tubing.
- Confirmed pressure tank setting.
- Opened filter pods to inspect disc condition, hosed off discs, ran filter backflush.
- Checked electrical connections.
- Returned station to AUTO as found.



Invoice#: 197518

Remittance: PO Box 31561, Tampa FL 33631-3561

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Work Performed



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2801 N. Powerline Road
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Tel 954-971-7350 Fax 954-975-0791

Invoice

Scheduled: 6/1/2026 Tech: KMR
Warranty Expires: 9/15/2006
Maint Expires: 5/31/2027

Invoice#: **197518**
Invoice Date: 6/1/2026
Due Date: 6/1/2026
Terms: Due Upon Receipt

Work Performed



Additional Work Required

Field is over-demanded. Redistribute irrigation zones to correct.

Sub Total: \$262.11

Sales Tax \$0.00
Grand Total: \$262.11



MANATEE COUNTY UTILITIES DEPARTMENT
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

\$31.00

Please Pay By

13-Aug-2026

Account Number

100123820

Account Summary

Previous Amount Due	\$28.92
Payments Received	-\$28.92
Balance Forward	\$0.00
Contract Charges	\$31.00
Total Amount Due	\$31.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 20257602

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/12	16	07/14	30	1.4 kgal

Charge Details

Service Period 06/12 - 07/14 (33 Days)

Commercial Water Service (Meter # 20257602) (06/12 - 07/14)

Water Base Rate	1 month(s) x \$26.65	\$26.65
Commercial Water Usage	1.4 kgal x \$3.11	\$4.35

Total New Charges \$31.00

Total Amount Due \$31.00

Important Information

- SWFWMD has extended the Modified Phase III "Extreme" Water Shortage through Oct 1, 2026. Residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions
- 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

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **SW2GDH2C**



Scan QR code to access our CSS Portal



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

**TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099**



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

SERVICE ADDRESS	5651 KEY WEST PL
ACCOUNT NUMBER	100123820
BILLING DATE	23-Jul-2026
DUE DATE	13-Aug-2026
TOTAL AMOUNT DUE	\$31.00

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

100123820Z000000310000000000



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



Visit: mymanatee.org/utilities



Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5651 KEY WEST PL

Amount Due	\$31.00
Please Pay By	13-Aug-2026
Account Number	100123820

may occur for delinquent accounts.



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



Visit: www.mymanatee.org/utilities



Customer Experience: 311 or 941-792-8811

HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due

\$173.07

Please Pay By

13-Aug-2026

Account Number

100184981

Account Summary

Previous Amount Due	\$178.82
Payments Received	-\$178.82
Balance Forward	\$0.00
Contract Charges	\$173.07
Total Amount Due	\$173.07

Usage Profile (Consumption x 1000 = GAL)

Meter Number 52637992

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/12	29744	07/14	29822	7.8 kgal

Bin Overview

1 x Commercial 96 gallon bin

Important Information

- SWFWMD has extended the Modified Phase III "Extreme" Water Shortage through Oct 1, 2026. Residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions
- 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.

Charge Details

Service Period 06/12 - 07/14 (33 Days)

Commercial Water Service (Meter # 52637992) (06/12 - 07/14)

Water Base Rate	1 month(s) x \$17.50	\$17.50
Commercial Water Usage	7.8 kgal x \$3.11	\$24.26

Sewer Commercial Service (06/12 - 07/14)

Sewer Base Rate	1 month(s) x \$44.26	\$44.26
Sewer Service	7.8 kgal x \$6.89	\$53.74

Commercial Can Service (06/12 - 07/11)

Commercial solid waste service charge	1 bin (30 days)	\$33.31
---------------------------------------	-----------------	---------

Total New Charges

\$173.07

Total Amount Due

\$173.07

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



Scan QR code to access our CSS Portal



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

TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099

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

SERVICE ADDRESS	5705 KEY WEST PL
ACCOUNT NUMBER	100184981
BILLING DATE	23-Jul-2026
DUE DATE	13-Aug-2026
TOTAL AMOUNT DUE	\$173.07

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

100184981200000173070000000



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



Visit: mymanatee.org/utilities



Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5705 KEY WEST PL

Amount Due

\$173.07

Please Pay By

13-Aug-2026

Account Number

100184981

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.



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



Visit: www.mymanatee.org/utilities



Customer Experience: 311 or 941-792-8811

HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due

\$43.83

Please Pay By

13-Aug-2026

Account Number

100185040

Account Summary

Previous Amount Due	\$42.53
Payments Received	-\$42.53
Balance Forward	\$0.00
Contract Charges	\$43.83
Total Amount Due	\$43.83

Usage Profile (Consumption x 1000 = GAL)

Meter Number 80273272

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/11	311 *	07/13	311 *	0 kgal

* Indicates an estimated read

Charge Details

Service Period 06/11 - 07/13 (33 Days)

Commercial Water Service (Meter # 80273272) (06/11 - 07/13)

Water Base Rate 1 month(s) x \$12.95 \$12.95

Sewer Commercial Service (06/11 - 07/13)

Sewer Base Rate 1 month(s) x \$30.88 \$30.88

Total New Charges

\$43.83

Total Amount Due

\$43.83

Important Information

- SWFWMD has extended the Modified Phase III "Extreme" Water Shortage through Oct 1, 2026. Residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **W9ICB7G3**



Scan QR code to access our CSS Portal



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

**TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099**



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

SERVICE ADDRESS	5414 HARBORAGE AVE
ACCOUNT NUMBER	100185040
BILLING DATE	23-Jul-2026
DUE DATE	13-Aug-2026
TOTAL AMOUNT DUE	\$43.83

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

100185040Z00000043830000000



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



Visit: mymanatee.org/utilities



Call: (941) 792-8811

HARBOURAGE AT BRADEN RIVER
5414 HARBORAGE AVE

Amount Due

\$43.83

Please Pay By

13-Aug-2026

Account Number

100185040

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



Deposit 237-2

Invoice Date July 22, 2026

Payment Due July 25, 2026

PREPARED BY

Erin Ellis

Mariner Dock and Seawall, LLC

(941) 751-3625

admin@marinerdockandseawall.com

4802 Lena Rd Suite 105, Bradenton, FL 34211, USA

PREPARED FOR

Tony Gipe

Harbourage at Braden River

(941) 650-2780

harbouragecddmanager@gmail.com

Harborage Ave, Braden River, FL 34203, USA

DEPOSIT DETAILS

Harborage at Braden River

Harborage Ave, Braden River, FL 34203, USA

A deposit is required to move forward with your project. For standard service and non-permitted work, a 50% deposit secures scheduling and material allocation. For permitted projects, a deposit equal to 10% of the quoted price *or* the permit fee (whichever is greater) is required to initiate permitting and engineering. Work will not be scheduled or commenced until the required deposit has been received.

If you wish to pay by credit card, this invoice will need to be voided and reissued to include the 3% credit card processing fee. Simply send us a message, and we'll be happy to provide you with a revised invoice.

DESCRIPTION	APPROVED PRICE		ALREADY INVOICED		THIS INVOICE
Trip Charge	\$95.00	0%	\$0.00	50%	\$47.50
Trip Charge					
Boat Lift Servicing	\$2,125.00	0%	\$0.00	50%	\$1,062.50
• Grease & service each boat lift (17 in total) • Rewrap cables • Level the cradle • Inspect functionality of all components • Includes (1) hour of labor - additional labor to be charged at \$225.00/hr. Each lift will be serviced at the discounted rate of \$125.00/lift (original price is \$225.00). During the grease & service, a thorough inspection & diagnosis of all components will be performed. Subsequently, reports will be given on each slip, which will be provided to the owners through Harbourage Management. Each slip owner will have the opportunity to review said reports & contact Mariner with any questions or to schedule suggested repairs/services. Additionally, the entire marina will be offered a discounted annual & bi-annual grease & service price of \$125.00 per slip for yearly visits or \$100.00 per slip for bi-annual visits (PER SERVICE, total \$200.00/yr. per slip for this option).					
TOTAL					\$1,110.00

PAYMENTS STARTING FROM **\$28/month** on **Acorn** [Learn More →](#)

This deposit confirms your intent to proceed and authorizes Mariner Dock & Seawall, LLC to move forward with scheduling, material procurement, and/or permitting as applicable. Deposits are non-refundable once work has commenced, materials have been ordered, or permitting has been initiated. Any changes to the scope of work may result in additional costs and/or schedule adjustments. Remaining balances and payment terms are outlined in your agreement.



Mariner Dock and Seawall, LLC.
4802 Lena Road, Suite 105
Bradenton, FL 34211

SUBJECT: Electronic Payments

To send payment via ACH or Wire:

Beneficiary Bank: Bank of America

Beneficiary Account Address: 4802 Lena Road, Suite 105, Bradenton, FL 34211

***** Now accepting payment via Zelle!**

Registered as Mariner Dock

P# 941-374-2682

Always Be Sure To Reference Your Invoice Number When Sending Electronic Payments!

Thank you for choosing and trusting, Mariner Dock and Seawall!

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

Perfect Finish Pressure Washing LLC

INVOICE NO. 26-08

DATE 8-25-2026

BILL TO

The Harbourage CDD
5705 Key West Pl.
Bradenton, FL 34203

INSTRUCTIONS

QUANTITY

DESCRIPTION

UNIT PRICE

TOTAL

Repaired all cracks on the pool deck, and painted the entire pool deck with non-skid pool deck paint. I hold to the one year guarantee on any crack reappearance correction.

The job total is \$4,600.⁰⁰

TOTAL

\$4,600⁰⁰

Mahel V. Mahel

8-25-2026

Thank you for your business!

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

Perfect Finish Pressure Washing LLC

INVOICE NO. 26-09

DATE 8-25-2026

BILL TO

The Harbourage CDD
5705 Key West Pl.
Bradenton, FL 34203

INSTRUCTIONS

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
4-	Cut down and removed the remains of 4 trees behind the pool area.		
1-	Removed large fallen branch that fell on southern Most town home.		
1-	Cut down and removed large low hanging branch that was a hazard on Mallory Square.		
1-	Cut off several dead branches and one large base branch on the Magnolia tree behind the pool area		

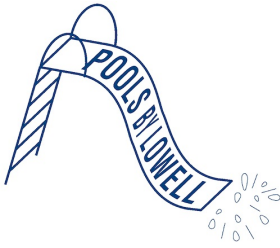
The job total is \$1,200⁰⁰

TOTAL \$1,200⁰⁰

Michael V. Mahl

8-25-2026

Thank you for your business!



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

BILL TO

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

INVOICE
227945741

INVOICE DATE
Aug 03, 2026

JOB ADDRESS

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

Billing Date: 8/1/2026

Payment Term: Due Upon Receipt

Due Date: 8/3/2026

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**

Harbourage at Braden River CDD

Meeting Date: August 10, 2026

SUPERVISOR PAY REQUEST

Name of Board

Supervisor

Check if paid

Vacant	
Vacant <i>Rogina Dubois</i>	<i>X</i>
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:	<i>12:30pm</i>
Meeting End Time:	<i>2:04pm</i>
Total Meeting Time:	<i>1:34</i>

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

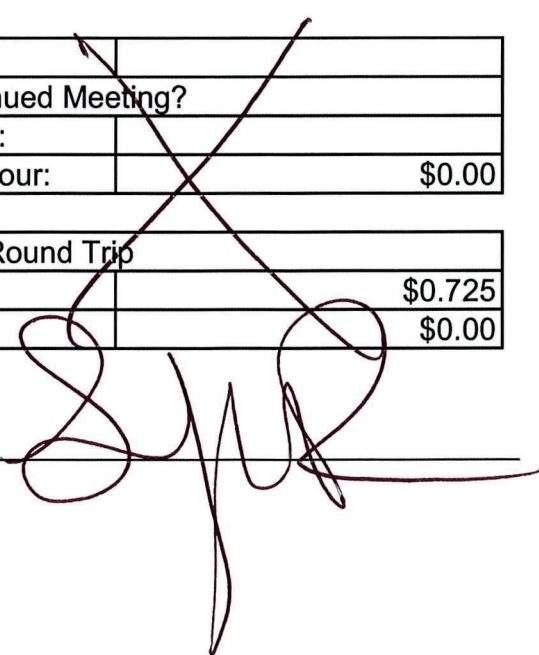
Total at <u>\$175.00</u> per Hour:	
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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: _____



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

Invoice

Date	Invoice #
8/2/2026	INV0000111314

Bill To:

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

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

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

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

Invoice

Date	Invoice #
7/31/2026	INV0000111430

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 #
8/1/2026	INV0000111524

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 #
8/14/2026	INV0000111550

Bill To:

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

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

[illegible]

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518



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

Invoice #: 2064889

Date: 8/1/2026

Invoice Due Date: 8/22/2026

Contract: 90-0118-00 Harbourage at Braden River CDD

Payment Terms: Net 21 days

Contract Item	Total
1 Monthly Maintenance	4,796.00
2 Irrigation	179.85
3 Horticulture Services	1,019.15
	5,995.00
PLEASE REMIT PAYMENT TO: Russell Landscape Florida, LLC PO Box 96746 Charlotte, NC 28296-6746 Total : 5,995.00 Plus Sales Tax : 0.00 Less Retainage : 0.00 Total Due This Invoice : 5,995.00	

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518



Invoice #: 2065590

Date: 08/17/26

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

Invoice Due Date: 08/17/26

Payment Terms: Due Upon Receipt

Contract : 90-0118-00 Harbourage at Braden River CDD

Contract Item	Total
5 Irrigation - Harbourage clock replacment <i>Replace Burn out irrigation timer clock that looks like it has been struck by lightning or power surge. Also replace some wiring that was also affected.</i> <i>Approved by: Tony Gipe 08/13/26</i>	1,724.50
	1,724.50
PLEASE REMIT PAYMENT TO: Russell Landscape Florida, LLC PO Box 96747 Charlotte, NC 28296-6747 Total :1,724.50 Plus Sales Tax :0.00 Less Retainage :0.00 Total Due This Invoice :1,724.50	

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
8/8/2026	3078

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

		Terms	Project	
		Due on receipt	CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
7/8/2026	Correspond with CDD manager regarding Engineer's Report for roadway improvements.	0.25	170.00	42.50
7/9/2026	Review files for landscape plans and respond to CDD field manager. Prepare bid package for roadway repairs and send to vendors for bids.	1.75	170.00	297.50
7/13/2026	Prepare Engineer's Report for road repairs funding.	1.5	170.00	255.00
7/14/2026	Finalize Engineer's Report for road repair funding loan and send to team for review.	3.75	170.00	637.50
7/27/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Review bids for roadway repairs and prepare bid tabulation form. Print bid tabs for board members. Revise Engineer's Report regarding bank loan for roadway repairs. Meet with Rizzetta and bond council to discuss bank loan. Attend CDD meeting.	5	170.00	850.00
7/30/2026	Coordinate with asphalt vendor for upcoming roadway repairs.	0.25	170.00	42.50
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$2,125.00



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

Page: 1

Invoice Number: PSI292095

Invoice Date: 8/2/2026

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 8/2/2026

Due Date 9/1/2026

Terms Net 30

Customer ID 9014

P.O. Number

P.O. Date 8/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	477.85	477.85
August Billing					
8/1/2026 - 8/31/2026					
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: PSI292099

Invoice Date: 8/2/2026

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 8/2/2026

Due Date 9/1/2026

Terms Net 30

Customer ID 9014

P.O. Number

P.O. Date 8/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	686.10	686.10
August Billing					
8/1/2026 - 8/31/2026					
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

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

August 14, 2026

Client: 001435

Matter: 000001

Invoice #: 28810

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2026	LC	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	\$157.50
7/6/2026	JMV	REVIEW BANK LOAN PROPOSAL TERMS; DRAFT EMAILS TO M. TAYLOR; REVIEW EMAILS FROM M. TAYLOR.	1.1	\$335.50
7/6/2026	CAW	RESEARCH LAWS REGARDING AEDS AND PREPARE GUIDANCE MATERIALS; REVIEW LOAN COMMITMENT LETTER FROM BANK UNITED; EMAIL CORRESPONDENCE REGARDING LOAN.	1.6	\$488.00
7/7/2026	JMV	TELEPHONE CALL WITH S. BRIZENDINE; REVIEW EMAILS FROM M. TAYLOR; REVIEW TERM SHEET.	0.4	\$122.00
7/10/2026	CAW	REVIEW RESOLUTION ADOPTING 2026/2027 BUDGET AND RESOLUTION IMPOSING ASSESSMENTS.	0.5	\$152.50
7/13/2026	LC	TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON BUDGET TO DISTRICT MANAGER'S OFFICE.	0.2	\$35.00
7/23/2026	NT	PREPARE CORRESPONDENCE AND MEMOS TO R. DUBOIS, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
7/24/2026	CAW	REVIEW AGENDA AND PREPARE FOR JULY SPECIAL MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00

SERVICES

Date	Person	Description of Services	Hours	Amount
7/27/2026	CAW	PHONE AND EMAIL WITH BOND COUNSEL AND DISTRICT MANAGER REGARDING ROADWAY ASSESSMENT LOAN; REVIEW REVISED LOAN COMMITMENT LETTER; REVIEW ROADWAY BID TABULATION, REVIEW REVISED ENGINEER REPORT; PREPARE FOR AND ATTEND JULY BOARD MEETING VIA TEAMS.	2.2	\$671.00
Total Professional Services			7.5	\$2,103.50
Total Services			\$2,103.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,103.50
Previous Balance				\$1,277.00
Less Payments				(\$1,277.00)
PAY THIS AMOUNT				\$2,103.50

Please Include Invoice Number on all Correspondence

NET DELIVERY
 1
 74.2 GALLONS
 LPG 1
 VOLUME CORRECTED TO
 60 DEG. F
 SALE NUMBER
 21250
 METER NUMBER
 116057501
 UNIT ID
 223092

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-432187	74.2 gallons	PROPANE @\$5.345/GALLON	\$396.60
		SAFETY P&T FEE	12.92
		TRANSPORTATION	13.97
		INVOICE SUBTOTAL	\$423.49
		PLEASE PAY THIS AMOUNT	\$423.49
SUBURBAN PROPANE-1564			
PO# _____ Driver ID 241			
Name: THE HARBORAGE ON BRADEN FIVER			
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

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

SUBURBAN
 Local Office 94

THE HARBORAGE
 5705 KEY WEST
 BRADENTON FL

☐ CHECK HERE
 telephone

TO PAY BY CH
 WITH YOUR PA

SUBURBAN
 PO BOX
 WHIPP

Thank You For
 Your Business

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC

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

Invoice

Number: 4862
Date: 29th June 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- Tekwave
Current Calendar Month- June 2026

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

How to Pay

Please submit payment by: Check

Invoice Number: 4862
\$850.00 due by 29th July 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

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

UNIVERSAL

ACCESS

941-306-1100

BALANCE DUE:

\$850.00

How to Pay

Please submit payment by: Check

Invoice Number: 4862
\$850.00 due by 29th July 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: 4884
Date: 29th June 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:

Virtual Guard Monthly Services- Virtual Guard
Billing for Current Month- June 2026

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

How to Pay

Please submit payment by: Check

Invoice Number: 4884
\$700.00 due by 29th July 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: 4884
\$700.00 due by 29th July 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: 4923
Date: 29th June 2026

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

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

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:

SLA Maintenance Agreement - Quarterly Billing
For Second Quarter 2026

SUBTOTAL: \$300.00
Sarasota: \$0.00
TOTAL: \$300.00
PAID: \$0.00

How to Pay

Please submit payment by: Check

Invoice Number: 4923
\$300.00 due by 29th July 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

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

UNIVERSAL

ACCESS

941-306-1100

BALANCE DUE:

\$300.00

How to Pay

Please submit payment by: Check

Invoice Number: 4923
\$300.00 due by 29th July 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

Universal Access LLC

5265 University Pkwy, Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4942
Date: 8th July 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:

****CREDENTIAL ORDER****

Credential Type: Side View Tags

Credential Make/Model:

Facility Code: 11

ID numbers: 10060, 10061, 10062, 10063, 10064, 10072, 10078, 10079, 10086, 10087

Quantity: 10

Shipping address:

Order placed by: Tony

How to Pay

Please submit payment by: Check

Invoice Number: 4942
\$139.20 due by 7th August 2026

Check 5265 University Pkwy, 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

Delivery Date & Time: 7/8/26

Received by: Left inside of the liftmaster resident operator as per Tony

SUBTOTAL:	\$139.20
Sarasota:	\$0.00
TOTAL:	\$139.20
PAID:	\$0.00

BALANCE DUE:	\$139.20
---------------------	-----------------

How to Pay

Please submit payment by: Check

Invoice Number: 4942
\$139.20 due by 7th August 2026

Check 5265 University Pkwy, 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

Universal Access LLC

5265 University Pkwy, Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 5216
Date: 10th August 2026

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

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

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:

Service Request: Resident gate entry reader not working
8/11 Technician found the AWID reader failed and needs replacement.
8/12 Replaced the RFID reader and put the gate back into operation. Observed resident entry with stickers and valid reads.

SUBTOTAL: \$2,850.00
Sarasota: \$0.00
TOTAL: \$2,850.00

How to Pay

Please submit payment by: Check

Invoice Number: 5216
\$2,850.00 due by 9th September 2026

Check 5265 University Pkwy, 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

PAID: \$0.00

BALANCE DUE: \$2,850.00

How to Pay

Please submit payment by: Check

Invoice Number: 5216
\$2,850.00 due by 9th September 2026

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

Universal Access, LLC

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



0 HARBOURAGE AT BRADEN C 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,442.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	\$169.79
Payments & Credits	\$169.79
Purchases & Other Charges	\$2,557.41
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,557.41

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$2,557.41
Minimum Payment Due	\$2,557.41
Payment Due Date	August 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$169.79-
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	169.79-
		MICHELLE WHITE	TOTAL	\$0.00
		ANTHONY GIPE	TOTAL	\$2,557.41
06/30	07/01	0531461J6EHX63KDP	FLORIDA PAINTS - 119 - BRADENTON FL	871.56
			MCC: 5231 MERCHANT ZIP:	
07/01	07/01	5543286J65SH11FDL	AMAZON MKTPL*367R74KG3 SEATTLE WA	179.90
			MCC: 5942 MERCHANT ZIP:	
07/07	07/07	0541601JQ43AA5GKD	WAL-MART #3370 PALMETTO FL	47.05
			MCC: 5411 MERCHANT ZIP:	
07/10	07/10	5288034JF224SZEBZ	PAYPAL *HOME DEPOT 4029357733 GA	21.97
			MCC: 5200 MERCHANT ZIP: 30339	
07/23	07/23	5104323JW1X4DM7J6	PAYPAL *ONE POINT P 8448271208 TN	1,072.00
			MCC: 5099 MERCHANT ZIP: 37066	
07/23	07/23	5104323JX1Z17BEVM	PAYPAL * ZW USA INC 8773642247 CA	364.93
			MCC: 5085 MERCHANT ZIP: 92128	

Please detach bottom portion and submit with payment using enclosed envelope



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

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

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	August 25, 2026
New Balance	\$2,557.41
Minimum Payment Due	\$2,557.41
Past Due Amount	\$0.00
Amount Enclosed:	\$

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,557.41 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$8.54	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.39	\$0-\$500,000 = 0.25%
New Cashback Balance	\$14.93	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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
7/31/2026

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
7/1/2026	Florida Paints	Paint for Pool deck	57200-4647	\$ 871.56	Y	Y
7/1/2026	Amazon	Clubhouse Chairs	57200-5101	\$ 179.90	Y	Y
7/7/2026	Wal-Mart	Maintenance Supplies	57200-4647	\$ 47.05	Y	Y
7/10/2026	Home Depot	Concrete for Pool deck	57200-4647	\$ 21.97	Y	Y
7/23/2026	One Pointe	Bathroom dividers	57200-4647	\$ 1,072.00	Y	Y
7/23/2026	Mutt Mitt	Dog Bags	57200-4647	\$ 364.93	Y	Y

7/31/2026

001-10103	
Total activity	2,557.41
Replenish card	-
Credit/Refund	-
Total charges	<u>2,557.41</u>
\$	2,557.41

0	Expense Summary	
	57200-4647	(2,377.51)
	51300-4901	-
	57200-4820	-
	54100-4741	-
	57200-5101	(179.90)
	53900-4785	-
		<u>(2,557.41)</u>

TRUE



Florida Paints - East Bradenton
6713 East State Road 70
Bradenton FL 34203
Phone: (941) 751-4911 Fax: (941) 751-4986

Sale

Number	Date	Page
EB049122	6/30/2026	1

S
O
L
D

T
O

208233

Harbourage C D D
5705 Key West Place
Bradenton FL 34203

85-8012917764C-6

Phone	Fax	Clerk	Terms	PO Number	Required	Delivery
(941) 727-5500		NRW	Terms CASH	POOL DECK	6/17/2026	Pick Up

Item Number	Description	Quantity	U/M	Tax	Unit Price	Extension
425-5GIV	ICT Ivory Coast Texture EEZ H2Cool 3500	4.00	5GAL	N	217.89	871.56
NO RETURNS WITHOUT RECEIPT TINTED PAINT IS NOT RETURNABLE STORE HOURS: MON-FRI 7-5 SAT 8-12 Ask us about our new Flo-Coatings Epoxy & Polyaspartic flooring line!		SubTotal			\$871.56	
		Sales Tax			\$0.00	
		Total			\$871.56	
		Master Card Tendered *****2741 Auth 030608 Trace:			\$871.56	
		Change Due			\$0.00	



EB049122

tony

6/30/2026 10:16:55 AM

Buyer agrees to pay total amount above according to cardholder's agreement with issuer.

Order Summary

Order placed June 30, 2026 Order # 113-8397610-1929018

Ship to	Payment method	Order Summary	
Tony Gipe/Harbourage CDD HARBOURAGE CDD CLUBHOUSE 5705 KEY WEST PL BRADENTON, FL 34203-8095 United States	Mastercard ending in 2741 View related transactions	Item(s) Subtotal:	\$179.90
		Shipping & Handling:	\$0.00
		Total before tax:	\$179.90
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$179.90



2

Delivered July 5

Nazhura 4 Pack Folding Chairs, Fabric Dining Chair Set with Padded Cushion and Back, Indoor Outdoor Seat for Home Office Events Wedding Party (Oatmeal Strip Fabric Seating)

Sold by: PEARSONS1979

Supplied by: Other

Return or replace items: Eligible through August 1, 2026

\$89.95

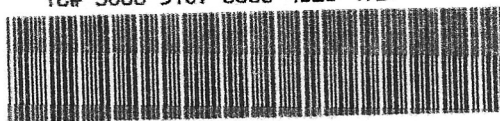
[Back to top](#)

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSK8F15HC6F



WM Supercenter
941-723-2199 Mgr. JOHN
508 10TH ST E
PALMETTO FL 34221
ST# 03370 OP# 005791 TE# 06 TR# 04391

ITEMS SOLD 8
TC# 5086 9107 5833 4623 4727



GV 12D TOWEL	194346458820	9.67 N
CLX BRUSH	070982051950	8.94 N
GV PREN 30M	194346053700	15.62 N
FRESH LINEN	194346309380	0.97 N
FRESH LINEN	194346309380	0.97 N
CLX BRUSH	070982051950	8.94 N
FRESH LINEN	194346309380	0.97 N
FRESH LINEN	194346309380	0.97 N

SUBTOTAL 47.05
TOTAL 47.05

HCARD TEND 47.05
CHANGE DUE 0.00

MAJICARD- 2741 I 1 APPR#007636

47.05 TOTAL PURCHASE

REF # 618839029352

AID A0000000041010

TERMINAL # 547317

*No Signature Required

07/07/26 10:17:55

Fax ID: g100761624120

GOVERNMENT

GOVERNMENT, LOCAL

Single Purchase Exemption

Consumer's Certificate of Exemption

OR-14

Issued Pursuant to Chapter 212,

Florida Statutes

Certificate Number: g100761624120

Expiration Date:

This Certifies that:



HARBOURAGE CDD

Order # WK31555968

Buy Online Pickup In Store

Ordered

7/9/2026

Complete

7/9/2026

Item Description	Qty	Unit Price	Unit Discount	Net Unit Price	Pre Tax Amount
20 lb. Quick-Setting Cement SKU 189961	1	\$21.97	\$0.00	\$21.97	\$21.97
Subtotal					\$21.97
Discount					\$0.00
Shipping					\$0.00
Delivery Charge					\$0.00
Sales Tax					\$0.00
Order Total					\$21.97
Payment Methods					PP-430H

One Point Partners, LLC

106 Public Square Suite 116
Gallatin, TN 37066
United States

INVOICE

Invoice Number: 325404.1
Invoice Date: Jul 23, 2026
Page: 1

Voice: 800-756-6817
Fax: 615-261-1433

Bill To:
Harbourage at Braden River Community De

Ship to:
Harbourage Community Development Distri 5705 Key West Place Bradenton, FL 34208

Customer ID	Customer PO	Payment Terms	
Harbourage at Braden		Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Destiny Ford	To Be Advised		7/23/26

Quantity	Item	Description	Unit Price	Amount
1.00	Toilet Partitions	Based on Quote: 325404.1 Based on Drawings: 325404.1 Global > Powder Coated Steel Color 1: Almond 2103	1,072.00	1,072.00
Paid in Full Thank You!!				

Check/Credit Memo No: CC

Subtotal	1,072.00
Sales Tax	
Total Invoice Amount	1,072.00
Payment/Credit Applied	1,072.00
TOTAL	0.00

MUTT MITT

12316 World Trade Dr. #102

San Diego, CA 92128

TEL: 800-697-6084

www.MUTTMITT.com

Invoice

Date	Invoice #
7/23/2026	826085

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

PAID
07/23/2026

Ship To
Harbourage Community Dev 5549 Key West Place Clubhouse-Mike Malik Bradenton, FL 34203

PLEASE MAKE CHECKS PAYABLE TO: "MUTT MITT"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
MM-42945	MM	7/23/2026	FEDEX	INTERNET		

Quantity	Item Code	Description	Price Each	Amount
2	2660	Mutt Mitt® Singles/2000 per cs	149.99	299.98T
	Shipping	Shipping	64.95	64.95
		FEDEX No. of Packages: 1 Tracking #: 382778835733		

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

Tab 8



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

August 31, 2026

Prepared by: Rizzetta & Company, Inc.

**harbouragecdd.org
rizzetta.com**

Harbourage at Braden River Community Development District

Balance Sheet

As of 08/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	163,205	0	0	163,205	0	0
Investments	181,270	555,345	194,125	930,740	0	0
Prepaid Expenses	978	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	194,125
Amount To Be Provided Debt Service	0	0	0	0	0	1,040,875
Total Assets	435,653	555,345	194,125	1,185,123	5,021,042	1,235,000
Liabilities						
Accounts Payable	17,892	0	0	17,892	0	0
Deferred Revenue	6,099	0	0	6,099	0	0
Accrued Expenses	356	0	0	356	0	0
Other Current Liabilities	10	0	0	10	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	4,350	0	0	4,350	0	0
Total Liabilities	28,907	0	0	28,907	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	15,585	61,161	12,458	89,204	0	0
Total Fund Equity & Other Credits	406,747	555,345	194,125	1,156,217	5,021,042	0
Total Liabilities & Fund Equity	435,653	555,345	194,125	1,185,123	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 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,968	6,968
Special Assessments				
Tax Roll	453,374	453,374	461,572	8,198
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	20,498	2,498
Miscellaneous Revenue	0	0	1,232	1,232
Total Revenues	471,374	471,374	490,270	18,896
Expenditures				
Legislative				
Supervisor Fees	12,000	11,000	9,200	1,800
Total Legislative	12,000	11,000	9,200	1,800
Financial & Administrative				
Accounting Services	18,548	17,002	17,002	0
Administrative Services	4,331	3,970	3,970	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	4,000	4,200	(200)
Bank Fees	150	138	793	(655)
District Engineer	10,000	9,167	11,743	(2,576)
District Management	20,358	18,661	18,662	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	3,676	3,675	0
Legal Advertising	750	687	795	(107)
Property Taxes	1,250	1,250	1,109	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	2,510	2,748	(237)
Total Financial & Administrative	80,491	75,417	79,391	(3,973)
Legal Counsel				
District Counsel	13,000	11,917	13,412	(1,496)
Total Legal Counsel	13,000	11,917	13,412	(1,496)
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	5,133	4,748	385
Security Monitoring Services	40,000	36,667	65,110	(28,443)
Utility - Electricity-Entrance	1,000	917	857	60
Utility - Water & Sewer	500	458	501	(43)
Total Security Operations	47,100	43,175	71,216	(28,041)
Electric Utility Services				
Utility - Boat Dock	550	504	357	147
Utility - Fountains	3,500	3,208	5,777	(2,569)
Utility - Irrigation	12,300	11,275	7,910	3,366
Utility - Recreation Facilities	14,000	12,834	9,546	3,287

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Utility - Street Lights	750	687	406	281
Total Electric Utility Services	31,100	28,508	23,996	4,512
Gas Utility Service				
Utility Services	12,000	11,000	10,010	990
Total Gas Utility Service	12,000	11,000	10,010	990
Water-Sewer Combination Services				
Utility - Boat Dock	400	367	320	47
Utility Services	4,000	3,667	4,120	(454)
Total Water-Sewer Combination Services	4,400	4,034	4,440	(407)
Stormwater Control				
Aquatic Maintenance	6,500	5,958	5,257	702
Fountain Service Repair & Maintenance	1,000	917	2,585	(1,668)
Lake/Pond Bank Maintenance & Repair	1,000	916	1,956	(1,040)
Stormwater System Maintenance	4,000	3,667	0	3,667
Wetland Monitoring & Maintenance	7,500	6,875	7,547	(672)
Total Stormwater Control	20,000	18,333	17,345	989
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	458	0	458
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	4,584	5,758	(1,175)
Landscape - Mulch	1,500	1,375	0	1,375
Landscape Maintenance	71,940	65,945	68,025	(2,080)
Landscape Replacement Plants, Shrubs, Tr	500	458	2,285	(1,826)
Miscellaneous Expense	15,000	13,750	3,247	10,503
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	3,667	5,645	(1,979)
Total Other Physical Environment	124,520	116,317	108,476	7,840
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	1,375	837	538
Sidewalk Maintenance & Repair	5,000	4,583	5,838	(1,254)
Street Light/Decorative Light Maintenance	1,000	917	415	502
Street Sign Repair & Replacement	500	458	1,552	(1,094)
Total Road & Street Facilities	8,000	7,333	8,642	(1,308)
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	4,583	0	4,583
Cable & Internet	6,250	5,729	6,658	(928)
Computer Support, Maintenance & Repair	250	230	0	229
Dock Repairs and Maintenance	2,000	1,833	6,358	(4,525)
Fitness Equipment Maintenance & Repair	1,500	1,375	6,483	(5,108)
Maintenance & Repairs	10,000	9,167	22,574	(13,407)
Management Contract	44,763	41,032	44,501	(3,469)
Office Supplies	1,500	1,375	701	674

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	9,167	10,128	(961)
Pressure Washing	9,000	8,250	3,919	4,331
Telephone, Internet, Cable	2,500	2,292	3,536	(1,245)
Trail/Bike Path Maintenance	500	458	3,650	(3,191)
Vehicle Maintenance	500	458	0	458
Total Parks & Recreation	93,763	85,949	108,508	(22,559)
Contingency				
Miscellaneous Contingency	25,000	22,917	20,050	2,867
Total Contingency	25,000	22,917	20,050	2,867
Total Expenditures	471,374	435,900	474,686	(38,786)
Total Excess of Revenues Over(Under) Ex- penditures	0	35,474	15,584	(19,890)
Fund Balance, Beginning of Period	0	0	391,163	391,163
Total Fund Balance, End of Period	0	35,474	406,747	371,273

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	16,566	(3,434)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>61,162</u>	<u>(3,434)</u>
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	0	64,596
Total Contingency	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Expenditures	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>61,162</u>	<u>61,162</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>555,345</u>	<u>555,345</u>

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

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,287	7,287
Special Assessments				
Tax Roll	179,773	179,773	182,668	2,895
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>189,955</u>	<u>10,182</u>
Expenditures				
Debt Service				
Interest	49,773	49,773	47,498	2,276
Principal	130,000	130,000	130,000	0
Total Debt Service	<u>179,773</u>	<u>179,773</u>	<u>177,498</u>	<u>2,276</u>
Total Expenditures	<u>179,773</u>	<u>179,773</u>	<u>177,498</u>	<u>2,276</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>12,458</u>	<u>12,458</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>194,125</u>	<u>194,125</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
August 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 181,270
Total General Fund Investments		<u><u>\$ 181,270</u></u>
US Bank Custody Reserve	SHS Institutional Fund	\$ 555,345
Total Reserve Fund Investments		<u><u>\$ 555,345</u></u>
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 119,676
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		<u><u>\$ 194,125</u></u>

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 08/01/2026 to 08/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349					
286 General Fund	08/10/2026	Brenda L. Brandsma-Landers	BL081026	Board of Supervisors Meeting 08/10/26	200.00
286 General Fund	08/01/2026	COMCAST	8535100450011288-081826 ACH	8535 10 045 0011288 09/26	140.76
286 General Fund	08/01/2026	Florida Power & Light Company	7253770148-090326	5705 Key West Pl # IRR 08/26	376.95
286 General Fund	08/01/2026	Florida Power & Light Company	5031156333-090326	5414 Harbourage Ave #Gate Hse 08/26	78.73
286 General Fund	08/31/2026	Florida Power & Light Company	7984664172-090326	5605 Southernmost Ln #IRR 08/26	55.43
286 General Fund	07/31/2026	Florida Power & Light Company	2650657121-080526 ACH	5630 Whitehead St #IRR 07/26	30.80
286 General Fund	07/31/2026	Florida Power & Light Company	2007710151-080526	5624 Duval St #IRR 07/26	30.80
286 General Fund	07/31/2026	Florida Power & Light Company	7898482513-080526 ACH	5605 Southernmost Ln #IRR 07/26	30.89
286 General Fund	07/31/2026	Florida Power & Light Company	4346049218-080526	5412 53rd Ave E # ENT LTS 07/26	31.05
286 General Fund	07/31/2026	Florida Power & Light Company	7984664172-080526 ACH	5605 Southernmost Ln #IRR 07/26	31.85
286 General Fund	07/31/2026	Florida Power & Light Company	5031156333-080526 ACH	5414 Harbourage Ave #Gate Hse 07/26	82.82
286 General Fund	07/31/2026	Florida Power & Light Company	7253770148-080526	5705 Key West Pl # IRR 07/26	432.20
286 General Fund	07/31/2026	Florida Power & Light Company	2931645333-080526 ACH	5705 Key West PL # REC 07/26	695.16
286 General Fund	07/31/2026	Florida Power & Light Company	19971-10141-080526 ACH	5705 Key West Pl # Fountain 07/26	802.76
286 General Fund	08/01/2026	Florida Power & Light Company	4346049218-090326	5412 53rd Ave E # ENT LTS 08/26	31.01
286 General Fund	08/01/2026	Florida Power & Light Company	7898482513-090326	5605 Southernmost Ln #IRR 08/26	30.87
286 General Fund	08/01/2026	Florida Power & Light Company	1997110141-090326	5705 Key West Pl # Fountain 08/26	723.98
286 General Fund	08/01/2026	Florida Power & Light Company	2931645333-090326	5705 Key West PL # REC 08/26	665.24
286 General Fund	08/01/2026	Florida Power & Light Company	2650657121-090326	5630 Whitehead St #IRR 08/26	30.80
286 General Fund	08/01/2026	Florida Power & Light Company	2007710151-090326	5624 Duval St #IRR 08/26	30.80
286 General Fund	08/01/2026	Manatee County Utilities Department	100184981-082126 ACH	5705 Key West Pl 07/26	550.08
286 General Fund	08/01/2026	Manatee County Utilities Department	100185040-082126 ACH	5414 Harbourage Ave 07/26	43.83
286 General Fund	08/01/2026	Manatee County Utilities Department	100123820-082126 ACH	5651 Key West Pl 08/26	28.52
286 General Fund	08/31/2026	Manatee County Utilities Department	100184981-092226	5705 Key West Pl 08/26	410.08
286 General Fund	08/01/2026	Manatee County Utilities Department	100185040-092226	5414 Harbourage Ave 08/26	43.83
286 General Fund	08/10/2026	Michael J Monti	MJM081026	Board of Supervisors Meeting 08/10/26	200.00
286 General Fund	08/10/2026	Michael V. Malik	MVM081026	Board of Supervisors Meeting 08/10/26	200.00
286 General Fund	08/26/2026	Pools by Lowell, Inc.	228902597	Pool Repair for Treatment for black dot algae 08/26	400.00
286 General Fund	08/26/2026	Pools by Lowell, Inc.	230705881	Pool Repair - Pool Filter 08/26	686.60
286 General Fund	08/31/2026	Rizzetta & Company, Inc.	INV0000112324	Cell Phone for Aug Service 08/26	50.00
286 General Fund	08/28/2026	Rizzetta & Company, Inc.	INV0000112239	Personnel Reimbursement 08/26	1,564.11
286 General Fund	08/31/2026	Schappacher Engineering, LLC	3033	Engineering Service 04/26	170.00
286 General Fund	08/31/2026	Schappacher Engineering, LLC	3093	Engineering Service 08/26	2,082.50
286 General Fund	08/31/2026	Schappacher Engineering, LLC	3021	Engineering Service 03/26	680.00

Harbourage at Braden River Community Development District
Summary A/P Ledger
From 08/01/2026 to 08/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286 General Fund	08/31/2026	Schappacher Engineering, LLC	3045	Engineering Service 05/26	2,217.00
286 General Fund	08/31/2026	Schappacher Engineering, LLC	3059	Engineering Service 06/26	170.00
286 General Fund	08/01/2026	Straley Robin Vericker	29006	Legal Services 08/26	1,494.50
286 General Fund	08/31/2026	Suburban Propane, L.P.	1564-432642	Propane Delivery 09/26	689.88
286 General Fund	08/01/2026	Trutech LLC	4699264	Monthly Service 07/26	83.00
286 General Fund	08/26/2026	Universal Access, LLC	5324	Virtual Guard Monthly Service 08/26	700.00
286 General Fund	08/26/2026	Universal Access, LLC	5309	Access Control Services 08/26	850.00
286 General Fund	08/28/2026	Water Boy Inc.	26071159	Water Delivery 08/26	44.75
Sum for 286, 2349					17,891.58
Sum for 286					17,891.58
Sum Total					17,891.58

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/26.
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.