

Harbor Bay

Community Development District

Daniel Leventry, Chairman

Tim Nargi, Vice Chairman

Dean Walters, Assistant Secretary

Michael Rodriguez, Assistant Secretary

Steve Finley, Assistant Secretary

August 21, 2025

AGENDA

Seat 2: Daniel Leventry - C	
Seat 4: Tim Nargi - VC	
Seat 5: Steve Finley - AS	
Seat 1: Michael Rodriguez - AS	
Seat 3: Dean Walters - AS	

Harbor Bay Community Development District

Meeting Agenda

Thursday
August 21, 2025
6:00 p.m.

MiraBay Clubhouse Lagoon Room
107 Manns Harbor Drive
Apollo Beach, FL 33572
Zoom Link: https://zoom.us/j/91993427543
Meeting ID: 919 9342 7543
Passcode: 129708
Phone: 929-205-6099

Board of Supervisors Meeting

I. **Call to Order/Roll Call**

II. **Pledge of Allegiance**

III. **Audience Comments on Agenda Items**

IV. **Business Items**

A. LT Kim Weekly Reports

B. Mirabay Visual Inspection Report

C. Update from Sang Lee, Lighthouse, and Counsel on Park Square Turnover

D. Blue Water Aquatic Reports

E. Public Hearing on Adoption of the Fiscal Year 2026 Budget

1. Consideration of Resolution 2025-07 Adopting the Budget for Fiscal Year 2026

2. Consideration of Resolution 2025-08 Imposing Special Assessments & Certifying an Assessment Roll

F. Discussion of RFP for Amenity Management Services

G. Ratification of Paychex Services for District Employees

H. Ratification of Liquor License Transfer

I. Consideration of Proposal from Kim's Landscape & Lawncare for Mirabay Entryway

J. Authorization to Release Payment to GMS-Tampa for Certifying the Assessment Roll

K. Ratification of Engagement Letter with Persson, Cohen, Mooney, Fernandez & Jackson to Provide District Counsel Services

L. Ratification of Agreement with Rizzetta & Company to Provide District Management Services

M. Consideration of Resolutions for District Management Services
    1. Resolution 2025-09 Redesignating Certain Officers of the District
    2. Resolution 2025-10 Appointing & Fixing the Compensation of the District Manager, Assessment Consultant & Dissemination Agent
    3. Resolution 2025-11 Designating a Registered Agent & Registered Office of the District
    4. Resolution 2025-12 Redesignating a Public Depository for Funds of the District
    5. Resolution 2025-13 Redesignating the Primary Administrative Office & Principal Headquarters & Designating a Local Records Office

N. Consideration of Resolution 2025-14 Adopting the Annual Meeting Schedule for Fiscal Year 2026

O. Approval of Insurance Policy for Fiscal Year 2026

P. Acceptance of Audit Engagement Letter for Fiscal Year 2025

Q. Discussion Items:
    1. Status of Roofing Bids
    2. Recommendation on Investigator for Hurricane Claim Issues
    3. Status of Best Price Roofing Deposit
    4. Childcare License Renewal
    5. Status of Insurance Claim

V. **Staff Reports**

A. **District Counsel**

B. **District Engineer**

C. **District Manager**

D. **Onsite Managers Reports**
    1. Lifestyle Associate Report
    2. Field Operations Manager Report

VI. **Consent Agenda Items / Business Administration**

A. Minutes of July 24, 2025 Meeting

B. Minutes of July 29, 2025 Meeting

C. July 2025 Check Registers

D. July 2025 Financial Statements

E. Discussion of Dock Applications
    1. 1046 Signet

VII. **Supervisor Requests & Audience Comments**

VIII. **Next Board Meeting is Scheduled for September 18, 2025 at 6:00 p.m.**

IX. **Adjournment**

SECTION IV
Subsection A

MIRABAY LANDSCAPING STATUS REPORT

LEE TE KIM LANDSCAPE & LAWN CARE, INC.
127 16TH AVENUE SW
RUSKIN, FL 33570
(813) 645-1769 OFFICE
(813) 645-7314 FAX

DATE: JULY 21, 2025

PROPOSAL SUBMITTED TO:
HARBOR BAY CDD
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

WORK PERFORMED – WEEK OF 7/14/2025

- Admiral Point Drive
- Balibay Road
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Manns Harbor Drive
- Merritt Island Drive
- Mirabay Blvd.
- Pinckney Drive
- Sea Trout Place
- Sea Turtle Place
- Shore Crab Way
- Skimmer Drive
- Tortoise Place
- Tybee Island Drive
- Wishing Arch Drive
- Berm along SR 41
- Club
- Lee Te Kim Park
- Playground
- Tennis Courts

- Trimmed bushes and palm trees in multiple locations listed above.
- Hand pulled weed and cleaned up plant beds in multiple locations listed above.
- Picked up trash in multiple locations listed above.

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MIRABAY LANDSCAPING STATUS REPORT

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127 16TH AVENUE SW
RUSKIN, FL 33570
(813) 645-1769 OFFICE
(813) 645-7314 FAX

DATE: JULY 28, 2025

PROPOSAL SUBMITTED TO:
HARBOR BAY CDD
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

WORK PERFORMED – WEEK OF 7/21/2025

- Admiral Point Drive
- Balibay Road
- Beacon Sound
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Manns Harbor Drive
- Merritt Island Drive
- Mirabay Blvd.
- Pinckney Drive
- Skimmer Drive
- Tybee Island Drive
- Wishing Arch Drive
- Berm along SR 41
- Club
- Lee Te Kim Park
- Playground
- Tennis Courts

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127 16TH AVENUE SW
RUSKIN, FL 33570
(813) 645-1769 OFFICE
(813) 645-7314 FAX

DATE: AUGUST 4, 2025

PROPOSAL SUBMITTED TO:
HARBOR BAY CDD
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

WORK PERFORMED – WEEK OF 7/28/2025

- Admiral Point Drive
- Balibay Road
- Fishersound
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Loon Nest Court
- Manns Harbor Drive
- Mirabay Blvd.
- Pinckney Drive
- Sea Grass
- Skimmer Drive
- Tybee Island Drive
- Wishing Arch Drive
- Berm along SR 41
- Club
- Lee Te Kim Park
- Playground
- Tennis Courts

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127 16TH AVENUE SW
RUSKIN, FL 33570
(813) 645-1769 OFFICE
(813) 645-7314 FAX

DATE: AUGUST 11, 2025

PROPOSAL SUBMITTED TO:
HARBOR BAY CDD
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

WORK PERFORMED – WEEK OF 8/04/2025

- Admiral Point Drive
- Balibay Road
- Fishersound
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Loon Nest Court
- Manns Harbor Drive
- Merritt Island Drive
- Mirabay Blvd.
- Pinckney Drive
- Sea Trout
- Sea Turtle
- Skimmer Drive
- Tortoise Place
- Tybee Island Drive
- Wishing Arch Drive
- Berm along SR 41
- Club
- Lee Te Kim Park
- Playground
- Tennis Courts

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MONTHLY STATUS REPORT

LEE TE KIM LANDSCAPE & LAWN CARE, INC.
127 16TH AVENUE SW
RUSKIN, FL 33570
(813) 645-1769 OFFICE

DATE: AUGUST 14, 2025

REPORT SUBMITTED TO:
HARBOR BAY CDD
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

WORK PERFORMED FROM 7/17/2025-8/14/2025:

IRRIGATION: The Clubhouse had a broken sprayer replaced, while Islebay had a 1 ½" valve replaced and on the pump side an additional valve installed to fix a leak that was taking place even while the system was turned off. The Pinckney Roundabout and Pond area had 6 zones, 1,500' of pipe, 5 battery controllers, 30 pop-ups, 30 bubblers and nozzles installed, and several sleeves were ran as part of the PSH Conveyed Folios project. Also related to this project the Pinckney Center Island had an additional zone, 10 twelve-inch pop ups, 100' of pipe and 2 additional hose bibbs put in. Mirabay Blvd. past the gate had a broken once-inch pipe replaced due to a car accident. The Manns Harbor pump was down for a few days while Accurate Drilling repaired a cracked adapter. We continue to work with GHS and our Field Operations Manager to provide SWFWMD with the information they request in conjunction with the CDD's Water Use Permit.

TURFGRASS MANAGEMENT: We are on schedule with the mowing, weeding, trimming, applying fertilizers and spraying for bugs, while working around the rain.

The board approved and we have already begun working on the fifth and final portion of the Hurricane Restoration Proposal which includes the removal of the declining ligustrum from three different retention ponds around Mirabay Blvd., installing 10-12' Chinese Fan and 14-15' Foxtail Palms, 3-gallon Taiwanese Dwarf Ixora, Celebration SOD, mulch and irrigation repairs. The Coleus are the most recent Annual plants that have been installed, we've completed 1,100 yards of mulch as well as the additional 240 yards of mulch in the areas of the recently conveyed Park Square folios. We've received approval for the removal of 3 Queen Palms from Mirabay Blvd., a 40' Bismarkia from the Balibay Boat Lift, Lee Te Kim Park will have 2 Queen Palms removed, 1 70' Washingtonian and 2 40' Coconut Palms. The Mirabay Entryway proposal was submitted last month but was tabled until the next board meeting. The current entryway was established roughly 25 years ago and could use a revamp. This proposal includes Sylvester, Reclinata and Royal Palms along with the removal of declining Medjool, Pineapple and Pygmy Date Palms, installing Trinette Arbicola or Copper plants and 50 cubic yards of mulch.





SECTION IV
Subsection B

Who: Field Operations Manager

What: Landscape Report

When: 8/21/25

Budget Impact N/A

Decision: N/A

MiraBay Visual Inspection Sheet

Month/Period: July/August Mr. Kim

LANDSCAPE MAINTENANCE	Refer to Contract Page(s):	Schedule	Observations (Previous)	Observations (Current)
TURF MOW: grass height, patterns changed, free of grass clumps, and landscape debris	15,16,17,18	Weekly March to Nov Bi - weekly Nov to Apr	All CDD areas mowed	All CDD areas areas mowed
TURF FERTILITY: dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking	21,22	Per schedule outlined in Part 2 of the agreement	Fert applied	Fertilization complete
TURF EDGING: sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines	16,18	Weekly	Edging is complete	Edging is complete
WEED CONTROL – TURF AREAS (reasonably free of weeds)	15,17	Weekly	Seeing less turf weeds	Turf is lookig healthy reel mowers being used
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	15,24	Weekly	No signs of pests	No signs of pests
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	16,22	Weekly	Spring trimming	Several Palms are dying still and being removed as they present a danger damaged from lightning strikes
WEED CONTROL – BED AREAS (reasonably free of weeds, satisfactory detail no evidence of chemical edging)	16,17,18	Weekly	Hand weeding	Hand weeding continues
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	17,24	Weekly	No signs of pests	No signs of pests
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	16,17	Palm tree trimming monthly, all other trimming as needed	Dangerous trees being removed	Damaged recent trees being removed
CLEANLINESS (debris free, leaf litter, landscape debris)	15,17,18	Weekly	Tree trimming continues	Post hurricane clean up should br completed
MULCHING (distributed appropriately, bare areas, recommended is 3")	28	At least annually	Mulch in place	Mulching per contract
WATER/IRRIGATION MANAGEMENT	26,27	Weekly	Irrigation is operational for now	Aging irrigation repairs continue
PRIOR MAINTENACE ITEMS ADDRESSED	3	Weekly	Addressed	Addressed
ANNUALS (appearance, deheading/pruning)	29	Dec,March,June,Sep	Annuals look nice	Annuals are looking nice, next round due in Septamber

Inspection dates-7-21, 7-28, 8-4, 8-11

CONTRACTOR SIGNATURE:

INSPECTOR SIGNATURE:

SECTION IV
Subsection D

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	7/10/2025
Customer	Harbor Bay CDD / MiraBay Club
Weather Conditions	Sunny
Wind	ESE 3mph
Temperature	90
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 3 Count

1 of 3

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

2 of 3

Pond Numbers	8,3
Service Performed	Treatment
Work Performed	☑ Submersed
Equipment Used	☑ ATV/UTV
Water Level	Normal

Aquatic Services Report

Restrictions	14 days
Observations/Recommendations	Treated 8 for hydrill and 3 for Sago pond weed

3 of 3

Pond Numbers	8,22, 19
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	3 days
Observations/Recommendations	Treated sites for filamentous algae

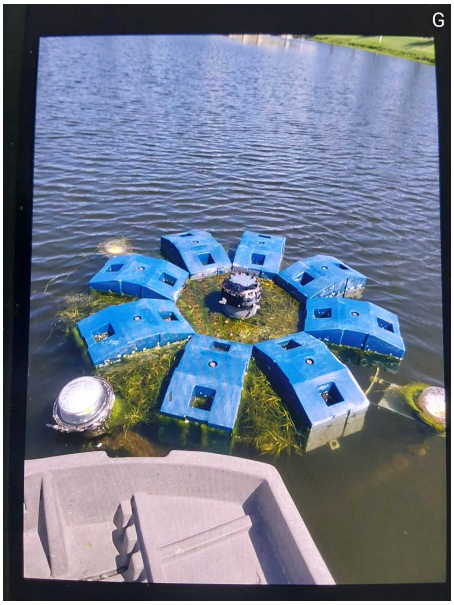
Aquatic Services Report

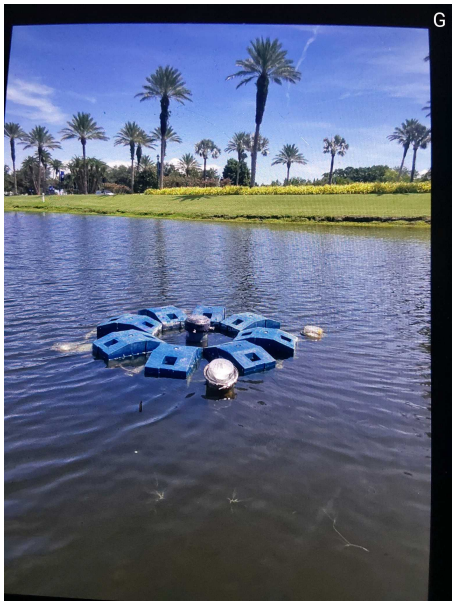
Technician
Pete Dennis

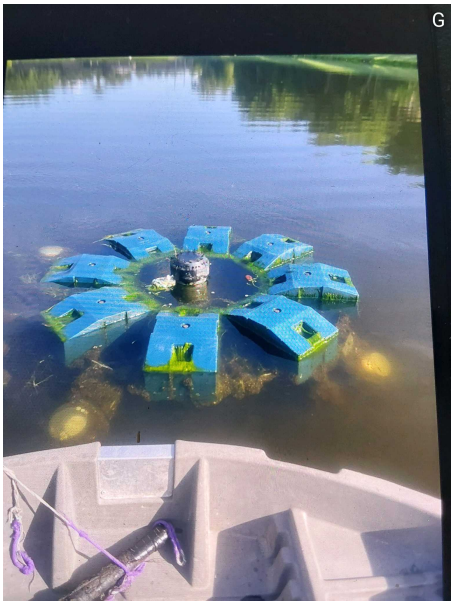
Job Details

Service Date	7/10/2025
Customer	Harbor Bay CDD / MiraBay Club
Weather Conditions	Sunny
Wind	3mph
Temperature	90°
Multiple Sites Treated	No
Pond Number	North and South fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☑ Fountain / Aeration
Equipment Used	☑ Bass Boat
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned both fountains and unclogged the fountain heads. As well as the intake
Pictures	

Aquatic Services Report









Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report

Service details

Technician:	**Client:**
Pete Dennis	**Harbor Bay CDD / MiraBay Club**

Service Date	7/2/2025
Request Warranted	Yes
Action Taken	I took off the fountain head and cleaned the debris out of both fountains , unclogged them, and then I reinstalled them both fountains are spraying normally again.
Service Date	7/2/2025
Customer	Harbor Bay CDD / MiraBay Club
Weather Conditions	Cloudy
Wind	7mph
Temperature	80°
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	North and South fountains
Service Performed	Cleaning & Inspection (Fountain/Aeration)
Water Level	Low
Observations/Recommendations	I removed both fountain heads, and unclogged them. Reinstalled both of them, the fountains are both spraying properly
Pictures:	

Order report





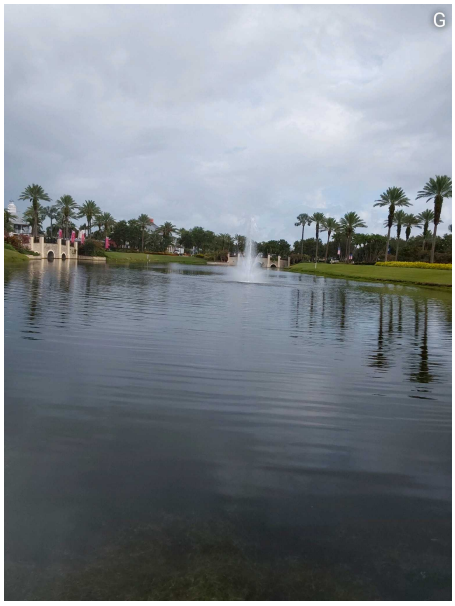




Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	7/24/2025
Customer	Harbor Bay CDD / MiraBay Club
Weather Conditions	Sunny
Wind	ESE 7mph
Temperature	90
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed and picked up trash

SECTION IV
Subsection E - 1

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Harbor Bay Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harbor Bay Community Development District for the Fiscal Year Ending September 30, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of $6,828,466 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$4,957,825
TOTAL RESERVE FUND	$0
DEBT SERVICE – SERIES 2019	$1,870,641
TOTAL ALL FUNDS	$6,828,466

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2025.

ATTEST:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Harbor Bay

Community Development District



Approved Budget
Fiscal Year 2026
August 21, 2025

Harbor Bay
Community Development District

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Harbor Bay
Community Development District
General Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Revenues					
Special Assessments	$ 4,307,805	$ 4,318,048	$ -	$ 4,318,048	$ 4,957,825
Interest Income	$ 82,000	$ 66,300	$ 13,260	$ 79,560	$ 82,000
HOA Lease Income	$ -	$ -	$ -	$ -	$ 600
Miscellaneous Income	$ 15,000	$ 27,831	$ 1,500	$ 29,331	$ 15,000
Carry Forward Surplus	$ -	$ 196,608	$ -	$ 196,608	$ -
Total Revenues	**$ 4,404,805**	**$ 4,608,787**	**$ 14,760**	**$ 4,623,547**	**$ 5,055,425**
Administrative					
Supervisor Fees	$ 13,000	$ 10,600	$ 2,000	$ 12,600	$ 12,000
District Management	$ 121,900	$ 101,583	$ 20,317	$ 121,900	$ 129,214
District Engineer	$ 115,000	$ 41,263	$ 8,253	$ 49,515	$ 55,000
District Engineer-Special	$ -	$ 44,063	$ 8,813	$ 52,875	$ 66,583
Disclosure Report	$ 5,300	$ 4,917	$ 883	$ 5,800	$ 5,600
Trustee Fees	$ 7,100	$ 5,837	$ 1,167	$ 7,004	$ 7,100
Financial & Revenue Collection	$ 9,143	$ 7,619	$ 1,524	$ 9,143	$ 9,692
Accounting Services	$ 54,855	$ 45,713	$ 9,143	$ 54,855	$ 58,146
Auditing Services	$ 4,800	$ 4,700	$ -	$ 4,700	$ 5,200
Arbitrage Rebate Calculation	$ 650	$ -	$ 650	$ 650	$ 650
Miscellaneous Mailings	$ 700	$ 2,910	$ 582	$ 3,491	$ 1,500
Public Officials Liability Insurance	$ 6,224	$ 5,263	$ 1,053	$ 6,315	$ 20,261
Legal Advertising	$ 7,000	$ 6,500	$ 1,300	$ 7,800	$ 1,800
Dues, Licenses & Fees	$ 175	$ 175	$ -	$ 175	$ 4,500
Miscellaneous Fees	$ 1,000	$ 1,925	$ 385	$ 2,309	$ -
Property Taxes	$ 4,500	$ 3,799	$ -	$ 3,799	$ 4,500
Website Hosting, Maintenance, & Backup	$ 8,930	$ 7,447	$ 1,483	$ 8,930	$ 10,752
District Counsel	$ 140,000	$ 130,384	$ 26,077	$ 156,461	$ 130,000
District Counsel-Special Counsel	$ 7,000	$ 14,279	$ 2,856	$ 17,134	$ 25,000
Administrative Subtotal	**$ 507,277**	**$ 438,974**	**$ 86,484**	**$ 525,457**	**$ 547,498**
Field Operations					
Security Services					
Security Operations (Remote Security)	$ 202,386	$ 174,302	$ 34,860	$ 209,163	$ 222,000
Utility Services				$ -	
Street Lights	$ 150,000	$ 124,915	$ 24,983	$ 149,898	$ 200,000
Utility- Recreation Facilities	$ 115,000	$ 78,689	$ 15,738	$ 94,427	$ 100,000
Utility- Guardhouse & Gate Electric	$ 4,000	$ 2,770	$ 554	$ 3,324	$ 6,500
Utility- Irrigation	$ 21,000	$ 19,450	$ 3,890	$ 23,340	$ 26,000
Utility- Gas Services	$ 4,000	$ 5,683	$ 1,137	$ 6,820	$ 6,500
Garbage- Recreation Facility	$ 11,500	$ 12,056	$ 2,411	$ 14,467	$ 17,400
Water/Sewer- Amenities	$ 35,000	$ 18,987	$ 3,797	$ 22,784	$ 45,000
Water/Sewer- Irrigation	$ 17,500	$ 14,751	$ 2,950	$ 17,701	$ 35,000
Stormwater Control					
Aquatic Maintenance	$ 35,940	$ 16,588	$ 3,318	$ 19,906	$ 70,460
Fountain Maintenance & Repairs	$ 2,500	$ 45,587	$ 2,500	$ 48,087	$ 25,000

Harbor Bay
Community Development District
General Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Field Operations Continued					
Other Physical Environment					
General Liability & Property Insurance	$ 165,000	$ 155,932	$ 31,186	$ 187,118	$ 199,948
Flood Insurance	$ 7,230	$ 3,257	$ 651	$ 3,909	$ 8,315
Miscellaneous Maintenance	$ 25,000	$ 27,000	$ 5,400	$ 32,400	$ -
Landscape Maintenance-(Turf Grass)	$ 273,600	$ 228,000	$ 45,600	$ 273,600	$ 283,220
Landscape Maintenance-LT Kim	$ 469,000	$ 390,833	$ 78,167	$ 469,000	$ 469,000
Landscape Annuals-LT Kim	$ 25,000	$ 44,833	$ 4,167	$ 49,000	$ 24,000
Landscape Plant Installation-LT Kim	$ 50,000	$ 34,025	$ 6,805	$ 40,830	$ 150,000
Landscape Mulch-LT Kim	$ 82,500	$ 41,250	$ 41,250	$ 82,500	$ 141,000
Landscape Maintenance-Contingency	$ 100,250	$ 15,097	$ -	$ 15,097	$ 100,000
Landscape Irrigation-LT Kim	$ 60,000	$ 50,000	$ 10,000	$ 60,000	$ 60,000
Landscape - Park Square Parcels	$ -	$ -	$ -	$ -	$ 200,000
Irrigation Repairs & Maintenance	$ 35,000	$ 41,485	$ 8,297	$ 49,782	$ -
Water Management Monitoring & Reporting-LT Kim	$ 6,000	$ 5,000	$ 1,000	$ 6,000	$ 6,000
Landscape Replacement- Plants, Shrubs, Trees	$ 50,000	$ 11,450	$ 2,290	$ 13,740	$ -
Road & Street Facilities					
Street/Parking Lot Sweeping	$ 15,000	$ 6,990	$ 1,398	$ 8,388	$ 15,000
Maintenance (Asphalt & Gate)	$ 15,000	$ 24,794	$ 4,959	$ 29,753	$ 19,500
Field Operations Subtotal	**$ 1,977,406**	**$ 1,593,724**	**$ 337,308**	**$ 1,931,032**	**$ 2,429,843**
Parks & Recreation					
Onsite Staffing/Employment	$ 350,033	$ 316,961	$ 63,392	$ 380,353	$ 417,035
Maintenance Repairs and Supplies	$ 5,000	$ 11,631	$ 2,326	$ 13,957	$ 40,000
Repairs and Maintenance	$ 25,000	$ 31,922	$ 6,384	$ 38,307	$ -
Janitorial Services	$ 84,554	$ 90,825	$ 18,165	$ 108,990	$ 89,627
Service Truck Repairs & Maintenance (GEM)	$ 1,000	$ 1,753	$ 351	$ 2,104	$ 3,500
Computer Support/Maintenance		$ 3,718	$ 744	$ 4,462	
Pest Control	$ 14,000	$ 8,592	$ 1,718	$ 10,310	$ 5,210
Rentals and Leases	$ -	$ 800	$ 160	$ 960	$ -
Cleaning Supplies	$ -	$ 29,555	$ 5,911	$ 35,466	$ -
Pool Operations & Maintenance	$ 60,000	$ 70,175	$ 14,035	$ 84,210	$ 84,174
Pool Amenity Lifeguards	$ 85,877	$ 31,852	$ 6,370	$ 38,223	$ -
Facility A/C & Heating Maintenance & Repair	$ 7,350	$ 12,114	$ 2,423	$ 14,537	$ 5,000
Laundry, Towels, Linens	$ -	$ 6,037	$ 1,207	$ 7,244	$ -
Sign Maintenance & Repair	$ 3,090	$ 5,102	$ 1,020	$ 6,123	$ 7,500
Printing Supplies	$ 4,120	$ 2,036	$ 407	$ 2,443	$ 1,500
Office Supplies	$ 2,000	$ 6,983	$ 1,397	$ 8,379	$ -
Playground Repairs	$ 10,000	$ 488	$ -	$ 488	$ 10,000
Telephone/Internet- Gate, Boat Lift & Club	$ 38,940	$ 34,465	$ 6,893	$ 41,358	$ 40,000
Boat Lift Sling Repairs & Maintenance	$ 13,000	$ 12,012	$ 2,402	$ 14,414	$ 40,000
Holiday Decorations	$ 20,000	$ 19,119	$ -	$ 19,119	$ 12,000
Tennis Court Maintenance & Supplies	$ 4,600	$ 9,071	$ 1,814	$ 10,886	$ 9,734
Tennis Court Maintenance Personnel	$ 57,730	$ 30,421	$ 6,084	$ 36,505	$ 33,996
Refrigeration Equipment Maintenance & Repair	$ -	$ 3,406	$ 681	$ 4,088	$ -
Basketball Court Maintenance & Supplies	$ 2,500	$ 8,914	$ 1,783	$ 10,697	$ 6,000
Fitness Equipment Maintenance & Repair	$ -	$ 10,245	$ 2,049	$ 12,294	$ 7,500
Elevator Maintenance	$ 3,156	$ 5,616	$ 1,123	$ 6,739	$ 3,616
Dog Waste Station Supplies	$ 9,800	$ 25,122	$ 5,024	$ 30,147	$ -
Parks & Recreation Subtotal	**$ 801,750**	**$ 788,936**	**$ 153,866**	**$ 942,802**	**$ 816,393**

Harbor Bay
Community Development District
General Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Admiral Point Operations					
Pool Operation & Maintenance	$ 8,500	$ 2,445	$ 489	$ 2,934	$ -
Electric- Amenity Facilities	$ 25,000	$ 16,153	$ 3,231	$ 19,384	$ 21,600
Water/Sewer- Amenity Facility	$ 5,000	$ 5,128	$ 1,026	$ 6,154	$ 5,500
Clubhouse Pest Control	$ 840	$ -	$ -	$ -	$ -
Dues, License, & Subscriptions	$ 2,130	$ 1,305	$ 261	$ 1,566	$ -
Furniture, Fixtures, & Equipment	$ 1,000	$ 4,495	$ 899	$ 5,394	$ -
Total Admiral Point Operations	**$ 42,470**	**$ 29,527**	**$ 5,905**	**$ 35,432**	**$ 27,100**
Contingency & Capital Projects					
Miscellaneous Contingency	$ 100,000	$ 19,500	$ -	$ 19,500	$ 100,000
Contingency & Capital Projects Subtotal	**$ 100,000**	**$ 19,500**	**$ -**	**$ 19,500**	**$ 100,000**
Total Expenditures	**$ 3,428,903**	**$ 2,870,660**	**$ 583,563**	**$ 3,454,223**	**$ 3,920,834**
Operating Income	**$ 975,902**	**$ 1,738,127**	**$ (568,803)**	**$ 1,169,324**	**$ 1,134,591**
Other Sources/(Uses)					
Contributions-Park Square	$ -	$ 309,480	$ -	$ 309,480	$ -
Landscape - Park Square Parcels	$ -	$ (309,480)	$ -	$ (309,480)	$ -
Interfund Transfer Out - Capital Reserve	$ (755,600)	$ (755,600)	$ -	$ (755,600)	$ (593,680)
Interfund Transfer In - Debt Service	$ 92,963	$ -	$ -	$ -	$ -
Interfund Transfer In - Evergreen	$ -	$ -	$ -	$ -	$ -
Interfund Transfer Out - Emergency Relief	$ -	$ -	$ -	$ -	$ (50,000)
Interfund Transfer Out - Mira Bay Fund	$ (313,265)	$ (393,800)	$ (19,924)	$ (413,724)	$ (490,911)
Total Other Sources/(Uses)	**$ (975,902)**	**$ (1,149,400)**	**$ (19,924)**	**$ (1,169,324)**	**$ (1,134,591)**
Excess Revenues/(Expenditures)	**$ -**	**$ 588,727**	**$ (588,727)**	**$ -**	**$ -**

Gross Assessments	$ 5,274,282
Discounts and Collections (6%)	$ (316,457)
Net Assessments	$ 4,957,825

Land Use	Units	Net Assessments	FY 2026 Gross Assessments	FY 2026 Gross Per Unit	FY 2025 Gross Per Unit	Dollar Increase	Percentage Increase
TH	213	$ 283,966	$ 302,092	$ 1,418.27	$ 1,228.24	$ 190.03	15.47%
40/Villa	343	$ 731,646	$ 778,347	$ 2,269.23	$ 1,965.18	$ 304.06	15.47%
50'AA2	195	$ 519,938	$ 553,126	$ 2,836.54	$ 2,456.47	$ 380.07	15.47%
60'AA1	114	$ 364,757	$ 388,039	$ 3,403.85	$ 2,947.77	$ 456.08	15.47%
60'AA2	120	$ 383,954	$ 408,462	$ 3,403.85	$ 2,947.77	$ 456.08	15.47%
70'AA1	206	$ 768,975	$ 818,059	$ 3,971.16	$ 3,439.06	$ 532.10	15.47%
80'AA1	78	$ 332,761	$ 354,001	$ 4,538.47	$ 3,930.36	$ 608.11	15.47%
80'AA2	249	$ 1,062,274	$ 1,130,079	$ 4,538.47	$ 3,930.36	$ 608.11	15.47%
100'AA1	27	$ 143,983	$ 153,173	$ 5,673.09	$ 4,912.95	$ 760.14	15.47%
100'AA2	61	$ 325,295	$ 346,058	$ 5,673.09	$ 4,912.95	$ 760.14	15.47%
Commercial	23.34	$ 40,275	$ 42,846	$ 1,835.73	$ 1,609.21	$ 226.52	14.08%
Total	**1629.34**	**$ 4,957,825**	**$ 5,274,282**				

Harbor Bay
Community Development District
General Fund Budget

Revenues:

Operations and Maintenance Assessments
The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Supervisors Fees
The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at $200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

District Management
The District has contracted with GMS-Tampa, LLC to provide District Management and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, conducting monthly board meetings, advertise of monthly board meetings, recording and transcription of board meetings, preparation of agendas, and other management services.

District Engineer
The District's engineer will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Disclosure Report
The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional $100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees
The District will pay annual trustee fees to US Bank, N.A. for the Series 2019 Capital Improvement Revenue Bonds.

Assessment Roll
The District contracts with GMS-Tampa, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Hillsborough County Tax Collector and maintenance of the lien book.

Accounting Services
The District has contracted with GMS-Tampa, LLC to provide Accounting Services for the District in accordance with the Management Agreement. The services include, but are not limited to, annual budget preparation, monthly financial preparation, assisting with annual audit, submit approved invoices to Manager on weekly basis, and additional accounting services.

Auditing Services
The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Arbitrage Rebate Calculation
The District is required to have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Bonds.

Miscellaneous Mailings
Estimated expenditures for mass mailings to the community.

Public Officials Liability Insurance
Annual insurance policy for public officials liability provided by EGIS Risk Advisors.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Dues, License, & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce of $175. This is the only expense under this category for the District.

Miscellaneous Fees
Estimated unforeseen costs to the District, for example but not limited to, bank fees, postage, printing and binding, and administrative office supplies.

Property Taxes
This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

Website Hosting, Maintenance, Backup (Email)
Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

District Counsel
The District's legal counsel, Kutak Rock, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Security Operations
The District is in contract with Envera for alarm monitoring services. The services include but are not limited to active video monitoring, video pulls, data management, service & maintenance, ISP pass thru, virtual gate guard monitoring, and adding new residents to the kiosk system.

Harbor Bay
Community Development District
General Fund Budget

Utility- Streetlights
The District has accounts with TECO for street lighting throughout the community.

Utility- Recreation Facilities
The District has accounts with TECO for electricity at the recreation facilities.

Utility- Guardhouse and Gate
The District has accounts with TECO for electricity at the guardhouse and gate.

Utility- Irrigation
The District has accounts with TECO for electricity for the irrigation system.

Utility- Gas Services
The District has an account with Gas South for the community gaslights.

Garbage- Recreation Facility
The District has an account with Republic Service for one 6 Cu Yd container with two lifts per week and one 4 Cu Yd container with one lift per week at the Clubhouse.

Water/Sewer- Amenities
The District has accounts with Hillsborough County for water and sewer at the amenity center.

Water/Sewer- Irrigation
The District has accounts with Hillsborough County for water and sewer for the irrigation systems.

Aquatic Maintenance
The District is in contract with Solitude Lake Management to provide monthly lake and pond maintenance.

Fountain Maintenance
The District is in contract with Solitude Lake Management to provide bi-monthly fountain maintenance.

Mitigation Area Monitoring & Maintenance
Represents the monitoring of wetlands and mitigation areas required by SFWMD.

General Liability & Property Insurance
Annual insurance policy for general liability and property provided by EGIS Risk Advisors.

Flood Insurance
Annual insurance policy for flood provided by EGIS Risk Advisors.

Miscellaneous Maintenance
Estimated expenditures for unforeseen maintenance throughout the community.

Harbor Bay
Community Development District
General Fund Budget

Landscape Maintenance
The District is in contract with Lee Te Kim Landcare and Nursery for general landscape maintenance throughout the community. These services include but are not limited to mowing all grass areas (once a week from March 1-November 1 and once every two weeks from November 1-March 1), edging, trimming, tree and shrub care, weed control, and storm cleanup

Landscape Maintenance- Fertilizer
The District is in contract with Lee Te Kim Landcare and Nursery for any and all turf pesticide/herbicide mixtures throughout the year.

Landscape Maintenance- Pest Control
The District is in contract with Lee Te Kim Landcare and Nursery for pest control services. This is an allowance for treatment of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in monthly fertilization.

Irrigation Repairs & Maintenance
Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

Water Management Monitoring & Reporting
The District is in contract with BCI to provide monthly water management reporting.

Landscape- Mulch
The District is in contract with Lee Te Kim Landcare and Nursery to have mulch installed once a year.

Landscape- Annuals
Estimated expenditures for plant materials outside of the landscaping contract to provide annual.

Landscape Replacement- Plants, Shrubs, Trees
Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide plants, shrubs, and trees.

Street/Parking Lot Sweeping
The District is in contract with USA Services of Florida, Inc. to provide street sweeping throughout the District once a month.

Maintenance (Asphalt & Gate)
Estimated expenditures for maintenance performed to the asphalt & gate.

Harbor Bay
Community Development District
General Fund Budget

Parks & Recreation:

Onsite Staffing/Employment
The District is in contract with GMS – Tampa, LLC for a General Manager and Amenity Management personnel. The General Manager's responsibilities include, but are not limited to, manage all maintenance and amenity operations, oversee District-related communications for residents, ensure all contracts are executed as described, train staff, etc. The Amenity Management personnel, including Field Operations Manager, Resident Services, and Club and Lifestyle Manager, responsibilities include, but are not limited to, daily general inspection, oversee and develop boating activities, maintain inventory of supplies, provide monthly written reports, etc.

Maintenance Supplies
Estimated expenditures for supplied to perform routine maintenance around the community.

Repairs and Maintenance
Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to building repairs, service truck repairs, clubhouse audio equipment, facility A/C & heating maintenance, sign repair, boat sling maintenance, tennis court maintenance, and basketball court maintenance.

Janitorial Services
The District is in contract with GMS – Tampa, LLC to provide personnel to maintain the cleanliness of the Facilities' indoor spaces and bathroom areas. Responsibilities include, but are not limited to cleaning kitchen areas, wiping down fitness equipment no less than twice a week, dusting, window cleaning, vacuuming, etc.

Pest Control
The District is in contract with Terminix to perform monthly pest control at the Amenity Center.

Cleaning Supplies
Estimated expenditures for janitorial supplies for the recreation facilities.

Pool Operations & Maintenance
Estimated expenditures for all pool maintenance throughout the fiscal year. This may include, but is not limited to, chemicals, inspections, pump maintenance, etc.

Pool Amenity Lifeguards
The District is in contract with GMS – Tampa, LLC to provide personnel to oversee management of the District's swimming amenities. The responsibilities include, but are not limited to, responding to first aid situations, supervise and monitor safety of the patrons, perform light pool cleaning, etc.

Printing Supplies
Estimated expenditures for printing supplies at the recreation facilities.

Office Supplies
Estimated expenditures for office supplies at the recreation facilities.

Playground Repairs
Estimated expenditures for maintenance and repairs to the playground.

Telephone/Internet- Gate, Boat Lift, & Club
The District has accounts with Frontier, Spectrum, and Direct TV for telephone and internet services at the gate, boat lift and clubhouse.

Holiday Decorations
Any costs related to props used to decorate the District for the holiday seasons.

Tennis Court Maintenance Personnel
The District is in contract with GMS – Tampa, LLC to provide personnel to maintain the District's tennis courts. The responsibilities include, but are not limited to, daily court raking, preventative maintenance, maintain tennis net, maintain available hydration systems, clean perimeter boarders, etc.

Elevator Maintenance
The District is in contract with Schindler Elevator Corp to provide monthly elevator maintenance.

Dog Waste Station Supplies
The District is in contact with Poop 911 for pet waste removal at 26 stations and trash cans around the community. This includes emptying the stations and re-filling the supplies.

Admiral Point Operations:

Pool Operations & Maintenance
Estimated expenditures for all pool maintenance throughout the fiscal year. This may include, but is not limited to, chemicals, inspections, pump maintenance, etc.

Electric- Amenity Facilities
The District has accounts with TECO for electricity for the Clubhouse.

Water/Sewer- Amenity Facility
The District has accounts with Hillsborough County for water and sewer at the Clubhouse.

Clubhouse Pest Control
The District is in contract with Terminix to perform monthly pest control at the Clubhouse.

Travel
Estimated expenditure for reimbursement of employee travel.

Member & Guest Supplies
Estimated expenditures for guest supplies at the clubhouse, including coffee.

Employee Recognition
Cost associated to host the CDD staff an annual Christmas party.

Computer Repairs & Maintenance
Estimated expenditure for computer repairs.

Dues, License, and Subscriptions
Estimated expenditure for dues, license, and subscriptions, including the pool permits.

Furniture, Fixtures, & Equipment
Estimated expenditure for furniture and equipment for the recreation facilities and amenity center.

Contingency & Capital Projects:

Miscellaneous Contingency
Estimated annual revenue for various miscellaneous charges billed and collected by the District.

Upland Claims
Represents reimbursement for community homeowners with approved Seawall Upland Claims.

Harbor Bay
Community Development District
Mira Bay Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Revenues					
Merchandise Sales	$ 1,200	$ 8,328	$ 1,666	$ 9,994	$ 12,000
Programs-Camps	$ 108,000	$ 52,701	$ -	$ 52,701	$ 54,000
Programs-After School Care	$ 20,000	$ 50,274	$ -	$ 50,274	$ 56,500
Programs-Youth Other	$ -	$ 210	$ -	$ 210	$ 1,500
Event Income	$ -	$ 1,577	$ 315	$ 1,892	$ 3,154
Sponsorship Income	$ -	$ 7,600	$ -	$ 7,600	$ 15,000
Food Sales	$ 128,000	$ 102,509	$ 20,502	$ 123,011	$ 84,090
Beverage Sales	$ 16,480	$ 8,984	$ 1,797	$ 10,781	$ 7,734
Beer Sales	$ 48,410	$ 32,200	$ 6,440	$ 38,640	$ 29,962
Liqour Sales	$ 56,650	$ 44,794	$ 8,959	$ 53,753	$ 48,788
Wine Sales	$ 21,630	$ 12,641	$ 2,528	$ 15,169	$ 14,240
Interest Income	$ 350	$ 58	$ 12	$ 70	$ -
Miscellaneous Income	$ 300	$ 671	$ 134	$ 806	$ -
Proximity Card Replacements	$ 6,000	$ 5,685	$ 1,137	$ 6,822	$ 10,000
Gate Strike Income	$ -	$ 7,840	$ 1,568	$ 9,408	$ 1,500
Personal Training	$ 35,000	$ 686	$ 137	$ 823	$ 1,920
Group Exercise	$ 25,000	$ 595	$ 119	$ 714	$ 1,680
Tennis Lessons	$ 62,500	$ 275	$ 55	$ 330	$ 540
Swim Lessons	$ -	$ -	$ -	$ -	$ -
Non-Resident Pickleball	$ -	$ -	$ -	$ -	$ 4,000
Non-Resident Tennis	$ -	$ -	$ -	$ -	$ 4,000
Non-Resident Basketball	$ -	$ -	$ -	$ -	$ 2,500
Merchant User Processing Fees	$ -	$ -	$ -	$ -	$ -
Facility Rental	$ 37,000	$ 34,450	$ 6,890	$ 41,340	$ 41,778
Facility Rental -Bar Services	$ -	$ 18,797	$ 3,759	$ 22,556	$ 17,576
Total Revenues	**$ 566,520**	**$ 390,874**	**$ 56,018**	**$ 446,892**	**$ 412,462**
General Operating					
Amenities Management	$ 205,739	$ 260,238	$ 52,048	$ 312,285	$ 218,083
F&B Operations	$ 132,114	$ 111,862	$ 22,372	$ 134,234	$ 140,041
Uniforms	$ -	$ 2,205	$ 441	$ 2,647	$ 750
Postage and Shipping	$ 300	$ 194	$ 39	$ 233	$ 300
General Liability Insurance	$ 9,869	$ 8,345	$ 1,669	$ 10,014	$ -
Merchandise Retail	$ 2,000	$ 7,583	$ 1,517	$ 9,100	$ 6,200
Member & Guest Supplies	$ 65,000	$ 8,760	$ 1,752	$ 10,512	$ 14,462
Office Supplies	$ 3,500	$ 4,118	$ 824	$ 4,942	$ 8,460
Access Cards	$ -	$ 2,846	$ 569	$ 3,415	$ -
Furniture, Fixtures, & Equipment	$ 13,000	$ 6,331	$ 1,266	$ 7,598	$ 12,000
General Operating	$ -	$ 9,846	$ 1,969	$ 11,815	$ 11,500
Clubbhouse Improvements	$ -	$ -	$ -	$ -	$ 15,000
Housekeeping Operating	$ -	$ 27,046	$ 5,409	$ 32,455	$ 40,000
Marketing & Promotions	$ 2,000	$ 935	$ 187	$ 1,122	$ 3,012
Gate Strikes	$ -	$ 3,132	$ 626	$ 3,758	$ 3,840
Gate Strikes-Mailing	$ -	$ -	$ -	$ -	$ 500
Employee Recognition	$ -	$ 1,695	$ 339	$ 2,034	$ 2,500
Credit Card Processing	$ 19,570	$ 14,728	$ 2,946	$ 17,674	$ -
Gym Towels- Embroidered	$ -	$ -	$ -	$ -	$ 7,500
Proximity Cards & Decals	$ -	$ -	$ -	$ -	$ 16,000
General Operating Subtotal	**$ 453,092**	**$ 469,863**	**$ 93,973**	**$ 563,836**	**$ 500,148**

Harbor Bay
Community Development District
Mira Bay Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Events					
Harvest Fest	$ -	$ 14,133	$ -	$ 14,133	$ 14,000
Winter Wonderland	$ -	$ 14,845	$ -	$ 14,845	$ 14,500
Santa Brunch	$ -	$ 2,658	$ -	$ 2,658	$ 3,500
Eggstravaganza	$ -	$ 3,784	$ -	$ 3,784	$ 4,000
Sunday Market	$ -	$ 1,233	$ 247	$ 1,479	$ 1,000
Back to School Bash	$ -	$ 857	$ 2,500	$ 3,357	$ 10,000
Other Events	$ -	$ 24,843	$ 2,500	$ 27,343	$ 30,500
Bourbon & Cigars	$ -	$ -	$ -	$ -	$ 10,500
Program Operating	$ -	$ 3,782	$ 756	$ 4,538	$ 12,000
Marketing & Promotions	$ -	$ 320	$ 64	$ 383	$ -
Events Subtotal	**$ -**	**$ 66,454**	**$ 6,067**	**$ 72,520**	**$ 100,000**
Café					
Daily Ops Software	$ 6,000	$ 3,169	$ 634	$ 3,803	$ 9,000
Café Operating	$ 18,334	$ 17,632	$ 3,526	$ 21,158	$ 19,226
COGS- Food	$ 80,000	$ 71,826	$ 14,365	$ 86,192	$ 72,914
COGS- Beverage	$ 6,562	$ 6,119	$ 1,224	$ 7,343	$ 3,653
COGS- Beer	$ 18,900	$ 12,847	$ 2,569	$ 15,417	$ 12,485
COGS- Liquor	$ 15,296	$ 20,141	$ 4,028	$ 24,170	$ 23,712
COGS- Wine	$ 15,700	$ 6,014	$ 1,203	$ 7,217	$ 8,765
COGS- Coffee	$ -	$ 22,433	$ 4,487	$ 26,919	$ 12,000
COGS- Food Loss (Hurricane)	$ -	$ 1,824	$ -	$ 1,824	$ -
Food & Fun Events	$ -	$ 2,025	$ 405	$ 2,430	$ 5,000
Refrigeration Repairs	$ -	$ -	$ -	$ -	$ 6,800
Continuing Education	$ -	$ 1,209	$ 242	$ 1,451	$ 1,300
Dues and Licenses	$ -	$ 1,959	$ 392	$ 2,351	$ 1,800
Café Subtotal	**$ 160,792**	**$ 167,199**	**$ 33,075**	**$ 200,274**	**$ 176,655**
Programs					
After School Program	$ 90,000	$ 2,743	$ -	$ 2,743	$ 4,100
Camps	$ 20,000	$ 9,225	$ -	$ 9,225	$ 15,000
Youth Programs	$ 66,173	$ 486	$ -	$ 486	$ 1,000
Marketing & Promotions	$ -	$ -	$ -	$ -	$ 800
Programs Subtotal	**$ 176,173**	**$ 12,454**	**$ -**	**$ 12,454**	**$ 20,900**
Aquatics					
Lifeguards	$ -	$ -	$ -	$ -	$ 91,030
Lifeguard Supplies	$ -	$ 2,463	$ 100	$ 2,563	$ 1,800
Continuing Education-CPR	$ -	$ 178	$ 500	$ 678	$ 800
Aquatics Subtotal	**$ -**	**$ 2,641**	**$ 600**	**$ 3,241**	**$ 93,630**
On-Site Instruction					
Marketing & Promotions	$ -	$ -	$ -	$ -	$ 750
Tennis Commissions	$ 43,750	$ -	$ -	$ -	$ -
Personal Training Commissions	$ 26,000	$ -	$ -	$ -	$ -
On-Site Instruction Subtotal	**$ 69,750**	**$ -**	**$ -**	**$ -**	**$ 750**

Harbor Bay
Community Development District
Mira Bay Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Rentals					
Bartending Events	$ -	$ 8,292	$ -	$ 8,292	$ 11,290
Rentals Subtotal	**$ -**	**$ 8,292**	**$ -**	**$ 8,292**	**$ 11,290**
Total Expenditures	**$ 859,807**	**$ 726,902**	**$ 133,714**	**$ 860,616**	**$ 903,373**
Operating Income	**$ (293,287)**	**$ (336,028)**	**$ (77,696)**	**$ (413,724)**	**$ (490,911)**
Other Sources/(Uses)					
Interfund Transfer In- General Fund	$ 293,287	$ 393,800	$ 19,924	$ 413,724	$ 490,911
Total Other Sources/(Uses)	**$ 293,287**	**$ 393,800**	**$ 19,924**	**$ 413,724**	**$ 490,911**
Excess Revenues/(Expenditures)	**$ -**	**$ 57,773**	**$ (57,772)**	**$ 0**	**$ -**

Harbor Bay
Community Development District
Mira Bay Fund Budget

Revenues:

Merchandise Sales
Represents all merchandise sales.

Programs-Camp
Estimated income for kids' programs for Camp Mirablast.

Programs-After School Care
Estimated income for kids' programs for after school.

Programs-Youth Other
Estimated income for miscellaneous programs for kids.

Event Income
Income raised for hosting certain events that will be charged a fee for participating.

Sponsorship Income
Income generated from the sponsorship program as well as vendors for the Mirabay Market.

Food Sales
Represents all food sales for the Mira Bay Café. Also includes all catering sales.

Beverage Sales
Represents all non-alcoholic sales for the Mira Bay Café. Also includes all catering sales.

Beer Sales
Represents all beer sales for the Mira Bay Café. Also includes all open bar event packages.

Liquor Sales
Represents all liquor sales for the Mira Bay Café. Also includes all open bar event packages.

Wine Sales
Represents all wine sales for the Mira Bay Café. Also includes all open bar event packages.

Miscellaneous Income
Estimated annual revenues for various miscellaneous charges billed and collected by the District.

Proximity Card Replacements
Estimated annual revenues for charging for proximity cards for the clubhouse for resident access.

Gate Strike income
The revenues collected when a user damages or strikes the gates with their vehicle.

Personal Training
Estimated income for personal training sessions.

Group Exercise
Estimated income for group fitness classes.

Tennis Lessons
Estimated income for tennis lessons.

Non-Resident Pickleball
The fee charged to non-residents to use the pickleball courts.

Non-Resident Tennis
The fee charged to non-residents to use the tennis courts.

Non-Resident Basketball
The fee charged to non-residents to use the basketball courts.

Facility Rental
Estimated income for residents to rent out the amenity facilities for parties and other events.

Facility Rental-Bar Services
Estimated income for residents to rent out the amenity facilities for parties and other events.

Expenditures:

General Operating:

Amenities Management
The District is in contract with Governmental Management Services for Amenity Management. The responsibilities include, but are not limited to manage and operate the amenity facilities, administer card access program for residents, provide orientation for new patrons, plan events, etc.

Food & Beverage Operations
The District is in contract with Governmental Management Services for Food and Beverage Operations. The responsibilities include, but are not limited to provide profit and loss statements on a monthly basis, process all license applications and renewals, supervise the café operations, etc.

Uniforms
Cost of uniforms for employees.

Postage & Shipping
Represents postage and shipping supplies for the amenity center.

Merchandise Retail
Cost of merchandise for resale in the Café'.

Member and Guest Supplies
Includes water dispensers, water carts, as well as supplies for resident water, and laundry detergent for towels and linens.

Amenities Office Supplies
Represents office supplies for the café.

Furniture, Fixtures, & Equipment
Estimated expenditure for furniture and equipment for the café.

General Operating Supplies
Represents operating supplies for the café.

Clubhouse Improvements
Includes any contracted services to improve the appearance of the clubhouse (windows, stairs etc.)

Housekeeping Operating
Includes all cleaning supplies and paper goods.

Marketing & Promotions
Estimated expenditures for all marketing and promotions related to the café or community events.

Gate Strikes
Cost for personnel to respond to gate strikes.

Gate Strikes-Mailing
Cost of mailing invoices for gate strikes.

Gym Towels – Embroidered
Cost of towels for the fitness center and embroidery.

Proximity Cards & Decals
Cost of purchasing the proximity cards to the clubhouse for resident access.

Events:

Harbor Bay CDD plans to have/sponsor the following events for the residents throughout the year:

- Harvest Fest
- Winter Wonderland
- Santa Brunch
- Eggstravaganza
- Sunday Market
- Back to School Bash
- Other Miscellaneous Events
- Bourbon & Cigars
- Other Operated Programs

Harbor Bay
Community Development District
Mira Bay Fund Budget

Café:

Daily Operations Software
Estimated expenditure for the software in the café.

Café Operating
Janitorial supplies for the Mira Bay café.

Food
Represents food purchased for the café or catering events.

Beverages
Represents non-alcoholic beverages purchased for the café or catering events.

Beer
Represents beer purchased for the café or catering events.

Liquor
Represents liquor purchased for the café or catering events.

Wine
Represents wine purchased for the café or catering events.

Coffee
Represents coffee purchased for the café or catering events.

Food & Fun Events
Food purchased for Event dinners, Catered events, and brunches.

Refrigeration Repairs
Estimated expenditure for maintenance on café equipment.

Continuing Education

Dues & Licenses
Annual License renewals for the alcohol license and food and beverage licenses.

Programs

After School Program
Supplies purchased for the after-school program.

Camps
Supplies purchased for Summer Camp, Winter Camp, Fall Camp and Spring Break Camp.

Youth Programs
Supplies purchased for additional youth programs ex. Parent Night Out.

Marketing & Promotions
Estimated expenditures for all marketing and promotions related to the café or community events.

Aquatics

Lifeguards
Cost to provide lifeguards at the pool during season and off season times.

Lifeguard Supplies
Lifeguard rescue equipment, supplies, and gear.

Continuing Education-CPR
The cost to provide continuing education to all lifeguards.

Rentals

Bartending Events
The cost to provide bartenders at resident hosted events.

Harbor Bay
Community Development District
Evergreen Fund
Operating Budget

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Revenues					
Interest Income	$ 300	$ 7,732	$ 1,546	$ 9,278	$ 7,500
Boat Registrations	$ 9,000	$ 15,050	$ 3,010	$ 18,060	$ 12,000
Boat Renewals	$ 14,000	$ 4,900	$ 980	$ 5,880	$ 5,000
Resident Fines	$ 250	$ -	$ -	$ -	$ -
Carry Forward Surplus	$ 240,192	$ 226,829	$ -	$ 226,829	$ 217,259
Total Revenues	**$ 263,742**	**$ 254,511**	**$ 5,536**	**$ 260,047**	**$ 241,759**
Expenditures					
Field Operations					
Boat	$ -	$ -	$ -	$ -	$ -
Harbor Patrol	$ 30,000	$ 23,230	$ 4,646	$ 27,876	$ 30,000
Canal Inspections	$ 1,200	$ -	$ 1,200	$ 1,200	$ 1,200
Navigational Post & Sign Repairs	$ 5,000	$ 13,712	$ -	$ 13,712	$ 22,000
Field Operations Subtotal	**$ 36,200**	**$ 36,942**	**$ 5,846**	**$ 42,788**	**$ 53,200**
Total Expenditures	**$ 36,200**	**$ 36,942**	**$ 5,846**	**$ 42,788**	**$ 53,200**
Other Sources and (Uses)					
Interfund Transfer Out - General Fund	$ -	$ -	$ -	$ -	$ -
Other Sources and (Uses) Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues/(Expenditures)	**$ 227,542**	**$ 217,568**	**$ (310)**	**$ 217,259**	**$ 188,559**

Harbor Bay
Community Development District
Evergreen Fund Budget

Revenues:

Boat Registrations
Estimated income of one-time registration fee for residents' boats. The cost of registration is $50.

Boat Renewals
Estimated income annual boat renewal for residents. The cost of annual renewal is $25.

Resident Fines
Estimated income for payment of resident fines.

Expenditures:

Field Operations:

Harbor Patrol
Estimated expenditures for off duty water patrol to perform safety checks, issue warnings and citations.

Canal Inspections
Estimated expenditures for canal inspections.

Navigational Post & Sign Repairs
Estimated expenditures for repairs of the navigational post and signs.

Harbor Bay

Community Development District

Capital Reserve Fund

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Revenues					
Interfund Transfer In- General Fund	$ 755,600	$ 755,600	$ -	$ 755,600	$ 593,680
Interfund Transfer In- Debt Service Fund	$ 92,963	$ 122,370	$ -	$ 122,370	$ 104,516
Interest Income	$ 33,557	$ 99,654	$ 19,931	$ 119,585	$ 75,000
Carry Forward Surplus	$ 2,552,429	$ 2,497,369	$ -	$ 2,497,369	$ 2,356,704
Total Revenues	**$ 3,434,549**	**$ 3,474,993**	**$ 19,931**	**$ 3,494,924**	**$ 3,129,900**
Expenditures					
FY 2025 Capital Expenditures					
Exercise Equipment	$ 80,342	$ -	$ -	$ -	$ -
Paint Finish Applications, Exterior, Phased	$ 60,000	$ -	$ -	$ -	$ -
Asphalt Pavement, Mill and Overlay, Phase 2	$ 288,822	$ -	$ -	$ -	$ -
Irrigation System, Irrigation Pumps	$ 150,000	$ -	$ -	$ -	$ -
Park Square Landscape Maintenance	$ 180,000	$ 150,000	$ 30,000	$ 180,000	$ -
Access Control Center	$ -	$ 5,250	$ -	$ 5,250	$ -
Sidewalks, Partial	$ 72,886	$ 20,740	$ -	$ 20,740	$ -
Pickelball Courts	$ -	$ 66,317	$ -	$ 66,317	$ -
Hurricane Repairs	$ -	$ 862,914	$ -	$ 862,914	$ -
Other Capital Projects	$ -	$ 3,000	$ -	$ 3,000	$ -
FY 2026 Capital Expenditures					
Landscape Enhancements & Replacements	$ -	$ -	$ -	$ -	$ 352,018
Paint Finish Applications, Exterior, Phased	$ -	$ -	$ -	$ -	$ 72,067
Asphalt Pavement, Mill and Overlay, Phase 2	$ -	$ -	$ -	$ -	$ 288,822
Pond Fountains	$ -	$ -	$ -	$ -	$ 55,435
A/C Reaplcement	$ -	$ -	$ -	$ -	$ 60,000
Tennis Courts Clay Resurfacing	$ -	$ -	$ -	$ -	$ 39,393
Total Expenditures	**$ 832,050**	**$ 1,108,220**	**$ 30,000**	**$ 1,138,220**	**$ 867,735**
Excess Revenues/(Expenditures)	**$ 2,602,499**	**$ 2,366,773**	**$ (10,069)**	**$ 2,356,704**	**$ 2,262,165**

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Reserve Study Update 2024 through 2028

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Beginning Balance	$ 1,884,055	$ 2,497,369	$ 2,356,704	$ 2,450,485	$ 2,406,057
Contributions/Interfund Transfers	$ 897,098	$ 877,970	$ 886,516	$ 809,400	$ 837,700
Interest Income	$ 122,338	$ 119,585	$ 75,000	$ 30,306	$ 29,528
Expenditures	$ (406,122)	$ (1,138,220)	$ (867,735)	$ (884,134)	$ (1,104,865)
Ending Balance	**$ 2,497,369**	**$ 2,356,704**	**$ 2,450,485**	**$ 2,406,057**	**$ 2,168,420**
Projected Per Budget	$ 1,917,541	$ 1,868,564	$ 1,731,766	$ 1,687,338	$ 1,449,700
Variance	**$ 579,828**	**$ 488,140**	**$ 718,719**	**$ 718,719**	**$ 718,720**

Harbor Bay
Community Development District
Debt Service- Series 2019

	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Approved Budget FY 2026
Revenues					
Special Assessments- Series 2019A-1	$ 1,028,590	$ 1,026,736	$ -	$ 1,026,736	$ 1,025,434
Special Assessments- Series 2019A-2 (Area 1)	$ 199,177	$ 200,288	$ -	$ 200,288	$ 199,177
Special Assessments- Series 2019A-2 (Area 2)	$ 648,741	$ 648,511	$ -	$ 648,511	$ 646,030
Interest Income	$ 44,404	$ 58,933	$ 11,787	$ 70,720	$ 35,360
Carry Forward Surplus [1]	$ 550,803	$ 650,440	$ -	$ 650,440	$ 514,366
Total Revenues	**$ 2,471,716**	**$ 2,584,907**	**$ 11,787**	**$ 2,596,694**	**$ 2,420,366**
Expenditures					
Series 2019A-1					
Interest Expense 11/1	$ 306,389	$ 306,389	$ -	$ 306,389	$ 298,422
Principal Expense 5/1	$ 306,389	$ 305,187	$ -	$ 305,187	$ 425,000
Interest Expense 5/1	$ 410,000	$ 410,000	$ -	$ 410,000	$ 298,422
Special Call 11/1	$ -	$ 60,000	$ -	$ 60,000	$ -
Series 2019A-2 (Area 1)					
Interest Expense 11/1	$ 26,550	$ 26,550	$ -	$ 26,550	$ 24,158
Principal Expense 5/1	$ 145,000	$ 145,000	$ -	$ 145,000	$ 150,000
Interest Expense 5/1	$ 26,550	$ 26,550	$ -	$ 26,550	$ 24,158
Series 2019A-2 (Area 2)					
Interest Expense 11/1	$ 95,423	$ 95,423	$ -	$ 95,423	$ 87,270
Principal Expense 5/1	$ 460,000	$ 460,000	$ -	$ 460,000	$ 475,000
Interest Expense 5/1	$ 95,423	$ 94,860	$ -	$ 94,860	$ 87,270
Special Call 11/1	$ -	$ 30,000	$ -	$ 30,000	$ -
Total Expenditures	**$ 1,871,723**	**$ 1,959,958**	**$ -**	**$ 1,959,958**	**$ 1,869,699**
Other Sources/(Uses)					
Interfund Transfer Out-Excess Revenues [2]	$ (92,963)	$ (122,370)	$ -	$ (122,370)	$ (104,516)
Total Other Sources/(Uses)	**$ (92,963)**	**$ (122,370)**	**$ -**	**$ (122,370)**	**$ (104,516)**
Excess Revenues/(Expenditures)	**$ 507,030**	**$ 502,579**	**$ 11,787**	**$ 514,366**	**$ 446,151**

[1] Net of Debt Service Reserve funds.

11/1/26 Interest 2019A-1	$ 291,409
11/1/26 Interest 2019A-2 (Area 1)	$ 21,683
11/1/26 Interest 2019A-2 (Area 2)	$ 79,433
	$ 392,524

[2] Per Section 4.07(f) of the Fifth Supplemental Trust Indenture dated August 1, 2019, "…on or after each November 2, the trustee shall transfer to the District at the written direction of the District the balance on deposit in the Series 2019 Revenue Account on such November 2 to be used for any lawful District purpose…"

Harbor Bay Community Development District

FY 2026 Debt Service

Equivalent Residential Unit Allocation

Assessments per Unit

Series 2019A-1					
Land Use	Units		Gross Per Unit		Gross Assessments
TH	213	$	279.81	$	59,600
40/Villa	343	$	447.70	$	153,561
50'AA2	195	$	559.62	$	109,126
60'AA1	114	$	671.55	$	76,557
60'AA2	120	$	671.55	$	80,586
70'AA1	206	$	783.47	$	161,395
80'AA1	78	$	895.39	$	69,840
80'AA2	249	$	895.39	$	222,952
100'AA1	27	$	1,119.24	$	30,219
100'AA2	61	$	1,119.24	$	68,274
Commercial	23.34	$	2,518.30	$	58,777
Subtotal Gross Assessments				$	1,090,887
Discounts & Collections (6%)				$	(65,453)
Total Net Assessments	**1629.34**			**$**	**1,025,434**

Series 2019A-2 (Area One)					
Land Use	Units		Gross Per Unit		Gross Assessments
60'AA1	113	$	495.65	$	56,008
70'AA1	143	$	578.26	$	82,691
80'AA1	77	$	660.87	$	50,887
100'AA1	27	$	826.08	$	22,304
Subtotal Gross Assessments				$	211,891
Discounts & Collections (6%)				$	(12,713)
Total Net Assessments	**360**			**$**	**199,177**

Series 2019A-2 (Area Two)					
Land Use	Units		Gross Per Unit		Gross Assessments
TH	213	$	240.39	$	51,203
40/Villa	340	$	384.63	$	130,774
50'AA2	195	$	480.79	$	93,754
60'AA2	120	$	576.95	$	69,234
70'AA2	63	$	672.54	$	42,370
80'AA2	248	$	769.26	$	190,776
100'AA2	61	$	961.58	$	58,656
Commercial	23.34	$	2,163.55	$	50,497
Subtotal Gross Assessments				$	687,265
Discounts & Collections (6%)				$	(41,236)
Total Net Assessments	**1263.34**			**$**	**646,030**

HARBOR BAY

Community Development District

Series 2019-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	$ 15,635,000.00	$ 410,000.00	$ 305,186.88	$ -
11/01/25	$ 15,225,000.00	$ -	$ 298,421.88	$ 1,013,608.75
05/01/26	$ 15,225,000.00	$ 425,000.00	$ 298,421.88	$ -
11/01/26	$ 14,800,000.00	$ -	$ 291,409.38	$ 1,014,831.25
05/01/27	$ 14,800,000.00	$ 440,000.00	$ 291,409.38	$ -
11/01/27	$ 14,360,000.00	$ -	$ 284,149.38	$ 1,015,558.75
05/01/28	$ 14,360,000.00	$ 455,000.00	$ 284,149.38	$ -
11/01/28	$ 13,905,000.00	$ -	$ 276,641.88	$ 1,015,791.25
05/01/29	$ 13,905,000.00	$ 470,000.00	$ 276,641.88	$ -
11/01/29	$ 13,435,000.00	$ -	$ 268,886.88	$ 1,015,528.75
05/01/30	$ 13,435,000.00	$ 485,000.00	$ 268,886.88	$ -
11/01/30	$ 12,950,000.00	$ -	$ 259,490.00	$ 1,013,376.88
05/01/31	$ 12,950,000.00	$ 505,000.00	$ 259,490.00	$ -
11/01/31	$ 12,445,000.00	$ -	$ 249,705.63	$ 1,014,195.63
05/01/32	$ 12,445,000.00	$ 525,000.00	$ 249,705.63	$ -
11/01/32	$ 11,920,000.00	$ -	$ 239,533.75	$ 1,014,239.38
05/01/33	$ 11,920,000.00	$ 545,000.00	$ 239,533.75	$ -
11/01/33	$ 11,375,000.00	$ -	$ 228,974.38	$ 1,013,508.13
05/01/34	$ 11,375,000.00	$ 565,000.00	$ 228,974.38	$ -
11/01/34	$ 10,810,000.00	$ -	$ 218,027.50	$ 1,012,001.88
05/01/35	$ 10,810,000.00	$ 590,000.00	$ 218,027.50	$ -
11/01/35	$ 10,220,000.00	$ -	$ 206,596.25	$ 1,014,623.75
05/01/36	$ 10,220,000.00	$ 610,000.00	$ 206,596.25	$ -
11/01/36	$ 9,610,000.00	$ -	$ 194,777.50	$ 1,011,373.75
05/01/37	$ 9,610,000.00	$ 635,000.00	$ 194,777.50	$ -
11/01/37	$ 8,975,000.00	$ -	$ 182,474.38	$ 1,012,251.88
05/01/38	$ 8,975,000.00	$ 660,000.00	$ 182,474.38	$ -
11/01/38	$ 8,315,000.00	$ -	$ 169,686.88	$ 1,012,161.25
05/01/39	$ 8,315,000.00	$ 685,000.00	$ 169,686.88	$ -
11/01/39	$ 7,630,000.00	$ -	$ 156,415.00	$ 1,011,101.88
05/01/40	$ 7,630,000.00	$ 715,000.00	$ 156,415.00	$ -
11/01/40	$ 6,915,000.00	$ -	$ 141,757.50	$ 1,013,172.50
05/01/41	$ 6,915,000.00	$ 745,000.00	$ 141,757.50	$ -
11/01/41	$ 6,170,000.00	$ -	$ 126,485.00	$ 1,013,242.50
05/01/42	$ 6,170,000.00	$ 775,000.00	$ 126,485.00	$ -
11/01/42	$ 5,395,000.00	$ -	$ 110,597.50	$ 1,012,082.50
05/01/43	$ 5,395,000.00	$ 810,000.00	$ 110,597.50	$ -
11/01/43	$ 4,585,000.00	$ -	$ 93,992.50	$ 1,014,590.00
05/01/44	$ 4,585,000.00	$ 840,000.00	$ 93,992.50	$ -
11/01/44	$ 3,745,000.00	$ -	$ 76,772.50	$ 1,010,765.00
05/01/45	$ 3,745,000.00	$ 880,000.00	$ 76,772.50	$ -
11/01/45	$ 2,865,000.00	$ -	$ 58,732.50	$ 1,015,505.00
05/01/46	$ 2,865,000.00	$ 915,000.00	$ 58,732.50	$ -
11/01/46	$ 1,950,000.00	$ -	$ 39,975.00	$ 1,013,707.50
05/01/47	$ 1,950,000.00	$ 955,000.00	$ 39,975.00	$ -
11/01/47	$ 995,000.00	$ -	$ 20,397.50	$ 1,015,372.50
05/01/48	$ 995,000.00	$ 995,000.00	$ 20,397.50	$ 1,015,397.50
		$ 15,635,000.00	**$ 8,692,988.13**	**$ 24,327,988.13**

HARBOR BAY

Community Development District

Series 2019-2 Area 1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	$1,520,000.00	$ 145,000.00	$ 26,550.00	$ -
11/01/25	$1,375,000.00	$ -	$ 24,157.50	$ 195,707.50
05/01/26	$1,375,000.00	$ 150,000.00	$ 24,157.50	$ -
11/01/26	$1,225,000.00	$ -	$ 21,682.50	$ 195,840.00
05/01/27	$1,225,000.00	$ 155,000.00	$ 21,682.50	$ -
11/01/27	$1,070,000.00	$ -	$ 19,125.00	$ 195,807.50
05/01/28	$1,070,000.00	$ 165,000.00	$ 19,125.00	$ -
11/01/28	$ 905,000.00	$ -	$ 16,402.50	$ 200,527.50
05/01/29	$ 905,000.00	$ 170,000.00	$ 16,402.50	$ -
11/01/29	$ 735,000.00	$ -	$ 13,597.50	$ 200,000.00
05/01/30	$ 735,000.00	$ 175,000.00	$ 13,597.50	$ -
11/01/30	$ 560,000.00	$ -	$ 10,360.00	$ 198,957.50
05/01/31	$ 560,000.00	$ 180,000.00	$ 10,360.00	$ -
11/01/31	$ 380,000.00	$ -	$ 7,030.00	$ 197,390.00
05/01/32	$ 380,000.00	$ 185,000.00	$ 7,030.00	$ -
11/01/32	$ 195,000.00	$ -	$ 3,607.50	$ 195,637.50
05/01/33	$ 195,000.00	$ 195,000.00	$ 3,607.50	$ 198,607.50
		$ 1,520,000.00	**$ 258,475.00**	**$ 1,778,475.00**

HARBOR BAY

Community Development District

Series 2019-2 Area 2 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	$5,355,000.00	$ 460,000.00	$ 94,860.00	$ -
11/01/25	$4,895,000.00	$ -	$ 87,270.00	$ 642,130.00
05/01/26	$4,895,000.00	$ 475,000.00	$ 87,270.00	$ -
11/01/26	$4,420,000.00	$ -	$ 79,432.50	$ 641,702.50
05/01/27	$4,420,000.00	$ 495,000.00	$ 79,432.50	$ -
11/01/27	$3,925,000.00	$ -	$ 71,265.00	$ 645,697.50
05/01/28	$3,925,000.00	$ 510,000.00	$ 71,265.00	$ -
11/01/28	$3,415,000.00	$ -	$ 62,850.00	$ 644,115.00
05/01/29	$3,415,000.00	$ 525,000.00	$ 62,850.00	$ -
11/01/29	$2,890,000.00	$ -	$ 54,187.50	$ 642,037.50
05/01/30	$2,890,000.00	$ 535,000.00	$ 54,187.50	$ -
11/01/30	$2,355,000.00	$ -	$ 44,156.25	$ 633,343.75
05/01/31	$2,355,000.00	$ 555,000.00	$ 44,156.25	$ -
11/01/31	$1,800,000.00	$ -	$ 33,750.00	$ 632,906.25
05/01/32	$1,800,000.00	$ 580,000.00	$ 33,750.00	$ -
11/01/32	$1,220,000.00	$ -	$ 22,875.00	$ 636,625.00
05/01/33	$1,220,000.00	$ 600,000.00	$ 22,875.00	$ -
11/01/33	$ 620,000.00	$ -	$ 11,625.00	$ 634,500.00
05/01/34	$ 620,000.00	$ 620,000.00	$ 11,625.00	$ 631,625.00
		$ 5,355,000.00	**$ 1,029,682.50**	**$ 6,384,682.50**

SECTION IV
Subsection E - 2

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harbor Bay Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the "County"); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2025-2026 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Harbor Bay Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. **Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2025-2026 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Harbor Bay Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Harbor Bay Community Development District.

PASSED AND ADOPTED this 21st day of AUGUST 2025.

ATTEST:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Fiscal Year 2025-2026 Budget

Harbor Bay CDD
FY 26 Assessment Roll

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0516151512	$2,269.23	$445.97		$384.63	$3,099.83
0516151514	$2,269.23	$445.97		$384.63	$3,099.83
0516151516					$0.00
0516151518					$0.00
0516160792	$1,418.27	$278.73		$240.39	$1,937.39
0516160794	$1,418.27	$278.73		$240.39	$1,937.39
0516160796	$1,418.27	$278.73		$240.39	$1,937.39
0516160798	$1,418.27	$278.73		$240.39	$1,937.39
0516160800	$1,418.27	$278.73		$240.39	$1,937.39
0516160802	$1,418.27	$278.73		$240.39	$1,937.39
0516160804	$1,418.27	$278.73		$240.39	$1,937.39
0516160806	$1,418.27	$278.73		$240.39	$1,937.39
0516160808	$1,418.27	$278.73		$240.39	$1,937.39
0516160810	$1,418.27	$278.73		$240.39	$1,937.39
0516160812	$1,418.27	$278.73		$240.39	$1,937.39
0516160814	$1,418.27	$278.73		$240.39	$1,937.39
0516160816	$1,418.27	$278.73		$240.39	$1,937.39
0516160818	$1,418.27	$278.73		$240.39	$1,937.39
0516160820	$1,418.27	$278.73		$240.39	$1,937.39
0516160822	$1,418.27	$278.73		$240.39	$1,937.39
0516160824	$1,418.27	$278.73		$240.39	$1,937.39
0516160826	$1,418.27	$278.73		$240.39	$1,937.39
0516160828	$1,418.27	$278.73		$240.39	$1,937.39
0516160830	$1,418.27	$278.73		$240.39	$1,937.39
0516160832	$1,418.27	$278.73		$240.39	$1,937.39
0516160834	$1,418.27	$278.73		$240.39	$1,937.39
0516160836	$1,418.27	$278.73		$240.39	$1,937.39
0516160838	$1,418.27	$278.73		$240.39	$1,937.39
0516160840	$1,418.27	$278.73		$240.39	$1,937.39
0516160842	$1,418.27	$278.73		$240.39	$1,937.39
0516160844	$1,418.27	$278.73		$240.39	$1,937.39
0516160846	$1,418.27	$278.73		$240.39	$1,937.39
0516160848	$1,418.27	$278.73		$240.39	$1,937.39
0516160850	$1,418.27	$278.73		$240.39	$1,937.39
0516160852	$1,418.27	$278.73		$240.39	$1,937.39
0516160854	$1,418.27	$278.73		$240.39	$1,937.39
0516160856	$1,418.27	$278.73		$240.39	$1,937.39
0516160858	$1,418.27	$278.73		$240.39	$1,937.39
0516160860	$1,418.27	$278.73		$240.39	$1,937.39
0516160862	$1,418.27	$278.73		$240.39	$1,937.39
0516160864	$1,418.27	$278.73		$240.39	$1,937.39
0516160866	$1,418.27	$278.73		$240.39	$1,937.39
0516160868	$1,418.27	$278.73		$240.39	$1,937.39
0516160870	$1,418.27	$278.73		$240.39	$1,937.39
0516160872	$1,418.27	$278.73		$240.39	$1,937.39
0516160874	$1,418.27	$278.73		$240.39	$1,937.39
0516160876	$1,418.27	$278.73		$240.39	$1,937.39
0516160878	$1,418.27	$278.73		$240.39	$1,937.39
0516160880	$1,418.27	$278.73		$240.39	$1,937.39
0516160882	$1,418.27	$278.73		$240.39	$1,937.39
0516160884	$1,418.27	$278.73		$240.39	$1,937.39
0516160886	$1,418.27	$278.73		$240.39	$1,937.39

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0516160888	$1,418.27	$278.73		$240.39	$1,937.39
0516160890	$1,418.27	$278.73		$240.39	$1,937.39
0516160892	$1,418.27	$278.73		$240.39	$1,937.39
0516160894	$1,418.27	$278.73		$240.39	$1,937.39
0516160896	$1,418.27	$278.73		$240.39	$1,937.39
0516160898	$1,418.27	$278.73		$240.39	$1,937.39
0516160900	$1,418.27	$278.73		$240.39	$1,937.39
0516160902	$1,418.27	$278.73		$240.39	$1,937.39
0516160904	$1,418.27	$278.73		$240.39	$1,937.39
0516160906	$1,418.27	$278.73		$240.39	$1,937.39
0516160908	$1,418.27	$278.73		$240.39	$1,937.39
0516160910	$1,418.27	$278.73		$240.39	$1,937.39
0516160912	$1,418.27	$278.73		$240.39	$1,937.39
0516160914	$1,418.27	$278.73		$240.39	$1,937.39
0516160916	$1,418.27	$278.73		$240.39	$1,937.39
0516160918	$1,418.27	$278.73		$240.39	$1,937.39
0516160920	$1,418.27	$278.73		$240.39	$1,937.39
0516160922	$1,418.27	$278.73		$240.39	$1,937.39
0516160924	$1,418.27	$278.73		$240.39	$1,937.39
0516160926	$1,418.27	$278.73		$240.39	$1,937.39
0516160928	$1,418.27	$278.73		$240.39	$1,937.39
0516160930	$1,418.27	$278.73		$240.39	$1,937.39
0516160932	$1,418.27	$278.73		$240.39	$1,937.39
0516160934	$1,418.27	$278.73		$240.39	$1,937.39
0516160936	$1,418.27	$278.73		$240.39	$1,937.39
0516160938	$1,418.27	$278.73		$240.39	$1,937.39
0516160940	$1,418.27	$278.73		$240.39	$1,937.39
0516160942	$1,418.27	$278.73		$240.39	$1,937.39
0516160944	$1,418.27	$278.73		$240.39	$1,937.39
0516160946	$1,418.27	$278.73		$240.39	$1,937.39
0516160948					$0.00
0516161182	$1,418.27	$278.73		$240.39	$1,937.39
0516161184	$1,418.27	$278.73		$240.39	$1,937.39
0516161186	$1,418.27	$278.73		$240.39	$1,937.39
0516161188	$1,418.27	$278.73		$240.39	$1,937.39
0516380160					$0.00
0516380166					$0.00
0516380212	$4,538.47	$891.92		$769.26	$6,199.65
0516380214	$4,538.47	$891.92		$769.26	$6,199.65
0516380216	$4,538.47	$891.92		$769.26	$6,199.65
0516380218	$4,538.47	$891.92		$769.26	$6,199.65
0516380220	$4,538.47	$891.92		$769.26	$6,199.65
0516380222	$4,538.47	$891.92		$769.26	$6,199.65
0516380224	$4,538.47	$891.92		$769.26	$6,199.65
0516380226	$4,538.47	$891.92		$769.26	$6,199.65
0516380228	$4,538.47	$891.92		$769.26	$6,199.65
0516380230	$4,538.47	$891.92		$769.26	$6,199.65
0516380232	$4,538.47	$891.92		$769.26	$6,199.65
0516380234	$4,538.47	$891.92		$769.26	$6,199.65
0516380236	$4,538.47	$891.92		$769.26	$6,199.65
0516380238	$4,538.47	$891.92		$769.26	$6,199.65
0516380240	$4,538.47	$891.92		$769.26	$6,199.65
0516380242	$4,538.47	$891.92		$769.26	$6,199.65
0516380244	$4,538.47	$891.92		$769.26	$6,199.65
0516380246	$4,538.47	$891.92		$769.26	$6,199.65

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0516380248	$4,538.47	$891.92		$769.26	$6,199.65
0516380250	$4,538.47	$891.92		$769.26	$6,199.65
0516380252	$4,538.47	$891.92		$769.26	$6,199.65
0516380254	$4,538.47	$891.92		$769.26	$6,199.65
0516380256	$4,538.47	$891.92		$769.26	$6,199.65
0516380258	$4,538.47	$891.92		$769.26	$6,199.65
0516380260	$4,538.47	$891.92		$769.26	$6,199.65
0516380262	$4,538.47	$891.92		$769.26	$6,199.65
0516380264	$4,538.47	$891.92		$769.26	$6,199.65
0516380266	$4,538.47	$891.92		$769.26	$6,199.65
0516380268	$4,538.47	$891.92		$769.26	$6,199.65
0516380270	$4,538.47	$891.92		$769.26	$6,199.65
0516380272	$4,538.47	$891.92		$769.26	$6,199.65
0516380274	$4,538.47	$891.92		$769.26	$6,199.65
0516380276	$4,538.47	$891.92		$769.26	$6,199.65
0516380278	$4,538.47	$891.92		$769.26	$6,199.65
0516380280	$4,538.47	$891.92		$769.26	$6,199.65
0516380282	$4,538.47	$891.92		$769.26	$6,199.65
0516380284	$4,538.47	$891.92		$769.26	$6,199.65
0516380286	$4,538.47	$891.92		$769.26	$6,199.65
0516380288	$4,538.47	$891.92		$769.26	$6,199.65
0516380290	$4,538.47	$891.92		$769.26	$6,199.65
0516380292	$4,538.47	$891.92		$769.26	$6,199.65
0516380294	$4,538.47	$891.92		$769.26	$6,199.65
0516380296	$4,538.47	$891.92		$769.26	$6,199.65
0516380298	$4,538.47	$891.92		$769.26	$6,199.65
0516380300	$4,538.47	$891.92		$769.26	$6,199.65
0516380302	$4,538.47	$891.92		$769.26	$6,199.65
0516380304	$4,538.47	$891.92		$769.26	$6,199.65
0516380306	$4,538.47	$891.92		$769.26	$6,199.65
0516380308	$4,538.47	$891.92		$769.26	$6,199.65
0516380310	$4,538.47	$891.92		$769.26	$6,199.65
0516380312	$4,538.47	$891.92		$769.26	$6,199.65
0516380314	$4,538.47	$891.92		$769.26	$6,199.65
0516380316	$4,538.47	$891.92		$769.26	$6,199.65
0516380318	$4,538.47	$891.92		$769.26	$6,199.65
0516380320					$0.00
0516380322					$0.00
0516380324					$0.00
0516380326					$0.00
0516380328					$0.00
0516380330					$0.00
0516380400					$0.00
0526642602	$3,971.16	$780.44	$578.26		$5,329.86
0526642604	$3,971.16	$780.44	$578.26		$5,329.86
0526642606	$3,971.16	$780.44	$578.26		$5,329.86
0526642608	$3,971.16	$780.44	$578.26		$5,329.86
0526642610	$3,971.16	$780.44	$578.26		$5,329.86
0526642612	$3,971.16	$780.44	$578.26		$5,329.86
0526642614	$3,971.16	$780.44	$578.26		$5,329.86
0526642616	$3,971.16	$780.44	$578.26		$5,329.86
0526642618	$3,971.16	$780.44	$578.26		$5,329.86
0526642620	$3,971.16	$780.44	$578.26		$5,329.86
0526642622	$3,971.16	$780.44	$578.26		$5,329.86
0526642624	$3,971.16	$780.44	$578.26		$5,329.86

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0526642626	$3,971.16	$780.44	$578.26		$5,329.86
0526642628	$3,971.16	$780.44	$578.26		$5,329.86
0526642630	$3,971.16	$780.44	$578.26		$5,329.86
0526642632	$3,971.16	$780.44	$578.26		$5,329.86
0526642634	$3,971.16	$780.44	$578.26		$5,329.86
0526642636	$3,971.16	$780.44	$578.26		$5,329.86
0526642638	$3,971.16	$780.44	$578.26		$5,329.86
0526642640	$3,403.85	$668.95	$495.65		$4,568.45
0526642642	$3,403.85	$668.95	$495.65		$4,568.45
0526642644	$3,403.85	$668.95	$495.65		$4,568.45
0526642646	$3,403.85	$668.95	$495.65		$4,568.45
0526642648	$3,403.85	$668.95	$495.65		$4,568.45
0526642650	$3,403.85	$668.95	$495.65		$4,568.45
0526642652	$3,403.85	$668.95	$495.65		$4,568.45
0526642654	$3,403.85	$668.95	$495.65		$4,568.45
0526642656	$3,403.85	$668.95	$495.65		$4,568.45
0526642658	$3,403.85	$668.95	$495.65		$4,568.45
0526642660	$3,403.85	$668.95	$495.65		$4,568.45
0526642662	$3,971.16	$780.44	$578.26		$5,329.86
0526642664	$3,971.16	$780.44	$578.26		$5,329.86
0526642666	$3,971.16	$780.44	$578.26		$5,329.86
0526642668	$3,971.16	$780.44	$578.26		$5,329.86
0526642670	$3,971.16	$780.44	$578.26		$5,329.86
0526642672	$4,538.47	$891.92	$660.87		$6,091.26
0526642674	$4,538.47	$891.92	$660.87		$6,091.26
0526642676	$4,538.47	$891.92	$660.87		$6,091.26
0526642678	$4,538.47	$891.92	$660.87		$6,091.26
0526642680	$3,403.85	$668.95	$495.65		$4,568.45
0526642682	$3,403.85	$668.95	$495.65		$4,568.45
0526642684	$3,403.85	$668.95	$495.65		$4,568.45
0526642686	$3,403.85	$668.95	$495.65		$4,568.45
0526642688	$3,403.85	$668.95	$495.65		$4,568.45
0526642690	$3,403.85	$668.95	$495.65		$4,568.45
0526642692	$3,403.85	$668.95	$495.65		$4,568.45
0526642694					$0.00
0526642696					$0.00
0526642698					$0.00
0526642700					$0.00
0526642702					$0.00
0526642704					$0.00
0526642706					$0.00
0526642708					$0.00
0526642710					$0.00
0526642712					$0.00
0526642714					$0.00
0526642716					$0.00
0526642718					$0.00
0526642720					$0.00
0526642722					$0.00
0526642724					$0.00
0526642726					$0.00
0526642728					$0.00
0526642729					$0.00
0526642730	$1,725.59	$2,358.03		$2,033.74	$6,117.36
0526642732					$0.00

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0526642734					$0.00
0541911002	$2,269.23	$445.97		$384.63	$3,099.83
0541911004	$2,269.23	$445.97		$384.63	$3,099.83
0541911006	$2,269.23	$445.97		$384.63	$3,099.83
0541911008	$2,269.23	$445.97		$384.63	$3,099.83
0541911010	$2,269.23	$445.97		$384.63	$3,099.83
0541911012	$2,269.23	$445.97		$384.63	$3,099.83
0541911014	$2,269.23	$445.97		$384.63	$3,099.83
0541911016	$2,269.23	$445.97		$384.63	$3,099.83
0541911018	$2,269.23	$445.97		$384.63	$3,099.83
0541911020	$2,269.23	$445.97		$384.63	$3,099.83
0541911022	$2,269.23	$445.97		$384.63	$3,099.83
0541911024	$2,269.23	$445.97		$384.63	$3,099.83
0541911026	$2,269.23	$445.97		$384.63	$3,099.83
0541911028	$2,269.23	$445.97		$384.63	$3,099.83
0541911030	$2,269.23	$445.97		$384.63	$3,099.83
0541911032	$2,269.23	$445.97		$384.63	$3,099.83
0541911034	$2,269.23	$445.97		$384.63	$3,099.83
0541911036	$2,269.23	$445.97		$384.63	$3,099.83
0541911038	$2,269.23	$445.97		$384.63	$3,099.83
0541911040	$2,269.23	$445.97		$384.63	$3,099.83
0541911046	$2,269.23	$445.97		$384.63	$3,099.83
0541911048	$2,269.23	$445.97		$384.63	$3,099.83
0541911050	$2,269.23	$445.97		$384.63	$3,099.83
0541911052	$2,269.23	$445.97		$384.63	$3,099.83
0541911054	$2,269.23	$445.97		$384.63	$3,099.83
0541911056	$2,269.23	$445.97		$384.63	$3,099.83
0541911058	$2,269.23	$445.97		$384.63	$3,099.83
0541911060	$2,269.23	$445.97		$384.63	$3,099.83
0541911062	$2,269.23	$445.97		$384.63	$3,099.83
0541911064	$2,269.23	$445.97		$384.63	$3,099.83
0541911066	$2,269.23	$445.97		$384.63	$3,099.83
0541911068	$2,269.23	$445.97		$384.63	$3,099.83
0541911070	$2,269.23	$445.97		$384.63	$3,099.83
0541911072	$2,269.23	$445.97		$384.63	$3,099.83
0541911074	$2,269.23	$445.97		$384.63	$3,099.83
0541911076	$2,269.23	$445.97		$384.63	$3,099.83
0541911078	$2,269.23	$445.97		$384.63	$3,099.83
0541911080	$2,269.23	$445.97		$384.63	$3,099.83
0541911082	$2,269.23	$445.97		$384.63	$3,099.83
0541911084	$2,269.23	$445.97		$384.63	$3,099.83
0541911086	$2,269.23	$445.97		$384.63	$3,099.83
0541911088	$2,269.23	$445.97		$384.63	$3,099.83
0541911090	$2,269.23	$445.97		$384.63	$3,099.83
0541911092	$2,269.23	$445.97		$384.63	$3,099.83
0541911094	$2,269.23	$445.97		$384.63	$3,099.83
0541911096	$2,269.23	$445.97		$384.63	$3,099.83
0541911098	$2,269.23	$445.97		$384.63	$3,099.83
0541911100	$2,269.23	$445.97		$384.63	$3,099.83
0541911102	$2,269.23	$445.97		$384.63	$3,099.83
0541911104	$2,269.23	$445.97		$384.63	$3,099.83
0541911106	$2,269.23	$445.97		$384.63	$3,099.83
0541911108	$2,269.23	$445.97		$384.63	$3,099.83
0541911110	$2,269.23	$445.97		$384.63	$3,099.83
0541911112	$2,269.23	$445.97		$384.63	$3,099.83

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541911114	$2,269.23	$445.97		$384.63	$3,099.83
0541911116	$2,269.23	$445.97		$384.63	$3,099.83
0541911118	$2,269.23	$445.97		$384.63	$3,099.83
0541911120	$2,269.23	$445.97		$384.63	$3,099.83
0541911122	$2,269.23	$445.97		$384.63	$3,099.83
0541911124	$2,269.23	$445.97		$384.63	$3,099.83
0541911126					$0.00
0541911128					$0.00
0541911130					$0.00
0541911132					$0.00
0541911134					$0.00
0541911136					$0.00
0541911137					$0.00
0541911138					$0.00
0541911140					$0.00
0541911202	$3,403.85	$668.95		$576.95	$4,649.75
0541911204	$3,403.85	$668.95		$576.95	$4,649.75
0541911206	$3,403.85	$668.95		$576.95	$4,649.75
0541911208	$3,403.85	$668.95		$576.95	$4,649.75
0541911210	$3,403.85	$668.95		$576.95	$4,649.75
0541911212	$3,403.85	$668.95		$576.95	$4,649.75
0541911214	$3,403.85	$668.95		$576.95	$4,649.75
0541911216	$3,403.85	$668.95		$576.95	$4,649.75
0541911218	$3,403.85	$668.95		$576.95	$4,649.75
0541911220	$3,403.85	$668.95		$576.95	$4,649.75
0541911222	$3,403.85	$668.95		$576.95	$4,649.75
0541911224	$3,403.85	$668.95		$576.95	$4,649.75
0541911226	$3,403.85	$668.95		$576.95	$4,649.75
0541911228	$3,403.85	$668.95		$576.95	$4,649.75
0541911230	$3,403.85	$668.95		$576.95	$4,649.75
0541911232	$3,403.85	$668.95		$576.95	$4,649.75
0541911234	$3,403.85	$668.95		$576.95	$4,649.75
0541911236	$3,403.85	$668.95		$576.95	$4,649.75
0541911238	$3,403.85	$668.95		$576.95	$4,649.75
0541911240	$3,403.85	$668.95		$576.95	$4,649.75
0541911242	$3,403.85	$668.95		$576.95	$4,649.75
0541911244	$3,403.85	$668.95		$576.95	$4,649.75
0541911246	$3,403.85	$668.95		$576.95	$4,649.75
0541911248	$3,403.85	$668.95		$576.95	$4,649.75
0541911250	$3,403.85	$668.95		$576.95	$4,649.75
0541911252	$3,403.85	$668.95		$576.95	$4,649.75
0541911254	$3,403.85	$668.95		$576.95	$4,649.75
0541911256	$3,403.85	$668.95		$576.95	$4,649.75
0541911258	$3,403.85	$668.95		$576.95	$4,649.75
0541911260	$3,403.85	$668.95		$576.95	$4,649.75
0541911262	$3,403.85	$668.95		$576.95	$4,649.75
0541911264	$3,403.85	$668.95		$576.95	$4,649.75
0541911266	$3,403.85	$668.95		$576.95	$4,649.75
0541911268	$3,403.85	$668.95		$576.95	$4,649.75
0541911270	$3,403.85	$668.95		$576.95	$4,649.75
0541911272	$3,403.85	$668.95		$576.95	$4,649.75
0541911274	$3,403.85	$668.95		$576.95	$4,649.75
0541911276	$3,403.85	$668.95		$576.95	$4,649.75
0541911278	$3,403.85	$668.95		$576.95	$4,649.75
0541911280	$3,403.85	$668.95		$576.95	$4,649.75

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541911282	$3,403.85	$668.95		$576.95	$4,649.75
0541911284	$3,403.85	$668.95		$576.95	$4,649.75
0541911286	$3,403.85	$668.95		$576.95	$4,649.75
0541911288	$3,403.85	$668.95		$576.95	$4,649.75
0541911290	$3,403.85	$668.95		$576.95	$4,649.75
0541911292	$3,403.85	$668.95		$576.95	$4,649.75
0541911294	$3,403.85	$668.95		$576.95	$4,649.75
0541911296	$3,403.85	$668.95		$576.95	$4,649.75
0541911298	$3,971.16	$780.44	$578.26		$5,329.86
0541911300	$3,971.16	$780.44	$578.26		$5,329.86
0541911302	$3,971.16	$780.44	$578.26		$5,329.86
0541911304	$3,971.16	$780.44	$578.26		$5,329.86
0541911306	$3,971.16	$780.44	$578.26		$5,329.86
0541911308	$3,971.16	$780.44	$578.26		$5,329.86
0541911310	$3,971.16	$780.44	$578.26		$5,329.86
0541911312	$3,971.16	$780.44	$578.26		$5,329.86
0541911314	$3,971.16	$780.44	$578.26		$5,329.86
0541911316	$3,971.16	$780.44	$578.26		$5,329.86
0541911318	$3,971.16	$780.44	$578.26		$5,329.86
0541911320	$3,971.16	$780.44	$578.26		$5,329.86
0541911322	$3,971.16	$780.44	$578.26		$5,329.86
0541911324	$3,971.16	$780.44	$578.26		$5,329.86
0541911326	$3,971.16	$780.44	$578.26		$5,329.86
0541911328	$3,971.16	$780.44	$578.26		$5,329.86
0541911330	$3,971.16	$780.44	$578.26		$5,329.86
0541911332	$3,971.16	$780.44	$578.26		$5,329.86
0541911334	$3,971.16	$780.44	$578.26		$5,329.86
0541911336	$3,971.16	$780.44	$578.26		$5,329.86
0541911338	$3,971.16	$780.44	$578.26		$5,329.86
0541911340	$3,971.16	$780.44	$578.26		$5,329.86
0541911342	$3,971.16	$780.44	$578.26		$5,329.86
0541911344	$3,971.16	$780.44	$578.26		$5,329.86
0541911346	$3,971.16	$780.44	$578.26		$5,329.86
0541911348	$3,971.16	$780.44	$578.26		$5,329.86
0541911350	$3,971.16	$780.44	$578.26		$5,329.86
0541911352	$3,971.16	$780.44	$578.26		$5,329.86
0541911354	$3,971.16	$780.44	$578.26		$5,329.86
0541911356	$3,971.16	$780.44	$578.26		$5,329.86
0541911358	$3,971.16	$780.44	$578.26		$5,329.86
0541911360	$3,971.16	$780.44	$578.26		$5,329.86
0541911362	$3,971.16	$780.44	$578.26		$5,329.86
0541911364	$3,971.16	$780.44	$578.26		$5,329.86
0541911366	$3,971.16	$780.44	$578.26		$5,329.86
0541911368	$3,971.16	$780.44	$578.26		$5,329.86
0541911370	$3,971.16	$780.44	$578.26		$5,329.86
0541911372	$3,971.16	$780.44	$578.26		$5,329.86
0541911374	$4,538.47	$891.92		$769.26	$6,199.65
0541911376	$4,538.47	$891.92		$769.26	$6,199.65
0541911378	$4,538.47	$891.92		$769.26	$6,199.65
0541911380	$4,538.47	$891.92		$769.26	$6,199.65
0541911382	$4,538.47	$891.92		$769.26	$6,199.65
0541911384	$4,538.47	$891.92		$769.26	$6,199.65
0541911386	$4,538.47	$891.92		$769.26	$6,199.65
0541911388	$4,538.47	$891.92		$769.26	$6,199.65
0541911390	$4,538.47	$891.92		$769.26	$6,199.65

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541911392	$4,538.47	$891.92		$769.26	$6,199.65
0541911394	$4,538.47	$891.92		$769.26	$6,199.65
0541911396	$4,538.47	$891.92		$769.26	$6,199.65
0541911398	$4,538.47	$891.92		$769.26	$6,199.65
0541911400	$4,538.47	$891.92		$769.26	$6,199.65
0541911402	$4,538.47	$891.92		$769.26	$6,199.65
0541911404	$4,538.47	$891.92		$769.26	$6,199.65
0541911406	$4,538.47	$891.92		$769.26	$6,199.65
0541911408	$4,538.47	$891.92		$769.26	$6,199.65
0541911410	$4,538.47	$891.92		$769.26	$6,199.65
0541911412	$4,538.47	$891.92		$769.26	$6,199.65
0541911414	$4,538.47	$891.92		$769.26	$6,199.65
0541911416	$4,538.47	$891.92		$769.26	$6,199.65
0541911418	$4,538.47	$891.92		$769.26	$6,199.65
0541911420	$4,538.47	$891.92		$769.26	$6,199.65
0541911422	$4,538.47	$891.92		$769.26	$6,199.65
0541911424	$4,538.47	$891.92		$769.26	$6,199.65
0541911426	$4,538.47	$891.92		$769.26	$6,199.65
0541911428	$4,538.47	$891.92		$769.26	$6,199.65
0541911430	$4,538.47	$891.92		$769.26	$6,199.65
0541911432	$4,538.47	$891.92		$769.26	$6,199.65
0541911434	$4,538.47	$891.92		$769.26	$6,199.65
0541911436	$4,538.47	$891.92		$769.26	$6,199.65
0541911438	$4,538.47	$891.92		$769.26	$6,199.65
0541911440	$4,538.47	$891.92		$769.26	$6,199.65
0541911442	$4,538.47	$891.92		$769.26	$6,199.65
0541911444	$4,538.47	$891.92		$769.26	$6,199.65
0541911446	$4,538.47	$891.92		$769.26	$6,199.65
0541911448	$4,538.47	$891.92		$769.26	$6,199.65
0541911450	$4,538.47	$891.92		$769.26	$6,199.65
0541911452	$4,538.47	$891.92		$769.26	$6,199.65
0541911454	$4,538.47	$891.92		$769.26	$6,199.65
0541911456	$4,538.47	$891.92		$769.26	$6,199.65
0541911458	$4,538.47	$891.92		$769.26	$6,199.65
0541911460	$4,538.47	$891.92		$769.26	$6,199.65
0541911462	$4,538.47	$891.92		$769.26	$6,199.65
0541911464	$4,538.47	$891.92		$769.26	$6,199.65
0541911466	$4,538.47	$891.92		$0.00	$5,430.39
0541911468	$4,538.47	$891.92		$769.26	$6,199.65
0541911470	$4,538.47	$891.92		$769.26	$6,199.65
0541911472					$0.00
0541911474					$0.00
0541911476					$0.00
0541911478					$0.00
0541911480					$0.00
0541911481					$0.00
0541911482					$0.00
0541911484					$0.00
0541911486					$0.00
0541911488					$0.00
0541911490					$0.00
0541911492					$0.00
0541911494					$0.00
0541911496					$0.00
0541911502	$4,538.47	$891.92		$769.26	$6,199.65

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541911504	$4,538.47	$891.92		$769.26	$6,199.65
0541911506	$4,538.47	$891.92		$769.26	$6,199.65
0541911508	$4,538.47	$891.92		$769.26	$6,199.65
0541911510	$4,538.47	$891.92		$769.26	$6,199.65
0541911512	$4,538.47	$891.92		$769.26	$6,199.65
0541911514	$4,538.47	$891.92		$769.26	$6,199.65
0541911516	$4,538.47	$891.92		$769.26	$6,199.65
0541911518	$4,538.47	$891.92		$769.26	$6,199.65
0541911520	$4,538.47	$891.92		$769.26	$6,199.65
0541911522	$4,538.47	$891.92		$769.26	$6,199.65
0541911524	$4,538.47	$891.92		$769.26	$6,199.65
0541911526	$4,538.47	$891.92		$769.26	$6,199.65
0541911528	$4,538.47	$891.92		$769.26	$6,199.65
0541911530	$4,538.47	$891.92		$769.26	$6,199.65
0541911532	$4,538.47	$891.92		$769.26	$6,199.65
0541911534	$4,538.47	$891.92		$769.26	$6,199.65
0541911536	$4,538.47	$891.92		$769.26	$6,199.65
0541911538	$4,538.47	$891.92		$769.26	$6,199.65
0541911540					$0.00
0541911542					$0.00
0541911552	$4,538.47	$891.92		$769.26	$6,199.65
0541911554	$4,538.47	$891.92		$769.26	$6,199.65
0541911556	$4,538.47	$891.92		$769.26	$6,199.65
0541911558	$4,538.47	$891.92		$769.26	$6,199.65
0541911560	$4,538.47	$891.92		$769.26	$6,199.65
0541911562	$4,538.47	$891.92		$769.26	$6,199.65
0541911564	$4,538.47	$891.92		$769.26	$6,199.65
0541911566	$4,538.47	$891.92		$769.26	$6,199.65
0541911568	$4,538.47	$891.92		$769.26	$6,199.65
0541911570	$4,538.47	$891.92		$769.26	$6,199.65
0541911572	$4,538.47	$891.92		$769.26	$6,199.65
0541911574	$4,538.47	$891.92		$769.26	$6,199.65
0541911576	$4,538.47	$891.92		$769.26	$6,199.65
0541911578	$4,538.47	$891.92		$769.26	$6,199.65
0541911580	$4,538.47	$891.92		$769.26	$6,199.65
0541911582	$4,538.47	$891.92		$769.26	$6,199.65
0541911584	$4,538.47	$891.92		$769.26	$6,199.65
0541911586	$4,538.47	$891.92		$769.26	$6,199.65
0541911588	$4,538.47	$891.92		$769.26	$6,199.65
0541911590	$4,538.47	$891.92		$769.26	$6,199.65
0541911592	$4,538.47	$891.92		$769.26	$6,199.65
0541911594	$4,538.47	$891.92		$769.26	$6,199.65
0541911596	$4,538.47	$891.92		$769.26	$6,199.65
0541911598					$0.00
0541911600	$4,538.47	$891.92		$769.26	$6,199.65
0541911602	$4,538.47	$891.92		$769.26	$6,199.65
0541911604	$4,538.47	$891.92		$769.26	$6,199.65
0541911606	$4,538.47	$891.92		$769.26	$6,199.65
0541911608	$4,538.47	$891.92		$769.26	$6,199.65
0541911610	$4,538.47	$891.92		$769.26	$6,199.65
0541911612	$4,538.47	$891.92		$769.26	$6,199.65
0541911614	$4,538.47	$891.92		$769.26	$6,199.65
0541911616					$0.00
0541911618					$0.00
0541911620					$0.00

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541911622					$0.00
0541911702	$1,418.27	$278.73		$240.39	$1,937.39
0541911704	$1,418.27	$278.73		$240.39	$1,937.39
0541911706	$1,418.27	$278.73		$240.39	$1,937.39
0541911708	$1,418.27	$278.73		$240.39	$1,937.39
0541911710	$1,418.27	$278.73		$240.39	$1,937.39
0541911712	$1,418.27	$278.73		$240.39	$1,937.39
0541911714	$1,418.27	$278.73		$240.39	$1,937.39
0541911716	$1,418.27	$278.73		$240.39	$1,937.39
0541911718	$1,418.27	$278.73		$240.39	$1,937.39
0541911720	$1,418.27	$278.73		$240.39	$1,937.39
0541911722	$1,418.27	$278.73		$240.39	$1,937.39
0541911724	$1,418.27	$278.73		$240.39	$1,937.39
0541911726	$1,418.27	$278.73		$240.39	$1,937.39
0541911728	$1,418.27	$278.73		$240.39	$1,937.39
0541911730	$1,418.27	$278.73		$240.39	$1,937.39
0541911732	$1,418.27	$278.73		$240.39	$1,937.39
0541911734	$1,418.27	$278.73		$240.39	$1,937.39
0541911736	$1,418.27	$278.73		$240.39	$1,937.39
0541911738	$1,418.27	$278.73		$240.39	$1,937.39
0541911740	$1,418.27	$278.73		$240.39	$1,937.39
0541911742	$1,418.27	$278.73		$240.39	$1,937.39
0541911744	$1,418.27	$278.73		$240.39	$1,937.39
0541911746	$1,418.27	$278.73		$240.39	$1,937.39
0541911748	$1,418.27	$278.73		$240.39	$1,937.39
0541911750	$1,418.27	$278.73		$240.39	$1,937.39
0541911752	$1,418.27	$278.73		$240.39	$1,937.39
0541911754	$1,418.27	$278.73		$240.39	$1,937.39
0541911756	$1,418.27	$278.73		$240.39	$1,937.39
0541911758	$1,418.27	$278.73		$240.39	$1,937.39
0541911760	$1,418.27	$278.73		$240.39	$1,937.39
0541911762	$1,418.27	$278.73		$240.39	$1,937.39
0541911764	$1,418.27	$278.73		$240.39	$1,937.39
0541911766	$1,418.27	$278.73		$240.39	$1,937.39
0541911768	$1,418.27	$278.73		$240.39	$1,937.39
0541911770	$1,418.27	$278.73		$240.39	$1,937.39
0541911772	$1,418.27	$278.73		$240.39	$1,937.39
0541911774					$0.00
0541911776					$0.00
0541911778					$0.00
0541911780					$0.00
0541911782					$0.00
0541911784					$0.00
0541911786					$0.00
0541911788					$0.00
0541911790					$0.00
0541911792					$0.00
0541911794					$0.00
0541911800					$0.00
0541911802					$0.00
0541911804					$0.00
0541911806					$0.00
0541911902	$2,269.23	$445.97		$384.63	$3,099.83
0541911904	$2,269.23	$445.97		$0.00	$2,715.20
0541911906	$2,269.23	$445.97		$384.63	$3,099.83

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541911908	$2,269.23	$445.97		$384.63	$3,099.83
0541911910	$2,269.23	$445.97		$384.63	$3,099.83
0541911912	$2,269.23	$445.97		$384.63	$3,099.83
0541911914	$2,269.23	$445.97		$384.63	$3,099.83
0541911916	$2,269.23	$445.97		$384.63	$3,099.83
0541911918	$2,269.23	$445.97		$384.63	$3,099.83
0541911920	$2,269.23	$445.97		$384.63	$3,099.83
0541911922	$2,269.23	$445.97		$384.63	$3,099.83
0541911924	$2,269.23	$445.97		$384.63	$3,099.83
0541911926	$2,269.23	$445.97		$384.63	$3,099.83
0541911928	$2,269.23	$445.97		$384.63	$3,099.83
0541911930	$2,269.23	$445.97		$384.63	$3,099.83
0541911932	$2,269.23	$445.97		$384.63	$3,099.83
0541911934	$2,269.23	$445.97		$384.63	$3,099.83
0541911936	$2,269.23	$445.97		$384.63	$3,099.83
0541911938	$2,269.23	$445.97		$384.63	$3,099.83
0541911940	$2,269.23	$445.97		$384.63	$3,099.83
0541911942	$2,269.23	$445.97		$384.63	$3,099.83
0541911944	$2,269.23	$445.97		$384.63	$3,099.83
0541911946	$2,269.23	$445.97		$384.63	$3,099.83
0541911948	$2,269.23	$445.97		$384.63	$3,099.83
0541911950	$2,269.23	$445.97		$384.63	$3,099.83
0541911952	$2,269.23	$445.97		$384.63	$3,099.83
0541911954	$2,269.23	$445.97		$384.63	$3,099.83
0541911956	$2,269.23	$445.97		$384.63	$3,099.83
0541911958	$2,269.23	$445.97		$384.63	$3,099.83
0541911960	$2,269.23	$445.97		$384.63	$3,099.83
0541911962	$2,269.23	$445.97		$384.63	$3,099.83
0541911964	$2,269.23	$445.97		$384.63	$3,099.83
0541911966	$2,269.23	$445.97		$384.63	$3,099.83
0541911968	$2,269.23	$445.97		$384.63	$3,099.83
0541911970	$2,269.23	$445.97		$384.63	$3,099.83
0541911972	$2,269.23	$445.97		$384.63	$3,099.83
0541911974	$2,269.23	$445.97		$384.63	$3,099.83
0541911976	$2,269.23	$445.97		$384.63	$3,099.83
0541911978	$2,269.23	$445.97		$384.63	$3,099.83
0541911980	$2,269.23	$445.97		$384.63	$3,099.83
0541911982	$2,269.23	$445.97		$384.63	$3,099.83
0541911984	$2,269.23	$445.97		$384.63	$3,099.83
0541911986	$2,269.23	$445.97		$384.63	$3,099.83
0541911988	$2,269.23	$445.97		$384.63	$3,099.83
0541911990	$2,269.23	$445.97		$384.63	$3,099.83
0541911992	$2,269.23	$445.97		$384.63	$3,099.83
0541911994	$2,269.23	$445.97		$384.63	$3,099.83
0541911996	$2,269.23	$445.97		$384.63	$3,099.83
0541911998	$2,269.23	$445.97		$384.63	$3,099.83
0541912000	$2,269.23	$445.97		$384.63	$3,099.83
0541912002	$2,269.23	$445.97		$384.63	$3,099.83
0541912004	$2,269.23	$445.97		$384.63	$3,099.83
0541912006	$2,269.23	$445.97		$384.63	$3,099.83
0541912008	$2,269.23	$445.97		$384.63	$3,099.83
0541912010	$2,269.23	$445.97		$384.63	$3,099.83
0541912012	$2,269.23	$445.97		$384.63	$3,099.83
0541912014	$2,269.23	$445.97		$384.63	$3,099.83
0541912016	$2,269.23	$445.97		$384.63	$3,099.83

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912018	$2,269.23	$445.97		$384.63	$3,099.83
0541912020	$2,269.23	$445.97		$384.63	$3,099.83
0541912022					$0.00
0541912024					$0.00
0541912026					$0.00
0541912028					$0.00
0541912030					$0.00
0541912032					$0.00
0541912034					$0.00
0541912052	$1,418.27	$278.73		$240.39	$1,937.39
0541912054	$1,418.27	$278.73		$240.39	$1,937.39
0541912056	$1,418.27	$278.73		$240.39	$1,937.39
0541912058	$1,418.27	$278.73		$240.39	$1,937.39
0541912060	$1,418.27	$278.73		$240.39	$1,937.39
0541912062	$1,418.27	$278.73		$240.39	$1,937.39
0541912064	$1,418.27	$278.73		$240.39	$1,937.39
0541912066	$1,418.27	$278.73		$240.39	$1,937.39
0541912068	$1,418.27	$278.73		$240.39	$1,937.39
0541912070	$1,418.27	$278.73		$240.39	$1,937.39
0541912072	$1,418.27	$278.73		$240.39	$1,937.39
0541912074	$1,418.27	$278.73		$240.39	$1,937.39
0541912076	$1,418.27	$278.73		$240.39	$1,937.39
0541912078	$1,418.27	$278.73		$240.39	$1,937.39
0541912080	$1,418.27	$278.73		$240.39	$1,937.39
0541912082	$1,418.27	$278.73		$240.39	$1,937.39
0541912084	$1,418.27	$278.73		$240.39	$1,937.39
0541912086	$1,418.27	$278.73		$240.39	$1,937.39
0541912088	$1,418.27	$278.73		$240.39	$1,937.39
0541912090	$1,418.27	$278.73		$240.39	$1,937.39
0541912092	$1,418.27	$278.73		$240.39	$1,937.39
0541912094	$1,418.27	$278.73		$240.39	$1,937.39
0541912096	$1,418.27	$278.73		$240.39	$1,937.39
0541912098	$1,418.27	$278.73		$240.39	$1,937.39
0541912100	$1,418.27	$278.73		$240.39	$1,937.39
0541912102	$1,418.27	$278.73		$240.39	$1,937.39
0541912104	$1,418.27	$278.73		$240.39	$1,937.39
0541912106	$1,418.27	$278.73		$240.39	$1,937.39
0541912108	$1,418.27	$278.73		$240.39	$1,937.39
0541912110	$1,418.27	$278.73		$240.39	$1,937.39
0541912112	$1,418.27	$278.73		$240.39	$1,937.39
0541912114	$1,418.27	$278.73		$240.39	$1,937.39
0541912116	$1,418.27	$278.73		$240.39	$1,937.39
0541912118	$1,418.27	$278.73		$240.39	$1,937.39
0541912120	$1,418.27	$278.73		$240.39	$1,937.39
0541912122	$1,418.27	$278.73		$240.39	$1,937.39
0541912124	$1,418.27	$278.73		$240.39	$1,937.39
0541912126	$1,418.27	$278.73		$240.39	$1,937.39
0541912128	$1,418.27	$278.73		$240.39	$1,937.39
0541912130	$1,418.27	$278.73		$240.39	$1,937.39
0541912132	$1,418.27	$278.73		$240.39	$1,937.39
0541912134	$1,418.27	$278.73		$240.39	$1,937.39
0541912136	$1,418.27	$278.73		$240.39	$1,937.39
0541912138	$1,418.27	$278.73		$240.39	$1,937.39
0541912140	$1,418.27	$278.73		$240.39	$1,937.39
0541912142	$1,418.27	$278.73		$240.39	$1,937.39

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912144	$1,418.27	$278.73		$240.39	$1,937.39
0541912146	$1,418.27	$278.73		$240.39	$1,937.39
0541912148	$1,418.27	$278.73		$240.39	$1,937.39
0541912150	$1,418.27	$278.73		$240.39	$1,937.39
0541912152	$1,418.27	$278.73		$240.39	$1,937.39
0541912154	$1,418.27	$278.73		$240.39	$1,937.39
0541912156	$1,418.27	$278.73		$240.39	$1,937.39
0541912158	$1,418.27	$278.73		$240.39	$1,937.39
0541912160	$1,418.27	$278.73		$240.39	$1,937.39
0541912162	$1,418.27	$278.73		$240.39	$1,937.39
0541912164	$1,418.27	$278.73		$240.39	$1,937.39
0541912166	$1,418.27	$278.73		$240.39	$1,937.39
0541912168	$1,418.27	$278.73		$240.39	$1,937.39
0541912170	$1,418.27	$278.73		$240.39	$1,937.39
0541912172	$1,418.27	$278.73		$240.39	$1,937.39
0541912174	$1,418.27	$278.73		$240.39	$1,937.39
0541912176	$1,418.27	$278.73		$240.39	$1,937.39
0541912178	$1,418.27	$278.73		$240.39	$1,937.39
0541912180	$1,418.27	$278.73		$240.39	$1,937.39
0541912182	$1,418.27	$278.73		$240.39	$1,937.39
0541912184	$1,418.27	$278.73		$240.39	$1,937.39
0541912186	$1,418.27	$278.73		$240.39	$1,937.39
0541912188	$1,418.27	$278.73		$240.39	$1,937.39
0541912190	$1,418.27	$278.73		$240.39	$1,937.39
0541912192	$1,418.27	$278.73		$240.39	$1,937.39
0541912194	$1,418.27	$278.73		$240.39	$1,937.39
0541912196	$1,418.27	$278.73		$240.39	$1,937.39
0541912198	$1,418.27	$278.73		$240.39	$1,937.39
0541912200	$1,418.27	$278.73		$240.39	$1,937.39
0541912202	$1,418.27	$278.73		$240.39	$1,937.39
0541912204	$1,418.27	$278.73		$240.39	$1,937.39
0541912206	$1,418.27	$278.73		$240.39	$1,937.39
0541912208	$1,418.27	$278.73		$240.39	$1,937.39
0541912210	$1,418.27	$278.73		$240.39	$1,937.39
0541912212	$1,418.27	$278.73		$240.39	$1,937.39
0541912214	$1,418.27	$278.73		$240.39	$1,937.39
0541912216	$1,418.27	$278.73		$240.39	$1,937.39
0541912218	$1,418.27	$278.73		$240.39	$1,937.39
0541912220	$1,418.27	$278.73		$240.39	$1,937.39
0541912222	$1,418.27	$278.73		$240.39	$1,937.39
0541912224	$1,418.27	$278.73		$240.39	$1,937.39
0541912226	$1,418.27	$278.73		$240.39	$1,937.39
0541912228	$1,418.27	$278.73		$240.39	$1,937.39
0541912230	$1,418.27	$278.73		$240.39	$1,937.39
0541912232	$1,418.27	$278.73		$240.39	$1,937.39
0541912234	$1,418.27	$278.73		$240.39	$1,937.39
0541912236	$1,418.27	$278.73		$240.39	$1,937.39
0541912238	$1,418.27	$278.73		$240.39	$1,937.39
0541912240	$1,418.27	$278.73		$240.39	$1,937.39
0541912242					$0.00
0541912243					$0.00
0541912244					$0.00
0541912246					$0.00
0541912248					$0.00
0541912250					$0.00

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912252					$0.00
0541912254					$0.00
0541912256					$0.00
0541912258					$0.00
0541912262	$2,836.54	$557.45		$480.79	$3,874.78
0541912264	$2,836.54	$557.45		$480.79	$3,874.78
0541912266	$2,836.54	$557.45		$480.79	$3,874.78
0541912268	$2,836.54	$557.45		$480.79	$3,874.78
0541912270	$2,836.54	$557.45		$480.79	$3,874.78
0541912272	$2,836.54	$557.45		$480.79	$3,874.78
0541912274	$2,836.54	$557.45		$480.79	$3,874.78
0541912276	$2,836.54	$557.45		$480.79	$3,874.78
0541912278	$2,836.54	$557.45		$480.79	$3,874.78
0541912280	$2,836.54	$557.45		$480.79	$3,874.78
0541912282	$2,836.54	$557.45		$480.79	$3,874.78
0541912284	$2,836.54	$557.45		$480.79	$3,874.78
0541912286	$2,836.54	$557.45		$480.79	$3,874.78
0541912288	$2,836.54	$557.45		$480.79	$3,874.78
0541912290	$2,836.54	$557.45		$480.79	$3,874.78
0541912292	$2,836.54	$557.45		$480.79	$3,874.78
0541912294	$2,836.54	$557.45		$480.79	$3,874.78
0541912296	$2,836.54	$557.45		$480.79	$3,874.78
0541912298	$2,836.54	$557.45		$480.79	$3,874.78
0541912300	$2,836.54	$557.45		$480.79	$3,874.78
0541912302	$2,836.54	$557.45		$480.79	$3,874.78
0541912304	$2,836.54	$557.45		$480.79	$3,874.78
0541912306	$2,836.54	$557.45		$480.79	$3,874.78
0541912308	$2,836.54	$557.45		$480.79	$3,874.78
0541912310	$2,836.54	$557.45		$480.79	$3,874.78
0541912312	$2,836.54	$557.45		$480.79	$3,874.78
0541912314	$2,836.54	$557.45		$480.79	$3,874.78
0541912316	$2,836.54	$557.45		$480.79	$3,874.78
0541912318	$2,836.54	$557.45		$480.79	$3,874.78
0541912320	$2,836.54	$557.45		$480.79	$3,874.78
0541912322	$2,836.54	$557.45		$480.79	$3,874.78
0541912324	$2,836.54	$557.45		$480.79	$3,874.78
0541912326	$2,836.54	$557.45		$480.79	$3,874.78
0541912328	$2,836.54	$557.45		$480.79	$3,874.78
0541912330	$2,836.54	$557.45		$480.79	$3,874.78
0541912332	$2,836.54	$557.45		$480.79	$3,874.78
0541912334	$2,836.54	$557.45		$480.79	$3,874.78
0541912336	$2,836.54	$557.45		$480.79	$3,874.78
0541912338	$2,836.54	$557.45		$480.79	$3,874.78
0541912340	$2,836.54	$557.45		$480.79	$3,874.78
0541912342	$2,836.54	$557.45		$480.79	$3,874.78
0541912344	$2,836.54	$557.45		$480.79	$3,874.78
0541912346	$2,836.54	$557.45		$480.79	$3,874.78
0541912348	$2,836.54	$557.45		$480.79	$3,874.78
0541912350	$2,836.54	$557.45		$480.79	$3,874.78
0541912352	$2,836.54	$557.45		$480.79	$3,874.78
0541912354	$2,836.54	$557.45		$480.79	$3,874.78
0541912356	$2,836.54	$557.45		$480.79	$3,874.78
0541912358	$2,836.54	$557.45		$480.79	$3,874.78
0541912360	$2,836.54	$557.45		$480.79	$3,874.78
0541912362	$2,836.54	$557.45		$480.79	$3,874.78

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912364	$2,836.54	$557.45		$480.79	$3,874.78
0541912366	$2,836.54	$557.45		$480.79	$3,874.78
0541912368	$2,836.54	$557.45		$480.79	$3,874.78
0541912370	$2,836.54	$557.45		$480.79	$3,874.78
0541912372	$2,269.23	$445.97		$384.63	$3,099.83
0541912374	$2,269.23	$445.97		$384.63	$3,099.83
0541912376	$2,269.23	$445.97		$384.63	$3,099.83
0541912378	$2,269.23	$445.97		$384.63	$3,099.83
0541912380	$2,269.23	$445.97		$384.63	$3,099.83
0541912382	$2,269.23	$445.97		$384.63	$3,099.83
0541912384	$2,269.23	$445.97		$384.63	$3,099.83
0541912386	$2,269.23	$445.97		$384.63	$3,099.83
0541912388	$2,269.23	$445.97		$384.63	$3,099.83
0541912390	$2,269.23	$445.97		$384.63	$3,099.83
0541912392	$2,269.23	$445.97		$384.63	$3,099.83
0541912394	$2,269.23	$445.97		$384.63	$3,099.83
0541912396	$2,269.23	$445.97		$384.63	$3,099.83
0541912398	$2,269.23	$445.97		$384.63	$3,099.83
0541912400	$2,269.23	$445.97		$384.63	$3,099.83
0541912402	$2,269.23	$445.97		$384.63	$3,099.83
0541912404	$2,269.23	$445.97		$384.63	$3,099.83
0541912406	$2,269.23	$445.97		$384.63	$3,099.83
0541912408	$2,269.23	$445.97		$384.63	$3,099.83
0541912410	$2,269.23	$445.97		$384.63	$3,099.83
0541912412	$2,269.23	$445.97		$384.63	$3,099.83
0541912414	$2,269.23	$445.97		$384.63	$3,099.83
0541912416	$2,269.23	$445.97		$384.63	$3,099.83
0541912418	$2,269.23	$445.97		$384.63	$3,099.83
0541912420	$2,269.23	$445.97		$384.63	$3,099.83
0541912422	$2,269.23	$445.97		$384.63	$3,099.83
0541912424	$2,269.23	$445.97		$384.63	$3,099.83
0541912426	$2,269.23	$445.97		$384.63	$3,099.83
0541912428	$2,269.23	$445.97		$384.63	$3,099.83
0541912430	$2,269.23	$445.97		$384.63	$3,099.83
0541912432	$2,269.23	$445.97		$384.63	$3,099.83
0541912434	$2,269.23	$445.97		$384.63	$3,099.83
0541912436	$2,269.23	$445.97		$384.63	$3,099.83
0541912438	$2,269.23	$445.97		$384.63	$3,099.83
0541912440	$2,269.23	$445.97		$384.63	$3,099.83
0541912442	$2,269.23	$445.97		$384.63	$3,099.83
0541912444	$2,269.23	$445.97		$384.63	$3,099.83
0541912446	$2,269.23	$445.97		$384.63	$3,099.83
0541912448	$2,269.23	$445.97		$384.63	$3,099.83
0541912450	$2,269.23	$445.97		$384.63	$3,099.83
0541912452	$2,269.23	$445.97		$384.63	$3,099.83
0541912454	$2,269.23	$445.97		$384.63	$3,099.83
0541912456	$2,269.23	$445.97		$384.63	$3,099.83
0541912458	$2,836.54	$557.45		$480.79	$3,874.78
0541912460	$2,836.54	$557.45		$480.79	$3,874.78
0541912462	$2,836.54	$557.45		$480.79	$3,874.78
0541912464	$2,836.54	$557.45		$480.79	$3,874.78
0541912466	$2,836.54	$557.45		$480.79	$3,874.78
0541912468	$2,836.54	$557.45		$480.79	$3,874.78
0541912470	$2,836.54	$557.45		$480.79	$3,874.78
0541912472	$2,836.54	$557.45		$480.79	$3,874.78

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912474	$2,836.54	$557.45		$480.79	$3,874.78
0541912476	$2,836.54	$557.45		$480.79	$3,874.78
0541912478	$2,836.54	$557.45		$480.79	$3,874.78
0541912480	$2,836.54	$557.45		$480.79	$3,874.78
0541912482	$2,836.54	$557.45		$480.79	$3,874.78
0541912484	$2,836.54	$557.45		$480.79	$3,874.78
0541912486	$2,836.54	$557.45		$480.79	$3,874.78
0541912488	$2,836.54	$557.45		$480.79	$3,874.78
0541912490	$2,836.54	$557.45		$480.79	$3,874.78
0541912492	$2,836.54	$557.45		$480.79	$3,874.78
0541912494	$2,269.23	$445.97		$384.63	$3,099.83
0541912496	$2,269.23	$445.97		$384.63	$3,099.83
0541912498	$2,269.23	$445.97		$384.63	$3,099.83
0541912500	$2,269.23	$445.97		$384.63	$3,099.83
0541912502	$2,269.23	$445.97		$384.63	$3,099.83
0541912504	$2,269.23	$445.97		$384.63	$3,099.83
0541912506	$2,269.23	$445.97		$384.63	$3,099.83
0541912508	$2,269.23	$445.97		$384.63	$3,099.83
0541912510	$2,269.23	$445.97		$384.63	$3,099.83
0541912512	$2,269.23	$445.97		$384.63	$3,099.83
0541912514	$2,269.23	$445.97		$384.63	$3,099.83
0541912516	$2,269.23	$445.97		$384.63	$3,099.83
0541912518	$2,269.23	$445.97		$384.63	$3,099.83
0541912520	$2,269.23	$445.97		$384.63	$3,099.83
0541912522	$2,269.23	$445.97		$384.63	$3,099.83
0541912524	$2,269.23	$445.97		$384.63	$3,099.83
0541912526	$2,269.23	$445.97		$384.63	$3,099.83
0541912528	$2,269.23	$445.97		$384.63	$3,099.83
0541912530	$2,269.23	$445.97		$384.63	$3,099.83
0541912532	$2,269.23	$445.97		$384.63	$3,099.83
0541912534	$2,269.23	$445.97		$384.63	$3,099.83
0541912536	$2,269.23	$445.97		$384.63	$3,099.83
0541912538	$2,269.23	$445.97		$384.63	$3,099.83
0541912540	$2,269.23	$445.97		$384.63	$3,099.83
0541912542					$0.00
0541912544					$0.00
0541912552	$2,836.54	$557.45		$480.38	$3,874.37
0541912554	$2,836.54	$557.45		$480.38	$3,874.37
0541912556	$2,836.54	$557.45		$480.38	$3,874.37
0541912558	$2,836.54	$557.45		$480.38	$3,874.37
0541912560	$2,836.54	$557.45		$480.38	$3,874.37
0541912562	$2,836.54	$557.45		$480.38	$3,874.37
0541912564	$2,836.54	$557.45		$480.38	$3,874.37
0541912566	$2,836.54	$557.45		$480.38	$3,874.37
0541912568	$2,836.54	$557.45		$480.38	$3,874.37
0541912570	$2,836.54	$557.45		$480.38	$3,874.37
0541912572	$2,836.54	$557.45		$480.38	$3,874.37
0541912574	$2,836.54	$557.45		$480.38	$3,874.37
0541912576	$2,836.54	$557.45		$480.38	$3,874.37
0541912578	$2,836.54	$557.45		$480.38	$3,874.37
0541912580	$2,836.54	$557.45		$480.38	$3,874.37
0541912582	$2,836.54	$557.45		$480.38	$3,874.37
0541912584	$2,836.54	$557.45		$480.38	$3,874.37
0541912586	$2,836.54	$557.45		$480.38	$3,874.37
0541912588	$2,836.54	$557.45		$480.38	$3,874.37

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912590	$2,836.54	$557.45		$480.38	$3,874.37
0541912592	$2,836.54	$557.45		$480.38	$3,874.37
0541912594	$2,836.54	$557.45		$480.38	$3,874.37
0541912596	$2,836.54	$557.45		$480.38	$3,874.37
0541912598	$2,836.54	$557.45		$480.38	$3,874.37
0541912600	$2,836.54	$557.45		$480.38	$3,874.37
0541912602	$2,836.54	$557.45		$480.38	$3,874.37
0541912604	$2,836.54	$557.45		$480.38	$3,874.37
0541912606	$2,836.54	$557.45		$480.38	$3,874.37
0541912608	$2,836.54	$557.45		$480.38	$3,874.37
0541912610	$2,836.54	$557.45		$480.38	$3,874.37
0541912612	$2,836.54	$557.45		$480.38	$3,874.37
0541912614	$2,836.54	$557.45		$480.38	$3,874.37
0541912616	$2,836.54	$557.45		$480.38	$3,874.37
0541912618	$2,836.54	$557.45		$480.38	$3,874.37
0541912620	$2,836.54	$557.45		$480.38	$3,874.37
0541912622	$2,836.54	$557.45		$480.38	$3,874.37
0541912624	$2,836.54	$557.45		$480.38	$3,874.37
0541912626	$2,836.54	$557.45		$480.38	$3,874.37
0541912628	$2,836.54	$557.45		$480.38	$3,874.37
0541912630	$2,836.54	$557.45		$480.38	$3,874.37
0541912632	$2,836.54	$557.45		$480.38	$3,874.37
0541912634	$2,836.54	$557.45		$480.38	$3,874.37
0541912636	$2,836.54	$557.45		$480.38	$3,874.37
0541912638	$2,836.54	$557.45		$480.38	$3,874.37
0541912640	$2,836.54	$557.45		$480.38	$3,874.37
0541912642	$2,836.54	$557.45		$480.38	$3,874.37
0541912644	$2,836.54	$557.45		$480.38	$3,874.37
0541912646	$2,836.54	$557.45		$480.38	$3,874.37
0541912648	$2,836.54	$557.45		$480.38	$3,874.37
0541912650	$2,836.54	$557.45		$480.38	$3,874.37
0541912652	$2,836.54	$557.45		$480.38	$3,874.37
0541912654	$2,836.54	$557.45		$480.38	$3,874.37
0541912656	$2,836.54	$557.45		$480.38	$3,874.37
0541912658	$2,836.54	$557.45		$480.38	$3,874.37
0541912660	$2,836.54	$557.45		$480.38	$3,874.37
0541912662	$2,836.54	$557.45		$480.38	$3,874.37
0541912664	$2,836.54	$557.45		$480.38	$3,874.37
0541912666	$2,836.54	$557.45		$480.38	$3,874.37
0541912668	$2,836.54	$557.45		$480.38	$3,874.37
0541912670	$2,836.54	$557.45		$480.38	$3,874.37
0541912672	$2,836.54	$557.45		$480.38	$3,874.37
0541912674	$2,836.54	$557.45		$480.38	$3,874.37
0541912676	$2,836.54	$557.45		$480.38	$3,874.37
0541912678	$2,836.54	$557.45		$480.38	$3,874.37
0541912680	$2,836.54	$557.45		$480.38	$3,874.37
0541912682	$2,836.54	$557.45		$480.38	$3,874.37
0541912684	$2,836.54	$557.45		$480.38	$3,874.37
0541912686	$2,836.54	$557.45		$480.38	$3,874.37
0541912688	$2,836.54	$557.45		$480.38	$3,874.37
0541912690	$2,836.54	$557.45		$480.38	$3,874.37
0541912692	$2,836.54	$557.45		$480.38	$3,874.37
0541912694	$2,836.54	$557.45		$480.38	$3,874.37
0541912696	$3,971.16	$780.44		$672.54	$5,424.14
0541912698	$3,971.16	$780.44		$672.54	$5,424.14

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912700	$3,971.16	$780.44		$672.54	$5,424.14
0541912702	$3,971.16	$780.44		$672.54	$5,424.14
0541912704	$3,971.16	$780.44		$672.54	$5,424.14
0541912706	$3,971.16	$780.44		$672.54	$5,424.14
0541912708	$3,971.16	$780.44		$672.54	$5,424.14
0541912710	$3,971.16	$780.44		$672.54	$5,424.14
0541912712	$3,971.16	$780.44		$672.54	$5,424.14
0541912714	$3,971.16	$780.44		$672.54	$5,424.14
0541912716	$3,971.16	$780.44		$672.54	$5,424.14
0541912718	$3,971.16	$780.44		$672.54	$5,424.14
0541912720	$3,971.16	$780.44		$672.54	$5,424.14
0541912722	$3,971.16	$780.44		$672.54	$5,424.14
0541912724	$3,971.16	$780.44		$672.54	$5,424.14
0541912726	$3,971.16	$780.44		$672.54	$5,424.14
0541912728	$3,971.16	$780.44		$672.54	$5,424.14
0541912730	$3,971.16	$780.44		$672.54	$5,424.14
0541912732	$3,971.16	$780.44		$672.54	$5,424.14
0541912734	$3,971.16	$780.44		$672.54	$5,424.14
0541912736	$3,971.16	$780.44		$672.54	$5,424.14
0541912738	$3,971.16	$780.44		$672.54	$5,424.14
0541912740	$3,971.16	$780.44		$672.54	$5,424.14
0541912742	$3,971.16	$780.44		$672.54	$5,424.14
0541912744	$3,971.16	$780.44		$672.54	$5,424.14
0541912746	$3,971.16	$780.44		$672.54	$5,424.14
0541912748	$3,971.16	$780.44		$672.54	$5,424.14
0541912750	$3,971.16	$780.44		$672.54	$5,424.14
0541912752	$3,971.16	$780.44		$672.54	$5,424.14
0541912754	$3,971.16	$780.44		$672.54	$5,424.14
0541912756	$3,971.16	$780.44		$672.54	$5,424.14
0541912758	$3,971.16	$780.44		$672.54	$5,424.14
0541912760	$3,971.16	$780.44		$672.54	$5,424.14
0541912762	$3,971.16	$780.44		$672.54	$5,424.14
0541912764	$3,971.16	$780.44		$672.54	$5,424.14
0541912766	$3,971.16	$780.44		$672.54	$5,424.14
0541912768	$3,971.16	$780.44		$672.54	$5,424.14
0541912770	$3,971.16	$780.44		$672.54	$5,424.14
0541912772	$3,971.16	$780.44		$672.54	$5,424.14
0541912774	$3,971.16	$780.44		$672.54	$5,424.14
0541912776	$3,971.16	$780.44		$672.54	$5,424.14
0541912778	$3,971.16	$780.44		$672.54	$5,424.14
0541912780	$3,971.16	$780.44		$672.54	$5,424.14
0541912782	$3,971.16	$780.44		$672.54	$5,424.14
0541912784	$3,971.16	$780.44		$672.54	$5,424.14
0541912786	$3,971.16	$780.44		$672.54	$5,424.14
0541912788	$3,971.16	$780.44		$672.54	$5,424.14
0541912790	$3,971.16	$780.44		$672.54	$5,424.14
0541912792	$3,971.16	$780.44		$672.54	$5,424.14
0541912794	$2,836.54	$557.45		$480.38	$3,874.37
0541912796	$2,836.54	$557.45		$480.38	$3,874.37
0541912798	$2,836.54	$557.45		$480.38	$3,874.37
0541912800	$2,836.54	$557.45		$480.38	$3,874.37
0541912802	$2,836.54	$557.45		$480.38	$3,874.37
0541912804	$3,971.16	$780.44		$672.54	$5,424.14
0541912806	$3,971.16	$780.44		$672.54	$5,424.14
0541912808	$3,971.16	$780.44		$672.54	$5,424.14

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0541912810	$3,971.16	$780.44		$672.54	$5,424.14
0541912812	$3,971.16	$780.44		$672.54	$5,424.14
0541912814	$3,971.16	$780.44		$672.54	$5,424.14
0541912816	$3,971.16	$780.44		$672.54	$5,424.14
0541912818	$3,971.16	$780.44		$672.54	$5,424.14
0541912820	$3,971.16	$780.44		$672.54	$5,424.14
0541912822	$3,971.16	$780.44		$672.54	$5,424.14
0541912824	$3,971.16	$780.44		$672.54	$5,424.14
0541912826	$3,971.16	$780.44		$672.54	$5,424.14
0541912828	$3,971.16	$780.44		$672.54	$5,424.14
0541912830	$3,971.16	$780.44		$672.54	$5,424.14
0541912832					$0.00
0541912834					$0.00
0542070102	$2,836.54	$557.45		$480.79	$3,874.78
0542070104	$2,836.54	$557.45		$480.79	$3,874.78
0542070106	$2,836.54	$557.45		$480.79	$3,874.78
0542070108	$2,836.54	$557.45		$480.79	$3,874.78
0542070110	$2,836.54	$557.45		$480.79	$3,874.78
0542070112	$2,836.54	$557.45		$480.79	$3,874.78
0542070114	$2,836.54	$557.45		$480.79	$3,874.78
0542070116	$2,836.54	$557.45		$480.79	$3,874.78
0542070118	$2,836.54	$557.45		$480.79	$3,874.78
0542070120	$2,836.54	$557.45		$480.79	$3,874.78
0542070122	$2,836.54	$557.45		$480.79	$3,874.78
0542070124	$2,836.54	$557.45		$480.79	$3,874.78
0542070126	$2,836.54	$557.45		$480.79	$3,874.78
0542070128	$2,836.54	$557.45		$480.79	$3,874.78
0542070130	$2,836.54	$557.45		$480.79	$3,874.78
0542070132	$2,836.54	$557.45		$480.79	$3,874.78
0542070134	$2,836.54	$557.45		$480.79	$3,874.78
0542070136	$2,836.54	$557.45		$480.79	$3,874.78
0542070138	$2,836.54	$557.45		$480.79	$3,874.78
0542070140	$2,836.54	$557.45		$480.79	$3,874.78
0542070142	$2,836.54	$557.45		$480.79	$3,874.78
0542070144	$2,836.54	$557.45		$480.79	$3,874.78
0542070146	$2,836.54	$557.45		$480.79	$3,874.78
0542070148	$3,403.85	$668.95		$576.95	$4,649.75
0542070150	$3,403.85	$668.95		$576.95	$4,649.75
0542070152	$3,403.85	$668.95		$576.95	$4,649.75
0542070154	$3,403.85	$668.95		$576.95	$4,649.75
0542070156	$3,403.85	$668.95		$576.95	$4,649.75
0542070158	$3,403.85	$668.95		$576.95	$4,649.75
0542070160	$3,403.85	$668.95		$576.95	$4,649.75
0542070162	$3,403.85	$668.95		$576.95	$4,649.75
0542070164	$3,403.85	$668.95		$576.95	$4,649.75
0542070166	$3,403.85	$668.95		$576.95	$4,649.75
0542070168	$3,403.85	$668.95		$576.95	$4,649.75
0542070170	$3,403.85	$668.95		$576.95	$4,649.75
0542070172	$3,403.85	$668.95		$576.95	$4,649.75
0542070174	$3,403.85	$668.95		$576.95	$4,649.75
0542070176	$3,403.85	$668.95		$576.95	$4,649.75
0542070178	$3,403.85	$668.95		$576.95	$4,649.75
0542070180	$2,836.54	$557.45		$480.79	$3,874.78
0542070182	$2,836.54	$557.45		$480.79	$3,874.78
0542070184	$2,836.54	$557.45		$480.79	$3,874.78

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542070186	$2,836.54	$557.45		$480.79	$3,874.78
0542070188	$2,836.54	$557.45		$480.79	$3,874.78
0542070190	$3,403.85	$668.95		$576.95	$4,649.75
0542070192	$3,403.85	$668.95		$576.95	$4,649.75
0542070194	$3,403.85	$668.95		$576.95	$4,649.75
0542070196	$3,403.85	$668.95		$576.95	$4,649.75
0542070198	$3,403.85	$668.95		$576.95	$4,649.75
0542070200	$3,403.85	$668.95		$576.95	$4,649.75
0542070202	$3,403.85	$668.95		$576.95	$4,649.75
0542070204	$3,403.85	$668.95		$576.95	$4,649.75
0542070206	$3,403.85	$668.95		$576.95	$4,649.75
0542070208	$3,403.85	$668.95		$576.95	$4,649.75
0542070210	$3,403.85	$668.95		$576.95	$4,649.75
0542070212	$3,403.85	$668.95		$576.95	$4,649.75
0542070214	$3,403.85	$668.95		$576.95	$4,649.75
0542070216	$2,836.54	$557.45		$480.79	$3,874.78
0542070218	$2,836.54	$557.45		$480.79	$3,874.78
0542070220	$2,836.54	$557.45		$480.79	$3,874.78
0542070222	$2,836.54	$557.45		$480.79	$3,874.78
0542070224	$2,836.54	$557.45		$480.79	$3,874.78
0542070226	$2,836.54	$557.45		$480.79	$3,874.78
0542070228	$2,836.54	$557.45		$480.79	$3,874.78
0542070230	$2,836.54	$557.45		$480.79	$3,874.78
0542070232	$2,836.54	$557.45		$480.79	$3,874.78
0542070234	$2,836.54	$557.45		$480.79	$3,874.78
0542070236	$2,836.54	$557.45		$480.79	$3,874.78
0542070238	$2,836.54	$557.45		$480.79	$3,874.78
0542070240	$2,836.54	$557.45		$480.79	$3,874.78
0542070242	$2,836.54	$557.45		$480.79	$3,874.78
0542070244	$3,403.85	$668.95		$576.95	$4,649.75
0542070246	$3,403.85	$668.95		$576.95	$4,649.75
0542070248	$3,403.85	$668.95		$576.95	$4,649.75
0542070250	$3,403.85	$668.95		$576.95	$4,649.75
0542070252	$3,403.85	$668.95		$576.95	$4,649.75
0542070254	$3,403.85	$668.95		$576.95	$4,649.75
0542070256	$2,836.54	$557.45		$480.79	$3,874.78
0542070258	$2,836.54	$557.45		$480.79	$3,874.78
0542070260	$2,836.54	$557.45		$480.79	$3,874.78
0542070262	$3,403.85	$668.95		$576.95	$4,649.75
0542070264	$3,403.85	$668.95		$576.95	$4,649.75
0542070266	$3,403.85	$668.95		$576.95	$4,649.75
0542070268					$0.00
0542070270					$0.00
0542070272					$0.00
0542070274					$0.00
0542070276					$0.00
0542080002	$3,403.85	$668.95	$495.65		$4,568.45
0542080004	$3,403.85	$668.95	$495.65		$4,568.45
0542080006	$3,403.85	$668.95	$495.65		$4,568.45
0542080008	$3,403.85	$668.95	$495.65		$4,568.45
0542080010	$3,403.85	$668.95	$495.65		$4,568.45
0542080012	$3,403.85	$668.95	$495.65		$4,568.45
0542080014	$3,403.85	$668.95	$495.65		$4,568.45
0542080016	$3,403.85	$668.95	$495.65		$4,568.45
0542080018	$3,403.85	$668.95	$495.65		$4,568.45

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542080020	$3,403.85	$668.95	$495.65		$4,568.45
0542080022	$3,403.85	$668.95	$495.65		$4,568.45
0542080024	$3,403.85	$668.95	$495.65		$4,568.45
0542080026	$3,403.85	$668.95	$495.65		$4,568.45
0542080028	$3,403.85	$668.95	$495.65		$4,568.45
0542080030	$3,403.85	$668.95	$495.65		$4,568.45
0542080032	$3,403.85	$668.95	$495.65		$4,568.45
0542080034	$3,403.85	$668.95	$495.65		$4,568.45
0542080036	$3,403.85	$668.95	$495.65		$4,568.45
0542080038	$3,403.85	$668.95	$495.65		$4,568.45
0542080040					$0.00
0542080042					$0.00
0542080102	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080104	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080106	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080108	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080110	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080112	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080116	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080118	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080120	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080122	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080124	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080126	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080128	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080130	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080134	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080136	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080138	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080140	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080142	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080144	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080146	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080148	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080150	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080152	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080154	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080156	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080158	$5,673.09	$1,114.91	$826.08		$7,614.08
0542080160	$4,538.47	$891.92	$660.87		$6,091.26
0542080162	$4,538.47	$891.92	$660.87		$6,091.26
0542080164	$4,538.47	$891.92	$660.87		$6,091.26
0542080166	$4,538.47	$891.92	$660.87		$6,091.26
0542080168	$4,538.47	$891.92	$660.87		$6,091.26
0542080170	$4,538.47	$891.92	$660.87		$6,091.26
0542080172	$4,538.47	$891.92	$660.87		$6,091.26
0542080174	$4,538.47	$891.92	$660.87		$6,091.26
0542080176	$4,538.47	$891.92	$660.87		$6,091.26
0542080178	$4,538.47	$891.92	$660.87		$6,091.26
0542080180	$4,538.47	$891.92	$660.87		$6,091.26
0542080182	$4,538.47	$891.92	$660.87		$6,091.26
0542080184	$4,538.47	$891.92	$660.87		$6,091.26
0542080186	$4,538.47	$891.92	$660.87		$6,091.26
0542080188	$4,538.47	$891.92	$660.87		$6,091.26
0542080190	$4,538.47	$891.92	$660.87		$6,091.26

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542080192	$4,538.47	$891.92	$660.87		$6,091.26
0542080194	$4,538.47	$891.92	$660.87		$6,091.26
0542080196	$4,538.47	$891.92	$660.87		$6,091.26
0542080198	$4,538.47	$891.92	$660.87		$6,091.26
0542080200	$4,538.47	$891.92	$660.87		$6,091.26
0542080202	$4,538.47	$891.92	$660.87		$6,091.26
0542080204	$4,538.47	$891.92	$660.87		$6,091.26
0542080206	$4,538.47	$891.92	$660.87		$6,091.26
0542080208	$4,538.47	$891.92	$660.87		$6,091.26
0542080210	$4,538.47	$891.92	$660.87		$6,091.26
0542080212	$4,538.47	$891.92	$660.87		$6,091.26
0542080214	$4,538.47	$891.92	$660.87		$6,091.26
0542080216	$4,538.47	$891.92	$660.87		$6,091.26
0542080218	$4,538.47	$891.92	$660.87		$6,091.26
0542080220	$4,538.47	$891.92	$660.87		$6,091.26
0542080222	$4,538.47	$891.92	$660.87		$6,091.26
0542080224	$4,538.47	$891.92	$660.87		$6,091.26
0542080226	$4,538.47	$891.92	$660.87		$6,091.26
0542080228	$4,538.47	$891.92	$660.87		$6,091.26
0542080230	$4,538.47	$891.92	$660.87		$6,091.26
0542080232	$3,403.85	$668.95	$495.65		$4,568.45
0542080234	$3,403.85	$668.95	$495.65		$4,568.45
0542080236	$3,403.85	$668.95	$495.65		$4,568.45
0542080238	$3,403.85	$668.95	$495.65		$4,568.45
0542080240	$3,403.85	$668.95	$495.65		$4,568.45
0542080242	$3,403.85	$668.95	$495.65		$4,568.45
0542080244	$3,403.85	$668.95	$495.65		$4,568.45
0542080246	$3,403.85	$668.95	$495.65		$4,568.45
0542080248	$3,403.85	$668.95	$495.65		$4,568.45
0542080250	$3,403.85	$668.95	$495.65		$4,568.45
0542080252	$3,403.85	$668.95	$495.65		$4,568.45
0542080254	$3,403.85	$668.95	$495.65		$4,568.45
0542080256	$3,403.85	$668.95	$495.65		$4,568.45
0542080258	$3,403.85	$668.95	$495.65		$4,568.45
0542080260	$3,403.85	$668.95	$495.65		$4,568.45
0542080262	$3,403.85	$668.95	$495.65		$4,568.45
0542080264	$3,403.85	$668.95	$495.65		$4,568.45
0542080266	$3,403.85	$668.95	$495.65		$4,568.45
0542080268	$3,403.85	$668.95	$495.65		$4,568.45
0542080270	$3,403.85	$668.95	$495.65		$4,568.45
0542080272	$3,403.85	$668.95	$495.65		$4,568.45
0542080274	$3,403.85	$668.95	$495.65		$4,568.45
0542080276	$3,403.85	$668.95	$495.65		$4,568.45
0542080278	$3,403.85	$668.95	$495.65		$4,568.45
0542080280	$3,403.85	$668.95	$495.65		$4,568.45
0542080282	$3,403.85	$668.95	$495.65		$4,568.45
0542080284	$3,403.85	$668.95	$495.65		$4,568.45
0542080286	$3,971.16	$780.44	$578.26		$5,329.86
0542080288	$3,971.16	$780.44	$578.26		$5,329.86
0542080290	$3,971.16	$780.44	$578.26		$5,329.86
0542080292	$3,971.16	$780.44	$578.26		$5,329.86
0542080294	$3,971.16	$780.44	$578.26		$5,329.86
0542080296	$3,971.16	$780.44	$578.26		$5,329.86
0542080298	$3,971.16	$780.44	$578.26		$5,329.86
0542080300	$3,971.16	$780.44	$578.26		$5,329.86

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542080302	$3,971.16	$780.44	$578.26		$5,329.86
0542080304	$3,971.16	$780.44	$578.26		$5,329.86
0542080306	$3,971.16	$780.44	$578.26		$5,329.86
0542080308	$3,971.16	$780.44	$578.26		$5,329.86
0542080310	$3,971.16	$780.44	$578.26		$5,329.86
0542080312	$3,971.16	$780.44	$578.26		$5,329.86
0542080314	$3,971.16	$780.44	$578.26		$5,329.86
0542080316	$3,971.16	$780.44	$578.26		$5,329.86
0542080318	$4,538.47	$891.92	$660.87		$6,091.26
0542080320	$4,538.47	$891.92	$660.87		$6,091.26
0542080322	$4,538.47	$891.92	$660.87		$6,091.26
0542080324	$4,538.47	$891.92	$660.87		$6,091.26
0542080326	$4,538.47	$891.92	$660.87		$6,091.26
0542080328	$4,538.47	$891.92	$660.87		$6,091.26
0542080330	$4,538.47	$891.92	$660.87		$6,091.26
0542080332	$4,538.47	$891.92	$660.87		$6,091.26
0542080334	$4,538.47	$891.92	$660.87		$6,091.26
0542080336	$4,538.47	$891.92	$660.87		$6,091.26
0542080338	$4,538.47	$891.92	$0.00		$5,430.39
0542080340	$4,538.47	$891.92	$660.87		$6,091.26
0542080342	$4,538.47	$891.92	$660.87		$6,091.26
0542080344	$4,538.47	$891.92	$660.87		$6,091.26
0542080346	$4,538.47	$891.92	$660.87		$6,091.26
0542080348	$4,538.47	$891.92	$660.87		$6,091.26
0542080350	$4,538.47	$891.92	$660.87		$6,091.26
0542080352	$4,538.47	$891.92	$660.87		$6,091.26
0542080354	$3,971.16	$780.44	$578.26		$5,329.86
0542080356	$3,971.16	$780.44	$578.26		$5,329.86
0542080358	$3,971.16	$780.44	$578.26		$5,329.86
0542080360	$3,971.16	$780.44	$578.26		$5,329.86
0542080362	$3,971.16	$780.44	$578.26		$5,329.86
0542080364	$3,971.16	$780.44	$578.26		$5,329.86
0542080366	$3,971.16	$780.44	$578.26		$5,329.86
0542080368	$3,971.16	$780.44	$578.26		$5,329.86
0542080370	$3,971.16	$780.44	$578.26		$5,329.86
0542080372	$3,971.16	$780.44	$578.26		$5,329.86
0542080374	$3,971.16	$780.44	$578.26		$5,329.86
0542080376	$3,971.16	$780.44	$578.26		$5,329.86
0542080378	$3,971.16	$780.44	$578.26		$5,329.86
0542080380	$3,971.16	$780.44	$578.26		$5,329.86
0542080382	$3,971.16	$780.44	$578.26		$5,329.86
0542080384	$4,538.47	$891.92	$660.87		$6,091.26
0542080386	$4,538.47	$891.92	$660.87		$6,091.26
0542080388	$4,538.47	$891.92	$660.87		$6,091.26
0542080390	$4,538.47	$891.92	$660.87		$6,091.26
0542080392	$4,538.47	$891.92	$660.87		$6,091.26
0542080394	$4,538.47	$891.92	$660.87		$6,091.26
0542080396	$4,538.47	$891.92	$660.87		$6,091.26
0542080398	$4,538.47	$891.92	$660.87		$6,091.26
0542080400	$4,538.47	$891.92	$660.87		$6,091.26
0542080402	$4,538.47	$891.92	$660.87		$6,091.26
0542080404	$4,538.47	$891.92	$660.87		$6,091.26
0542080406	$4,538.47	$891.92	$660.87		$6,091.26
0542080408	$4,538.47	$891.92	$660.87		$6,091.26
0542080410	$4,538.47	$891.92	$660.87		$6,091.26

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542080412	$4,538.47	$891.92	$660.87		$6,091.26
0542080414	$4,538.47	$891.92	$660.87		$6,091.26
0542080416	$4,538.47	$891.92	$660.87		$6,091.26
0542080418	$4,538.47	$891.92	$660.87		$6,091.26
0542080420	$4,538.47	$891.92	$660.87		$6,091.26
0542080422	$4,538.47	$891.92	$660.87		$6,091.26
0542080424					$0.00
0542080426					$0.00
0542080428					$0.00
0542080430					$0.00
0542080432					$0.00
0542080434					$0.00
0542080436					$0.00
0542080438					$0.00
0542080440					$0.00
0542080442					$0.00
0542080443					$0.00
0542080444					$0.00
0542080446					$0.00
0542080448					$0.00
0542080450					$0.00
0542080452					$0.00
0542080454					$0.00
0542080456					$0.00
0542080458					$0.00
0542080460					$0.00
0542080462					$0.00
0542080464					$0.00
0542080466					$0.00
0542080468					$0.00
0542080470					$0.00
0542080472					$0.00
0542080474					$0.00
0542080502	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080504	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080506	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080508	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080510	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080512	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080514	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080516	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080518	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080520	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080522	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080524	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080526	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080528	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080530	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080532	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080534	$5,673.09	$1,114.91		$961.58	$7,749.58
0542080536					$0.00
0542080538					$0.00
0542201002	$2,269.23	$445.97		$384.63	$3,099.83
0542201004	$2,269.23	$445.97		$384.63	$3,099.83
0542201006	$2,269.23	$445.97		$384.63	$3,099.83

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542201008	$2,269.23	$445.97		$384.63	$3,099.83
0542201010	$2,269.23	$445.97		$384.63	$3,099.83
0542201012	$2,269.23	$445.97		$384.63	$3,099.83
0542201014	$2,269.23	$445.97		$384.63	$3,099.83
0542201016	$2,269.23	$445.97		$384.63	$3,099.83
0542201018	$2,269.23	$445.97		$384.63	$3,099.83
0542201020	$2,269.23	$445.97		$384.63	$3,099.83
0542201022	$2,269.23	$445.97		$384.63	$3,099.83
0542201024	$2,269.23	$445.97		$384.63	$3,099.83
0542201026	$2,269.23	$445.97		$384.63	$3,099.83
0542201028	$2,269.23	$445.97		$384.63	$3,099.83
0542201030	$2,269.23	$445.97		$384.63	$3,099.83
0542201032	$2,269.23	$445.97		$384.63	$3,099.83
0542201034	$2,269.23	$445.97		$384.63	$3,099.83
0542201036	$2,269.23	$445.97		$384.63	$3,099.83
0542201038	$2,269.23	$445.97		$384.63	$3,099.83
0542201040	$2,269.23	$0.00		$0.00	$2,269.23
0542201042	$2,269.23	$445.97		$384.63	$3,099.83
0542201044	$2,269.23	$445.97		$0.00	$2,715.20
0542201046	$2,269.23	$445.97		$384.63	$3,099.83
0542201048	$2,269.23	$445.97		$384.63	$3,099.83
0542201050	$2,269.23	$445.97		$384.63	$3,099.83
0542201052	$2,269.23	$445.97		$384.63	$3,099.83
0542201054	$2,269.23	$445.97		$384.63	$3,099.83
0542201056	$2,269.23	$445.97		$384.63	$3,099.83
0542201058	$2,269.23	$445.97		$384.63	$3,099.83
0542201060	$2,269.23	$445.97		$384.63	$3,099.83
0542201062	$2,269.23	$445.97		$384.63	$3,099.83
0542201064	$2,269.23	$445.97		$384.63	$3,099.83
0542201066	$2,269.23	$445.97		$384.63	$3,099.83
0542201068	$2,269.23	$445.97		$384.63	$3,099.83
0542201070	$2,269.23	$445.97		$384.63	$3,099.83
0542201072	$2,269.23	$445.97		$384.63	$3,099.83
0542201074	$2,269.23	$445.97		$384.63	$3,099.83
0542201076	$2,269.23	$445.97		$0.00	$2,715.20
0542201078	$2,269.23	$445.97		$384.63	$3,099.83
0542201080	$2,269.23	$445.97		$384.63	$3,099.83
0542201082	$2,269.23	$445.97		$384.63	$3,099.83
0542201084	$2,269.23	$445.97		$384.63	$3,099.83
0542201086	$2,269.23	$445.97		$384.63	$3,099.83
0542201088	$2,269.23	$445.97		$384.63	$3,099.83
0542201090	$2,269.23	$445.97		$384.63	$3,099.83
0542201092	$2,269.23	$445.97		$384.63	$3,099.83
0542201094	$2,269.23	$445.97		$384.63	$3,099.83
0542201096	$2,269.23	$445.97		$384.63	$3,099.83
0542201098	$2,269.23	$445.97		$384.63	$3,099.83
0542201100	$2,269.23	$445.97		$384.63	$3,099.83
0542201102	$2,269.23	$445.97		$384.63	$3,099.83
0542201104	$2,269.23	$445.97		$384.63	$3,099.83
0542201106	$2,269.23	$445.97		$384.63	$3,099.83
0542201108	$2,269.23	$445.97		$384.63	$3,099.83
0542201110	$2,269.23	$445.97		$384.63	$3,099.83
0542201112	$2,269.23	$445.97		$384.63	$3,099.83
0542201114	$2,269.23	$445.97		$384.63	$3,099.83
0542201116	$2,269.23	$445.97		$384.63	$3,099.83

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542201118	$2,269.23	$445.97		$384.63	$3,099.83
0542201120	$2,269.23	$445.97		$384.63	$3,099.83
0542201122	$2,269.23	$445.97		$384.63	$3,099.83
0542201124	$2,269.23	$445.97		$384.63	$3,099.83
0542201126	$2,269.23	$445.97		$384.63	$3,099.83
0542201128	$2,269.23	$445.97		$384.63	$3,099.83
0542201130	$2,269.23	$445.97		$384.63	$3,099.83
0542201132	$2,269.23	$445.97		$384.63	$3,099.83
0542201134	$2,269.23	$445.97		$384.63	$3,099.83
0542201136	$2,269.23	$445.97		$384.63	$3,099.83
0542201138	$2,269.23	$445.97		$384.63	$3,099.83
0542201140	$2,269.23	$445.97		$384.63	$3,099.83
0542201142	$2,269.23	$445.97		$384.63	$3,099.83
0542201144	$2,269.23	$445.97		$384.63	$3,099.83
0542201146	$2,269.23	$445.97		$384.63	$3,099.83
0542201148	$2,269.23	$445.97		$384.63	$3,099.83
0542201150	$2,269.23	$445.97		$384.63	$3,099.83
0542201152	$2,269.23	$445.97		$384.63	$3,099.83
0542201154	$2,269.23	$445.97		$384.63	$3,099.83
0542201156	$2,269.23	$445.97		$384.63	$3,099.83
0542201158	$2,269.23	$445.97		$384.63	$3,099.83
0542201160	$2,269.23	$445.97		$384.63	$3,099.83
0542201162	$2,269.23	$445.97		$384.63	$3,099.83
0542201164	$2,269.23	$445.97		$384.63	$3,099.83
0542201166	$2,269.23	$445.97		$384.63	$3,099.83
0542201168	$2,269.23	$445.97		$384.63	$3,099.83
0542201170	$2,269.23	$445.97		$384.63	$3,099.83
0542201172	$2,269.23	$445.97		$384.63	$3,099.83
0542201174	$2,269.23	$445.97		$384.63	$3,099.83
0542201176	$2,269.23	$445.97		$384.63	$3,099.83
0542201178	$2,269.23	$445.97		$384.63	$3,099.83
0542201180	$2,269.23	$445.97		$384.63	$3,099.83
0542201182	$2,269.23	$445.97		$384.63	$3,099.83
0542201184	$2,269.23	$445.97		$384.63	$3,099.83
0542201186	$2,269.23	$445.97		$384.63	$3,099.83
0542201188	$2,269.23	$445.97		$384.63	$3,099.83
0542201190	$2,269.23	$445.97		$384.63	$3,099.83
0542201192	$2,269.23	$445.97		$384.63	$3,099.83
0542201194	$2,269.23	$445.97		$384.63	$3,099.83
0542201196	$2,269.23	$445.97		$384.63	$3,099.83
0542201198	$2,269.23	$445.97		$384.63	$3,099.83
0542201200	$2,269.23	$445.97		$384.63	$3,099.83
0542201202	$2,269.23	$445.97		$384.63	$3,099.83
0542201204	$2,269.23	$445.97		$384.63	$3,099.83
0542201206	$2,269.23	$445.97		$384.63	$3,099.83
0542201208	$2,269.23	$445.97		$384.63	$3,099.83
0542201210	$2,269.23	$445.97		$384.63	$3,099.83
0542201212	$2,269.23	$445.97		$384.63	$3,099.83
0542201214	$2,269.23	$445.97		$384.63	$3,099.83
0542201216	$2,269.23	$445.97		$384.63	$3,099.83
0542201218	$2,269.23	$445.97		$384.63	$3,099.83
0542201220	$2,269.23	$445.97		$384.63	$3,099.83
0542201222	$2,269.23	$445.97		$384.63	$3,099.83
0542201224	$2,269.23	$445.97		$384.63	$3,099.83
0542201226	$2,269.23	$445.97		$384.63	$3,099.83

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542201228	$2,269.23	$445.97		$384.63	$3,099.83
0542201230	$2,269.23	$445.97		$384.63	$3,099.83
0542201232	$2,269.23	$445.97		$384.63	$3,099.83
0542201234	$2,269.23	$445.97		$384.63	$3,099.83
0542201236	$2,269.23	$445.97		$384.63	$3,099.83
0542201238	$2,269.23	$445.97		$384.63	$3,099.83
0542201240	$2,269.23	$445.97		$384.63	$3,099.83
0542201242	$2,269.23	$445.97		$384.63	$3,099.83
0542201244	$2,269.23	$445.97		$384.63	$3,099.83
0542201246	$2,269.23	$445.97		$384.63	$3,099.83
0542201248	$2,269.23	$445.97		$384.63	$3,099.83
0542201250	$2,269.23	$445.97		$384.63	$3,099.83
0542201252	$2,269.23	$445.97		$384.63	$3,099.83
0542201254	$2,269.23	$445.97		$384.63	$3,099.83
0542201256	$2,269.23	$445.97		$384.63	$3,099.83
0542201258	$2,269.23	$445.97		$384.63	$3,099.83
0542201260	$2,269.23	$445.97		$384.63	$3,099.83
0542201262	$2,269.23	$445.97		$384.63	$3,099.83
0542201264	$2,269.23	$445.97		$384.63	$3,099.83
0542201266	$2,269.23	$445.97		$384.63	$3,099.83
0542201268	$2,269.23	$445.97		$384.63	$3,099.83
0542201270					$0.00
0542201272					$0.00
0542201274					$0.00
0542201276					$0.00
0542201278					$0.00
0542201280					$0.00
0542201282					$0.00
0542201284					$0.00
0542201286					$0.00
0542201288					$0.00
0542201290					$0.00
0542201292					$0.00
0542340202	$3,403.85	$668.95	$495.65		$4,568.45
0542340204	$3,403.85	$668.95	$495.65		$4,568.45
0542340206	$3,403.85	$668.95	$495.65		$4,568.45
0542340208	$3,403.85	$668.95	$495.65		$4,568.45
0542340210	$3,403.85	$668.95	$495.65		$4,568.45
0542340212	$3,403.85	$668.95	$495.65		$4,568.45
0542340214	$3,403.85	$668.95	$495.65		$4,568.45
0542340216	$3,403.85	$668.95	$495.65		$4,568.45
0542340218	$3,403.85	$668.95	$495.65		$4,568.45
0542340220	$3,403.85	$668.95	$495.65		$4,568.45
0542340222	$3,403.85	$668.95	$495.65		$4,568.45
0542340224	$3,403.85	$668.95	$495.65		$4,568.45
0542340226	$3,403.85	$668.95	$495.65		$4,568.45
0542340228	$3,403.85	$668.95	$495.65		$4,568.45
0542340230	$3,403.85	$668.95	$495.65		$4,568.45
0542340232	$3,403.85	$668.95	$495.65		$4,568.45
0542340234	$3,403.85	$668.95	$495.65		$4,568.45
0542340236	$3,403.85	$668.95	$0.00		$4,072.80
0542340238	$3,403.85	$668.95	$495.65		$4,568.45
0542340240	$3,403.85	$668.95	$495.65		$4,568.45
0542340242	$3,403.85	$668.95	$495.65		$4,568.45
0542340244	$3,403.85	$668.95	$495.65		$4,568.45

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542340246	$3,403.85	$668.95	$495.65		$4,568.45
0542340248	$3,403.85	$668.95	$495.65		$4,568.45
0542340250	$3,403.85	$668.95	$495.65		$4,568.45
0542340252	$3,403.85	$668.95	$495.65		$4,568.45
0542340254	$3,403.85	$668.95	$495.65		$4,568.45
0542340256	$3,403.85	$668.95	$495.65		$4,568.45
0542340258	$3,403.85	$668.95	$495.65		$4,568.45
0542340260	$3,403.85	$668.95	$495.65		$4,568.45
0542340262	$3,403.85	$668.95	$495.65		$4,568.45
0542340264	$3,403.85	$668.95	$495.65		$4,568.45
0542340266	$3,403.85	$668.95	$495.65		$4,568.45
0542340268	$3,403.85	$668.95	$495.65		$4,568.45
0542340270	$3,403.85	$668.95	$495.65		$4,568.45
0542340272	$3,403.85	$668.95	$495.65		$4,568.45
0542340274	$3,403.85	$668.95	$495.65		$4,568.45
0542340276	$3,403.85	$668.95	$495.65		$4,568.45
0542340278	$3,403.85	$668.95	$495.65		$4,568.45
0542340280	$3,403.85	$668.95	$495.65		$4,568.45
0542340282	$3,403.85	$668.95	$495.65		$4,568.45
0542340284	$3,403.85	$668.95	$495.65		$4,568.45
0542340286	$3,971.16	$780.44	$578.26		$5,329.86
0542340288	$3,971.16	$780.44	$578.26		$5,329.86
0542340290	$3,971.16	$780.44	$578.26		$5,329.86
0542340292	$3,971.16	$780.44	$578.26		$5,329.86
0542340294	$3,971.16	$780.44	$578.26		$5,329.86
0542340296	$3,971.16	$780.44	$578.26		$5,329.86
0542340298	$3,971.16	$780.44	$578.26		$5,329.86
0542340300	$3,971.16	$780.44	$578.26		$5,329.86
0542340302	$3,971.16	$780.44	$578.26		$5,329.86
0542340304	$3,971.16	$780.44	$578.26		$5,329.86
0542340306	$3,971.16	$780.44	$578.26		$5,329.86
0542340308	$3,971.16	$780.44	$578.26		$5,329.86
0542340310	$3,971.16	$780.44	$578.26		$5,329.86
0542340312	$3,971.16	$780.44	$578.26		$5,329.86
0542340314	$3,971.16	$780.44	$578.26		$5,329.86
0542340316	$3,971.16	$780.44	$578.26		$5,329.86
0542340318	$3,971.16	$780.44	$578.26		$5,329.86
0542340320	$3,971.16	$780.44	$578.26		$5,329.86
0542340322	$3,971.16	$780.44	$578.26		$5,329.86
0542340324	$3,971.16	$780.44	$578.26		$5,329.86
0542340326	$3,971.16	$780.44	$578.26		$5,329.86
0542340328	$3,971.16	$780.44	$578.26		$5,329.86
0542340330	$3,971.16	$780.44	$578.26		$5,329.86
0542340332	$3,971.16	$780.44	$578.26		$5,329.86
0542340334	$3,971.16	$780.44	$578.26		$5,329.86
0542340336	$3,971.16	$780.44	$578.26		$5,329.86
0542340338	$3,971.16	$780.44	$578.26		$5,329.86
0542340340	$3,971.16	$780.44	$578.26		$5,329.86
0542340342	$3,971.16	$780.44	$578.26		$5,329.86
0542340344	$3,971.16	$780.44	$578.26		$5,329.86
0542340346	$3,971.16	$780.44	$578.26		$5,329.86
0542340348	$3,971.16	$780.44	$578.26		$5,329.86
0542340350	$3,971.16	$780.44	$578.26		$5,329.86
0542340352	$3,971.16	$780.44	$578.26		$5,329.86
0542340354	$3,971.16	$780.44	$578.26		$5,329.86

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542340356	$3,971.16	$780.44	$578.26		$5,329.86
0542340358	$3,971.16	$780.44	$578.26		$5,329.86
0542340360	$3,971.16	$780.44	$578.26		$5,329.86
0542340362	$3,971.16	$780.44	$578.26		$5,329.86
0542340364	$3,971.16	$780.44	$578.26		$5,329.86
0542340366	$3,971.16	$780.44	$578.26		$5,329.86
0542340368	$3,971.16	$780.44	$578.26		$5,329.86
0542340370	$3,971.16	$780.44	$578.26		$5,329.86
0542340372	$3,971.16	$780.44	$578.26		$5,329.86
0542340374	$3,971.16	$780.44	$578.26		$5,329.86
0542340376	$3,971.16	$780.44	$578.26		$5,329.86
0542340378	$3,971.16	$780.44	$578.26		$5,329.86
0542340380	$3,971.16	$780.44	$578.26		$5,329.86
0542340382	$3,971.16	$780.44	$578.26		$5,329.86
0542340384	$3,971.16	$780.44	$578.26		$5,329.86
0542340386	$3,403.85	$668.95	$495.65		$4,568.45
0542340388	$3,403.85	$668.95	$495.65		$4,568.45
0542340390	$3,403.85	$668.95	$495.65		$4,568.45
0542340392	$3,403.85	$668.95	$495.65		$4,568.45
0542340394	$3,403.85	$668.95	$495.65		$4,568.45
0542340396	$3,403.85	$668.95	$495.65		$4,568.45
0542340398	$3,403.85	$668.95	$495.65		$4,568.45
0542340400	$3,403.85	$668.95	$495.65		$4,568.45
0542340402					$0.00
0542340404					$0.00
0542340406					$0.00
0542340408					$0.00
0542340410					$0.00
0542341002	$4,538.47	$891.92		$769.26	$6,199.65
0542341004	$4,538.47	$891.92		$769.26	$6,199.65
0542341006	$4,538.47	$891.92		$769.26	$6,199.65
0542341008	$4,538.47	$891.92		$769.26	$6,199.65
0542341010	$4,538.47	$891.92		$769.26	$6,199.65
0542341012	$4,538.47	$891.92		$769.26	$6,199.65
0542341014	$4,538.47	$891.92		$769.26	$6,199.65
0542341016	$4,538.47	$891.92		$769.26	$6,199.65
0542341018	$4,538.47	$891.92		$769.26	$6,199.65
0542341020	$4,538.47	$891.92		$769.26	$6,199.65
0542341022	$4,538.47	$891.92		$769.26	$6,199.65
0542341024	$4,538.47	$891.92		$769.26	$6,199.65
0542341026	$4,538.47	$891.92		$769.26	$6,199.65
0542341028	$4,538.47	$891.92		$769.26	$6,199.65
0542341030	$4,538.47	$891.92		$769.26	$6,199.65
0542341032	$4,538.47	$891.92		$769.26	$6,199.65
0542341034	$4,538.47	$891.92		$769.26	$6,199.65
0542341036	$4,538.47	$891.92		$769.26	$6,199.65
0542341038	$4,538.47	$891.92		$769.26	$6,199.65
0542341040	$4,538.47	$891.92		$769.26	$6,199.65
0542341042	$4,538.47	$891.92		$769.26	$6,199.65
0542341044	$4,538.47	$891.92		$769.26	$6,199.65
0542341046	$4,538.47	$891.92		$769.26	$6,199.65
0542341048	$4,538.47	$891.92		$769.26	$6,199.65
0542341050	$4,538.47	$891.92		$0.00	$5,430.39
0542341052	$4,538.47	$891.92		$769.26	$6,199.65
0542341054	$4,538.47	$891.92		$769.26	$6,199.65

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542341056	$4,538.47	$891.92		$769.26	$6,199.65
0542341058	$4,538.47	$891.92		$769.26	$6,199.65
0542341060	$4,538.47	$891.92		$769.26	$6,199.65
0542341062	$4,538.47	$891.92		$769.26	$6,199.65
0542341064	$4,538.47	$891.92		$769.26	$6,199.65
0542341066	$4,538.47	$891.92		$769.26	$6,199.65
0542341068	$4,538.47	$891.92		$769.26	$6,199.65
0542341070	$4,538.47	$891.92		$769.26	$6,199.65
0542341072	$4,538.47	$891.92		$769.26	$6,199.65
0542341074	$4,538.47	$891.92		$769.26	$6,199.65
0542341076	$3,403.85	$668.95		$576.95	$4,649.75
0542341078	$3,403.85	$668.95		$576.95	$4,649.75
0542341080	$3,403.85	$668.95		$576.95	$4,649.75
0542341082	$3,403.85	$668.95		$576.95	$4,649.75
0542341084	$3,403.85	$668.95		$576.95	$4,649.75
0542341086	$3,403.85	$668.95		$576.95	$4,649.75
0542341088	$3,403.85	$668.95		$576.95	$4,649.75
0542341090	$3,403.85	$668.95		$576.95	$4,649.75
0542341092	$3,403.85	$668.95		$576.95	$4,649.75
0542341094	$3,403.85	$668.95		$576.95	$4,649.75
0542341096	$3,403.85	$668.95		$576.95	$4,649.75
0542341098	$3,403.85	$668.95		$576.95	$4,649.75
0542341100	$3,403.85	$668.95		$576.95	$4,649.75
0542341102	$3,403.85	$668.95		$576.95	$4,649.75
0542341104	$3,403.85	$668.95		$576.95	$4,649.75
0542341106	$3,403.85	$668.95		$576.95	$4,649.75
0542341108	$3,403.85	$668.95		$576.95	$4,649.75
0542341110	$3,403.85	$668.95		$576.95	$4,649.75
0542341112	$3,403.85	$668.95		$576.95	$4,649.75
0542341114	$3,403.85	$668.95		$576.95	$4,649.75
0542341116	$3,403.85	$668.95		$576.95	$4,649.75
0542341118	$4,538.47	$891.92		$769.26	$6,199.65
0542341120	$4,538.47	$891.92		$769.26	$6,199.65
0542341122	$4,538.47	$891.92		$769.26	$6,199.65
0542341124	$4,538.47	$891.92		$769.26	$6,199.65
0542341126	$4,538.47	$891.92		$769.26	$6,199.65
0542341128	$4,538.47	$891.92		$769.26	$6,199.65
0542341130	$4,538.47	$891.92		$769.26	$6,199.65
0542341132	$4,538.47	$891.92		$769.26	$6,199.65
0542341134	$4,538.47	$891.92		$769.26	$6,199.65
0542341136	$4,538.47	$891.92		$769.26	$6,199.65
0542341138	$4,538.47	$891.92		$769.26	$6,199.65
0542341140	$4,538.47	$891.92		$769.26	$6,199.65
0542341142	$3,403.85	$668.95		$576.95	$4,649.75
0542341144	$3,403.85	$668.95		$576.95	$4,649.75
0542341146	$3,403.85	$668.95		$576.95	$4,649.75
0542341148	$3,403.85	$668.95		$576.95	$4,649.75
0542341150	$3,403.85	$668.95		$576.95	$4,649.75
0542341152	$3,403.85	$668.95		$576.95	$4,649.75
0542341154	$3,403.85	$668.95		$576.95	$4,649.75
0542341156	$3,403.85	$668.95		$576.95	$4,649.75
0542341158	$3,403.85	$668.95		$576.95	$4,649.75
0542341160	$3,403.85	$668.95		$576.95	$4,649.75
0542341162	$3,403.85	$668.95		$576.95	$4,649.75
0542341164	$3,403.85	$668.95		$576.95	$4,649.75

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542341166	$3,403.85	$668.95		$576.95	$4,649.75
0542341168					$0.00
0542341170					$0.00
0542341172					$0.00
0542341174					$0.00
0542341176					$0.00
0542341178					$0.00
0542341180					$0.00
0542341182					$0.00
0542341184					$0.00
0542341186					$0.00
0542342002	$4,538.47	$891.92		$769.26	$6,199.65
0542342004	$4,538.47	$891.92		$769.26	$6,199.65
0542342006	$4,538.47	$891.92		$769.26	$6,199.65
0542342008	$4,538.47	$891.92		$769.26	$6,199.65
0542342010	$4,538.47	$891.92		$769.26	$6,199.65
0542342012	$4,538.47	$891.92		$769.26	$6,199.65
0542342014	$4,538.47	$891.92		$769.26	$6,199.65
0542342016	$4,538.47	$891.92		$769.26	$6,199.65
0542342018	$4,538.47	$891.92		$769.26	$6,199.65
0542342020	$4,538.47	$891.92		$769.26	$6,199.65
0542342022	$4,538.47	$891.92		$769.26	$6,199.65
0542342024	$4,538.47	$891.92		$769.26	$6,199.65
0542342026	$4,538.47	$891.92		$769.26	$6,199.65
0542342028	$4,538.47	$891.92		$769.26	$6,199.65
0542342030	$4,538.47	$891.92		$769.26	$6,199.65
0542342032	$4,538.47	$891.92		$769.26	$6,199.65
0542342034	$4,538.47	$891.92		$769.26	$6,199.65
0542342036	$4,538.47	$891.92		$769.26	$6,199.65
0542342038	$4,538.47	$891.92		$769.26	$6,199.65
0542342040	$4,538.47	$891.92		$769.26	$6,199.65
0542342042	$4,538.47	$891.92		$769.26	$6,199.65
0542342044	$4,538.47	$891.92		$769.26	$6,199.65
0542342046	$4,538.47	$891.92		$769.26	$6,199.65
0542342048	$4,538.47	$891.92		$769.26	$6,199.65
0542342050	$4,538.47	$891.92		$769.26	$6,199.65
0542342052	$4,538.47	$891.92		$769.26	$6,199.65
0542342054	$4,538.47	$891.92		$769.26	$6,199.65
0542342056	$4,538.47	$891.92		$769.26	$6,199.65
0542342058	$4,538.47	$891.92		$769.26	$6,199.65
0542342060	$4,538.47	$891.92		$769.26	$6,199.65
0542342062	$4,538.47	$891.92		$769.26	$6,199.65
0542342064	$4,538.47	$891.92		$769.26	$6,199.65
0542342066	$4,538.47	$891.92		$769.26	$6,199.65
0542342068	$4,538.47	$891.92		$769.26	$6,199.65
0542342070	$4,538.47	$891.92		$769.26	$6,199.65
0542342072	$4,538.47	$891.92		$769.26	$6,199.65
0542342074	$4,538.47	$891.92		$769.26	$6,199.65
0542342076	$4,538.47	$891.92		$769.26	$6,199.65
0542342078	$4,538.47	$891.92		$769.26	$6,199.65
0542342080	$4,538.47	$891.92		$769.26	$6,199.65
0542342082	$4,538.47	$891.92		$769.26	$6,199.65
0542342084	$4,538.47	$891.92		$769.26	$6,199.65
0542342086	$4,538.47	$891.92		$769.26	$6,199.65
0542342088	$4,538.47	$891.92		$769.26	$6,199.65

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542342090	$4,538.47	$891.92		$769.26	$6,199.65
0542342092	$4,538.47	$891.92		$769.26	$6,199.65
0542342094	$4,538.47	$891.92		$769.26	$6,199.65
0542342096					$0.00
0542342098					$0.00
0542342100					$0.00
0542342102					$0.00
0542342104					$0.00
0542342106					$0.00
0542342108					$0.00
0542342202	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342204	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342206	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342208	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342210	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342212	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342214	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342216	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342218	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342220	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342222	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342224	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342226	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342228	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342230	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342232	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342234	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342236	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342238	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342240	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342242	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342244	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342246	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342248	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342250	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342252	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342254	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342256	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342258	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342260	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342262	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342264	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342266	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342268	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342270	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342272	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342274	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342276	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342278	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342280	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342282	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342284	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342286	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342288	$5,673.09	$1,114.91		$961.58	$7,749.58
0542342290					$0.00

Folio	Proposed FY 26 O&M	2019A-1 Debt	2019A-2 (AA1)	2019A-2(AA2)	Total
0542342292					$0.00
0542342294					$0.00
0542342296					$0.00
0542342298					$0.00
0542342300					$0.00
0542342302					$0.00
0542342304					$0.00
0542342306					$0.00
0542342352	$2,269.23	$445.97		$384.63	$3,099.83
0542342354	$2,269.23	$445.97		$384.63	$3,099.83
0542342356	$2,269.23	$445.97		$384.63	$3,099.83
0542342358	$2,269.23	$445.97		$384.63	$3,099.83
0542342360	$2,269.23	$445.97		$384.63	$3,099.83
0542342362	$2,269.23	$445.97		$384.63	$3,099.83
0542342364	$2,269.23	$445.97		$384.63	$3,099.83
0542342366	$2,269.23	$445.97		$384.63	$3,099.83
0542342368	$2,269.23	$445.97		$384.63	$3,099.83
0542342370	$2,269.23	$445.97		$384.63	$3,099.83
0542342372	$2,269.23	$445.97		$384.63	$3,099.83
0542342374	$2,269.23	$445.97		$384.63	$3,099.83
0542342376	$2,269.23	$445.97		$384.63	$3,099.83
0542342378	$2,269.23	$445.97		$384.63	$3,099.83
0542342380	$2,269.23	$445.97		$384.63	$3,099.83
0542342382	$2,269.23	$445.97		$384.63	$3,099.83
0542342384	$2,269.23	$445.97		$384.63	$3,099.83
0542342386	$2,269.23	$445.97		$384.63	$3,099.83
0542342388	$2,269.23	$445.97		$384.63	$3,099.83
0542342390	$2,269.23	$445.97		$384.63	$3,099.83
0542342392					$0.00
0542342394					$0.00
0542342396					$0.00
0542342398					$0.00
0542342400					$0.00
0542342502	$24,929.21	$34,066.08		$29,381.01	$88,376.30
0542342504	$5,433.76	$7,425.30		$6,404.11	$19,263.17
0542342506	$2,386.45	$3,261.11		$2,812.62	$8,460.18
0542342508	$2,570.02	$3,511.97		$3,028.97	$9,110.96
0542342510	$2,056.02	$2,809.57		$2,423.18	$7,288.77
0542342512	$2,019.30	$2,759.40		$2,379.91	$7,158.61
0542342514	$1,725.59	$2,358.03		$2,033.74	$6,117.36
Total Gross Assessments	$5,274,280.11	$1,086,216.28	$211,890.78	$686,080.00	$7,258,467.17

Total Net Assessments	$4,957,823.30	$1,021,043.31	$199,177.33	$644,915.20	$6,822,959.14

SECTION IV
Subsection G

Docusign Envelope ID: F0CE18B3-982D-421E-B548-9EEBF6ABF203

Investment Summary

Harbor Bay Community Development District

Federal ID: 59-3594295
Created Date: 08-04-2025
Quote Number: Q-1792065

Prepared by:
Timothy Gillen
Executive Mid-Market HCM Consultant
Sales Representative
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Prepared for:
Jen Ashley
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Per Pay Period - Bi-Weekly	Units	Rate / Unit	Total	Discount	Rate / Unit after Discount	Net Total
Paychex HR Pro						
Paychex HR Pro -Per Payrun Fee	1	$769.75	$769.75	65.9%	$262.48	$262.48
Paychex HR Pro - Per Employee	35	$25.35	$887.25	65.9%	$8.64	$302.55
Paychex Flex Time - Per Payrun Fee	1	$31.00	$31.00	65.9%	$10.57	$10.57
Paychex Flex Time - Per Employee Fee	35	$2.80	$98.00	65.9%	$0.95	$33.42
					Total	**$609.02**

Annual Fees	Units	Rate / Unit	Total	Discount	Rate / Unit after Discount	Net Total
Year End - Base Fee	1	$97.50	$97.50	0.0%	$97.50	$97.50
W-2 or 1099 Processing - Per User Fee	35	$8.50	$297.50	0.0%	$8.50	$297.50
Year End Handling	1	$28.00	$28.00	0.0%	$28.00	$28.00
					Total	**$423.00**

One-time Fees	Units	Rate / Unit	Total	Discount	Rate / Unit after Discount	Net Total
Paychex HR Pro - Setup Fee	1	$3,100.00	$3,100.00	70.0%	$930.00	$930.00
Paychex Flex Time - Setup Fee	1	$1,000.00	$1,000.00	100.0%	$0.00	$0.00
					Total	**$930.00**

Usage Fees	Units	Rate / Use	Total	Discount	Rate / Use after Discount
Remote I-9 - Per Verification	1	$65.00	$65.00	0.0%	$65.00
Form I-9 - Per Verification	1	$2.50	$2.50	0.0%	$2.50
E-Verify - Per Verification	1	$2.50	$2.50	0.0%	$2.50

PAYCHEX
HR | Payroll | Benefits | Insurance

First year total	$17,187.68
Annual total	**$16,257.68**

Please sign to indicate your approval of these fees : Signed by: 310C1BA327BF4EB...

PAYCHEX
HR | Payroll | Benefits | Insurance

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- The Fees and/or discounts quoted in this Investment Summary are valid for thirty (30) days from the Created Date.

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Investment Summary Package

Paychex HR Pro

HR Services

- Dedicated HR professional
- Workplace safety program (OSHA)
- Employee assistance program (EAP)
- Employee discounts

Talent Management

- Hiring strategy guidance
- Interviewing best practices
- Customized job descriptions
- Employee screening essentials
- Employee handbook
- Performance management
- HR resource library
- Document managment with e-signature

Benefits Administration

- Medical benefits and administration
- Retirement plans administration
- Voluntary benefits - dental, vision, life
- Pre-tax benefits - FSA, HSA, POP
- Financial wellness
- COBRA administration

Workforce Management

- Reporting and analytics - data exports
- General ledger report
- New hire reporting
- Employment & income verification services
- Labor compliance poster kit
- Custom reports and data exports
- State unemployment insurance service
- Labor distribution and job costing
- Payroll time off accrual

Payroll and Financial Support

- Payroll processing
- Payroll tax services - Taxpay®
- Flexible employee pay options
- Garnishment payment services
- Readychex® or check signing
- General ledger service

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Notations

Product / Billing

- This is a proposal only. The Fees quoted are estimates and your actual Fees may vary based on your payroll frequency, number of workers, and actual products or services selected. The information contained in this proposal is confidential and proprietary and should not be shared with anyone outside your company. Unless otherwise agreed to in writing by the parties: (1) Fees may change as set forth in the service agreement; and (2) promotions begin and expire according to the terms of the promotion.
- Totals displayed do not include sales tax where applicable.

  * Additional training content for Paychex Learning Product offering is purchased through the e-commerce tool site by authorized users.
- Payroll Delivery: Delivery fees charged only if incurred.
- Quarter/Year End Report Delivery: Quarter/YE Report Delivery fees are not included and will be charged if a package is delivered. Additional fees will apply.
- 1099 payments will be charged at a rate of $2.20 per check.
- Fees for Forms W-2/1099 processing (base and per Form fees) will be capped at a maximum of $2000 per year-end, per client ID for HR Pro clients.

Year-End Delivery

- **Note**: Please review your delivery method with your service provider before 12/31 to avoid additional charges.

- **Online Only**
  - You and your employees will receive no physical output.
  - W2s are typically available online within the first full week of January.

- **Direct to Employee:**
  - W2s will be mailed directly to your employee's address on file. You will not receive a package.

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Reporting Agent Authorization

OMB No. 1545-1058

(In accordance with IRS Form 8655)

Taxpayer

1. Employer identification number (EIN): 59-3594295
2. Other identification number (State ID):
3. If you are a seasonal employer, check here ☐
4. Name of taxpayer (as distinguished from trade name): HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
5. Trade name, if any (DBA):
6. Address (number, street, and room or suite no.): 107 Manns Harbor Drive
City or town: Apollo Beach
State: FL
ZIP code: 33572
7. Contact person: Daniel Leventry
8. Telephone number: (813)404-2805
9. Fax number:

Reporting Agent

10. Name: **PAYCHEX INC**
11. Employer identification number (EIN): **16-1124166**
12. Telephone number: **585-336-7600**
13. Address: **911 PANORAMA TRAIL SOUTH**
City or town: **ROCHESTER**
State: **NY**
ZIP code: **14625-0397**

Authorization of Reporting Agent To Sign and File Returns *(Caution: See Authorization Agreement)*

14. Indicate the tax return(s) to be signed and filed. For quarterly returns, use "YYYY/MM" format. "MM" is the last month of the quarter for which the authorization begins (for example, "2018/09" for third quarter of 2018). For annual returns, use "YYYY" format to indicate the year for which the authorization begins.

940 2025 **941** 2025 / 09 **943** **944**

Authorization of Reporting Agent To Make Deposits and Payments *(Caution: See Authorization Agreement)*

15. Indicate the tax return(s) for which the reporting agent is authorized to make deposits or payments. Use the "YYYY/MM" format to enter the month in which the authorization begins (for example, "2018/08" for August 2018).

940 2025 / 09 **941** 2025 / 09 **943** / **944**

Duplicate Notices to Reporting Agents

16. Check here to request the IRS to issue to the reporting agent duplicate copies of notices and correspondence regarding returns filed and deposits or payments made by the reporting agent ☑

Disclosure Authorization for Forms Series W-2 or Form 1099

17a. The reporting agent is authorized to receive otherwise confidential taxpayer information from the IRS to assist in responding to certain IRS notices relating to the Form W-2 series information returns. This authority is effective for calendar year forms beginning 2025

b. The reporting agent is authorized to receive otherwise confidential taxpayer information from the IRS to assist in responding to certain IRS notices relating to the Form 1099 series information returns. This authority is effective for calendar year forms beginning 2025

State or Local Authorization *(Caution: See Authorization Agreement)*

18. Check here to authorize the reporting agent to sign and file state or local returns related to the authorization granted on line 14 and/or 15 ☑

Authorization Agreement

I understand that this agreement does not relieve me, as the taxpayer, of the responsibility to ensure that all tax returns are filed and that all deposits and payments are made and that I may enroll in the Electronic Federal Tax Payment System (EFTPS) to view deposits and payments made on my behalf. If line 14 is completed, the reporting agent named above is authorized to sign and file the return indicated, beginning with the quarter or year indicated. If any starting dates on line 15 are completed, the reporting agent named above is authorized to make deposits and payments beginning with the period indicated. Any authorization granted remains in effect until it is terminated or revoked by the taxpayer or reporting agent. I am authorizing the IRS to disclose otherwise confidential tax information to the reporting agent relating to the authority granted on line 14 and/or line 15, including disclosures required to process Form 8655. Disclosure authority is effective upon signature of taxpayer and IRS receipt of Form 8655. The authority granted on Form 8655 will not revoke any Power of Attorney (Form 2848) or Tax Information Authorization (Form 8821) in effect.

I certify I have the authority to execute this form and authorize disclosure of otherwise confidential information on behalf of the taxpayer.

Signature Signed by: 310C1BA327BF4EB...

Title Chairman of the Board

Date 8/13/2025 | 16:51 EDT

Company name HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

Office-Client number 0903-

For Privacy Act and Paperwork Reduction Act Notice, see next page.

TIA

☐ **Reviewed Government Issued ID**

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Paychex Agreement Cover Sheet for Paychex Services Agreement

Use of This Cover Sheet. Use this cover sheet to provide Operations with required information to onboard a client. This cover sheet must be attached to the load for each client.

1. Client Identification

Parent/Single ID Company Name: Harbor Bay Community Development District

Parent/Single ID Fed ID: 59-3594295

Parent/Single ID Client Number: _____

2. Service Selection

- Readychex ☐
  -OR-
  Check Signing ☐
  -OR-
  Decline Both Services ☑
- Workers Compensation Report Service ☑
  -OR-
  Workers Compensation Payment Service ☐
  -OR-
  Decline Both Services ☐
- General Ledger Report ☐
  -OR-
  General Ledger Service ☑
  -OR-
  Decline Both Services ☐

3. Is the client a Multi-ID or Combo Client? ☐ Yes ☑ No

If Client has multiple-IDs that are being onboarded:

- Each Client ID must execute a separate Paychex Service Agreement. If Services are identical Client may execute using Client Signature Page.
- Each Client must have a separate cover sheet.

Associated Clients. The Client listed above is associated with the companies listed below.

Child Company Name: _____ Child ID Fed ID: _____	Child Company Name: _____ Child ID Fed ID: _____
Child Company Name: _____ Child ID Fed ID: _____	Child Company Name: _____ Child ID Fed ID: _____
Child Company Name: _____ Child ID Fed ID: _____	Child Company Name: _____ Child ID Fed ID: _____
Child Company Name: _____ Child ID Fed ID: _____	Child Company Name: _____ Child ID Fed ID: _____
Child Company Name: _____ Child ID Fed ID: _____	Child Company Name: _____ Child ID Fed ID: _____

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Paychex Service Agreement

Company Name Harbor Bay Community Development District

Federal ID Number 59-3594295

Services Selected by Company: See Part A – Product Selection Page

This Paychex Service Agreement (the "Agreement") is entered into between Paychex, Inc. and its affiliates ("Paychex"), located in Rochester, New York and the Company identified above and each Company identified in Part D ("Client") pursuant to the terms and conditions of this Agreement. Paychex and Client may collectively be referred to as the "Parties" or individually as a "Party". Unless otherwise specified in this Agreement, the effective date of the Agreement will be the date that Paychex receives the signed Agreement from Client ("Effective Date"). The Agreement will continue until terminated in accordance with its provisions. This Agreement shall be made up of this signature page and Part A (Services), Part B (General Terms and Conditions), Part C (Product Terms and Conditions), and Part D (Companies Entering Into Agreement), and shall be one Agreement regardless of the revision date of each Part. If one or more additional Companies related to Client will be entering into an Agreement with Paychex, the Companies entering into the Agreement are listed in Part D. Each Company listed in Part D will be deemed to be entering into a separate Agreement with Paychex for the Services selected by Client in Part A.

1. **Paychex Services.** Client engages Paychex to provide the service(s) selected by Client(s) in Part A of this Agreement ("Service(s)"). Paychex will not be obligated to, nor will Paychex commence any individual Service until Paychex receives all documents and/or information necessary to begin each individual Service and notifies Client of the date Paychex will commence each of the Services ("Service Effective Date"). Client acknowledges that each of the Services may have a separate Service Effective Date. **Until the Service Effective Date, Client will continue to provide for itself the Services requested of Paychex. Paychex assumes no responsibility for Services prior to the Service Effective Date or for Services declined by Client.**

2. Client agrees that Paychex is not rendering legal, tax, accounting, or investment advice in connection with the Services, nor is Paychex a fiduciary of Client, a fiduciary of any Client benefit plan offered for the benefit of Client's Employees, or the employer or joint employer of Client's Employees. Paychex will not be responsible for Client's compliance with, nor will Paychex provide legal or other financial advice to Client with respect to federal, state, or local statutes, regulations, or ordinances, including, but not limited to, the Fair Labor Standards Act or any wage and hour laws. Client agrees to comply with any and all applicable federal, state, local and international laws, regulations or ordinances ("Laws"), and Client is solely responsible for retaining all copies of any documents received from or made available by Paychex or provided to Paychex as required by applicable Laws.

3. Client understands that this Agreement may be considered an application for credit. Client authorizes Paychex to investigate and verify the identity, bank account and/or credit of Client and/or its principals, including bank account status and history, prior to providing any Services under this Agreement (collectively "Client Verification"). Paychex may also perform Client Verification pursuant to applicable federal and/or state requirements. Client acknowledges that Paychex may engage third parties to perform Client Verification and authorizes Paychex to share with third parties Client data, including Client Confidential Information, to perform Client Verification. Client further agrees that Paychex is not liable for the actions or inactions of such third parties, including but not limited to any unauthorized use or disclosure of Client data by third parties.

The individual signing this Agreement represents and acknowledges that he or she has the authority to (i) execute this Agreement on behalf of the Client identified above and each Client identified in Part D, if applicable, and (ii) bind each identified Client to this Agreement. Client warrants that it possesses full power and authority to enter into this Agreement and has read and agrees to the terms and conditions set forth in this Agreement, including, without limitation the provisions addressing governing law and arbitration. Client acknowledges that it has received each referenced Part to this Agreement and has reviewed the Services selected in Part A. The Parties agree that Client's signature on this Agreement may be transmitted to Paychex electronically or by facsimile. The Parties further agree that such signature will have the same force and effect as if the original signature had been provided and received.

Authorized Officer/Representative Name Daniel Leventry Title Chairman of the Board

Print

Authorized Officer/Representative Signature Signed by: 310C1BA327BF4EB... Date 8/13/2025 | 16:51 EDT

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Part A – Paychex Service Agreement

Services Selected

Paychex HR Pro. Client engages Paychex to provide the included Service(s), in addition to any optional Service(s) selected by Client, as indicated below. Paychex will not be obligated to, nor will Paychex commence any individual Service until the Service Effective Date. The Services are described alphabetically in Part C of this Agreement.

People	Money	Productivity
Included Services:	**Included Services:**	**Included Services:**
• Paychex Employee Screening Essentials	• Payroll Processing	• Time Off Accrual Service (TOA)
• Form I-9 Service	• Taxpay®	• New Hire Reporting
• Human Resource Services	• Direct Deposit	• Paychex Analytics and Reports Center (Report Center)
• Paychex Flex® HR Administration	• Readychex® -OR- Check Signing	• Employer Shared Responsibility Services (ESR)*
• Employee Handbook Builder Service	• Check Insertion	• Paychex Integrations
• Employee Access Online (EAO)	• Check Logo Service	
• Employee Assistance Program	• State Unemployment Insurance (SUIS)	
• Paychex Learning Essentials -OR- Paychex Learning Enhanced	• Garnishment Payment Service	
	• W-2 Service	
• Safety Service	• Workers' Compensation Payment Service* -OR- Workers' Compensation Report Service	
• Labor Posters		
• Paychex Benefit Account Services*		
• Paychex Retirement Services*		
• COBRA Administration		
• Premium Only Plan (POP)		
• Tax Credit Service*		
• Employment and Income Verification Service**		
• Paychex Flex® Perks***		
Optional Services:	**Optional Services:**	**Optional Services:**
_____ Paychex Flex® Hiring	_____ ExpenseWire®	___×___ Paychex Flex® Time
_____ Paychex Employee Screening Services	_____ Paycard*	___×___ Paychex Flex® Time-off Management (included with Paychex Flex Time)
_____ Paychex Flex® Onboarding	_____ On-site Check Printing	_____ Paychex Flex® Time Essentials
_____ Paychex Flex® Onboarding Essentials		_____ General Ledger Custom Interface (subject to availability)
___×___ E-Verify Services		_____ Advanced Custom Interface
_____ Paychex Flex® Engage		_____ HR Analytics

* Requires execution of a separate agreement before Paychex will commence Service(s).

** To opt out of this Service, visit payx.me/work-number.

*** To opt out of Paychex Flex Perks and/or to review the Supplemental Terms and Conditions applicable to each offering, visit go.paychex.com/employee-engagement.

Declined Services

Client declines the Services checked below. Client is solely responsible for performing the declined Services.

_____ Check here to DECLINE **Tax Credit Service**

___×___ Check here to DECLINE **Employer Shared Responsibility Services (ESR)**

_____ Check here to DECLINE **Paychex Employee Screening Essentials**

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Part B – Paychex Service Agreement
General Terms and Conditions

1. **Term.** The term of the Agreement will begin on the Effective Date and will continue until terminated by the Parties as set forth below.
2. **Client Information, Confidential Information and Contacts.**
   - **2.1 Client Information.** Client will timely and accurately execute, provide, and/or authorize Paychex to obtain on Client's behalf, all documentation, data, information, and directives necessary for the Services under the Agreement ("Client Information") including taking all corporate action. If Client chooses to (i) allow Client employee ("Employee") or Client independent contractor ("Independent Contractor") (Employee and Independent Contractor are referred to collectively as "Worker") to review, add or change their personal, payroll, retirement, and/or tax information through Worker's Online Account, (ii) require Workers to electronically sign and/or submit certain forms or documents when making such changes, and/or (iii) integrate or use Third-Party Services to provide, modify, or add to Client Information, such information will be included in Client Information and will be treated as if provided directly by Client. Client acknowledges that Client is responsible for any delayed remittance of Payment Amounts due to the intended recipient, any additional processing Fees, and any delay in performance of the Services incurred as a result of its failure to timely and/or accurately submit Client Information. Paychex will provide the Services based on Client Information which shall be considered authentic, accurate, and complete. Paychex is entitled to rely on Client Information and shall not be obligated to independently confirm the completeness or accuracy of such information or obtain any additional authorization from Client to act on Client Information. Paychex will not be responsible for errors that result from Paychex' reliance on Client Information.
   - **2.2 Client Confidential Information.** "Client Confidential Information" means information disclosed or otherwise made available by, or on behalf of, Client to Paychex that is marked confidential or is of the nature that a reasonable person would identify it as being confidential. Paychex agrees that it shall implement and maintain a comprehensive information security program which contains administrative, technical, and physical safeguards that are deemed reasonable and necessary to protect Client Confidential Information from unauthorized disclosure, access, or acquisition. In the event of any compromise or security breach resulting in the disclosure or possible disclosure of Client Confidential Information, Paychex will notify Client in compliance with applicable Laws. Client Confidential Information does not include information that (i) Client has agreed is free of any nondisclosure obligations; (ii) at the time of disclosure was free of any nondisclosure obligations; (iii) is independently developed by Paychex or that Paychex lawfully received, free of any nondisclosure obligations, from a third party having the right to furnish such Client Confidential Information; (iv) is or becomes available to the public without any breach of this Agreement or unauthorized disclosure; or (v) is already in the possession of the requesting Party. As between the Parties, Client owns Client Confidential Information.
   - **2.3 Use of Client Information and Client Confidential Information.** Client grants Paychex authorization, and a perpetual non-exclusive right and license (if applicable), to collect, process, transfer, use, reproduce, host, reformat, train, model, validate, test and create derivative works from Client Information and Client Confidential Information (collectively, "Information") in accordance with this Agreement and/or Paychex' Privacy Policy, which may be amended or modified at any time at Paychex' sole discretion. If Client has provided Information under a separate service agreement(s) with Paychex and/or a Paychex affiliate, Client authorizes Paychex to obtain and use such Information as set forth in this Agreement. Paychex may also use and disclose Information to its employees, affiliates, subsidiaries, authorized agents, third-party partners, business partners, vendors, and contractors to (i) perform or offer Services; (ii) offer additional products or services; (iii) integrate third-party services into the Services; (iv) develop and/or assist in the development of tools, products, and/or services (including datasets based on, or derived from, or including such Information); (v) perform analysis to determine Client's qualification to receive services; (vi) conduct or participate in research and analysis; and (vii) collect Amounts Due and may disclose Client's payment experiences with Paychex to credit reporting agencies and supply vendor references on Client's behalf. Client acknowledges that Paychex' use of Information may include processing via automated technologies, machine learning, and/or artificial intelligence (collectively, "AI"). Paychex may also disclose Client Confidential Information (i) to its attorneys, accountants, insurers, and auditors; and (ii) pursuant to any applicable Laws, court order, legal process, or governmental investigation.
   - **2.4 Aggregated Information.** Paychex may use Information that is aggregated, anonymized, and/or deidentified (so long as no attempt to re-identify the data is made) for any lawful purpose at Paychex' discretion. Client will have no ownership interest in aggregated, anonymized, and/or deidentified data, and such data will not be considered Client Information or otherwise Client Confidential Information.
   - **2.5 Artificial Intelligence.** Client acknowledges that Paychex may use or allow use of AI to process information collected from the services, as set forth in this Agreement, our Privacy Policy, and/or in a notice provided at the time of use.. Client is solely responsible for the information Client inputs into the AI, the output generated therefrom, and/or use of the output, and Paychex makes no warranty of any kind concerning use of AI . Client will ensure that Client's use of AI or any output will not: (i) violate any applicable law; (ii) violate any provision of this Agreement or any other applicable Paychex policies or terms; or (iii) infringe, violate, or misappropriate any Paychex rights or the rights of any third party. Client acknowledges AI is not intended or designed to replace or override human decision-making and Client shall not rely on any output for legal, financial, or employment decisions. Notwithstanding anything to the contrary in this Agreement, Paychex may use aggregated, anonymized, and/or deidentified data and/or output to train or otherwise improve the AI, Paychex' tools, products and services.
   - **2.6 Client Contacts.** Client shall designate contact(s) who are authorized to submit Information to Paychex and/or take action on behalf of Client ("Authorized Contact(s)"). Client acknowledges and understands that contact information provided for Authorized Contacts is considered Client Information. Authorized Contact(s) responsibilities may also include, but are not

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limited to, giving and receiving notices, processing payroll, purchasing products and services from Paychex or third-party partners and vendors, agreeing to terms and conditions, approving and managing integrations with Third-Party Services, accessing Client Information and/or Client Confidential Information, and/or handling any other matters related to Client's account. Client is responsible for (i) the accuracy of any Information submitted by Authorized Contacts and/or Client; and (ii) for any action taken by Authorized Contacts and/or Client in relation to the Services, including but not limited to, any and all actions taken through Client's Online Account. Client acknowledges that it is solely responsible for designating all Authorized Contacts, establishing the type of access granted to each Authorized Contact for each Service, and keeping all Authorized Contacts and access levels current at all times. Client acknowledges that it is solely responsible for any damages, costs, expenses, or additional Fees that may be incurred as a result of its failure to provide updated contact information.

3. **Review Reports and Data.** Client will review all reports, documents, invoices, and data provided, made available, derived from, or accessible by Client related to Client's account and/or Services, and Client will inform Paychex of any inaccuracies within three (3) business days of receipt or availability. Client acknowledges that Paychex will not be responsible for any damages that may result from Client's failure to timely review reports. Client agrees and understands that Client is solely responsible for compliance with any and all recordkeeping and record retention Laws and downloading and/or retaining any and all documentation, data and information. Client acknowledges that termination or suspension of its Online Account will terminate Client's ability to access anything available in Online Account.
4. **Fees and Payment Amounts.** Client agrees to pay fees for all Paychex and third-party Services selected by Client ("Fees") and remit funds to Paychex representing the amount due to pay or reimburse Paychex or Vendor for any amount remitted by Paychex on behalf of Client ("Payment Amounts") (collectively, Fees and Payment Amounts shall be "Amounts Due") through an Electronic Funds Transfer ("EFT") or such other method as required by Paychex when due. Client agrees that Fees for individual Services may be aggregated on Client's invoice in whole or in part depending on the Services and bundle or offerings selected by Client. Client is solely responsible for payment of sales, use and similar taxes arising under this Agreement. Client agrees to provide Paychex with all information necessary to confirm receipt of the payment prior to the due date ("Funding Deadline"). Payment Amounts include all amounts due to pay Client's Workers, remit taxes, pay garnishments, or otherwise fund Client's payment obligations for Services provided pursuant to this Agreement. Fees may include administration fees; per pay run fees; per check fees; user/Worker and/or participant fees; set-up fees; minimum monthly fees; insufficient fund fees; rejected payment fees; late fees; premium processing fees; termination or transfer fees; and any additional fees as described in Part C to this Agreement, on your invoice, fee schedule or the equivalent. For Fees based only on active users/Workers, Client understands and acknowledges that it is solely responsible for designating the status of each user/Worker, and for keeping the designation current at all times. A user/Worker designated as active shall remain in active status until Client changes the designation. Except as otherwise set forth herein, Paychex Fees are subject to change upon thirty (30) days written notification to Client. Paychex may, in its sole discretion, require a security deposit from Client.

4.1 Electronic Funds Transfer.

4.1.1 If Paychex requires payment of Amounts Due through an EFT, Client (i) will designate a bank account(s) for the EFT of Amounts Due; (ii) will execute all documentation needed by Paychex to originate EFT transactions and to verify availability of funds in Client's bank account; (iii) agrees that the funds representing the Amounts Due will be on deposit in Client's bank account in collectible form and in sufficient amount on or before the Funding Deadline; and (iv) authorizes Paychex to collect all Amounts Due from Client's bank account on the Funding Deadline.

4.1.2 Client's submission of Information to Paychex constitutes Client's authorization for Paychex to create and transmit the EFT credit or debit entries ("Entry" or "Entries") contained therein.

4.1.3 All EFTs are performed in compliance with the National Automated Clearing House Association operating rules ("Nacha Rules"), which can be viewed at NachaOperatingrulesonline.org. Client (a) authorizes Paychex to send Entries on behalf of Client to receivers and assumes the responsibilities of an originator of EFTs, if applicable; (b) affirms that it obtained valid authorization of Entries from receivers; (c) agrees to follow Nacha Rules, as they are amended from time-to-time; (d) will not originate any EFT that violates any Law; (e) agrees that Entries are limited to Prearranged Payment and Deposit (PPD), Corporate Credit or Debit (CCD, CTX), International ACH (IAT) or others required for Services; and (f) agrees that Paychex or originating banks have the right to audit Client's compliance with Nacha Rules. Client further acknowledges and understands that Paychex may (i) identify Client to banks involved in the EFT and (ii) terminate or suspend the Agreement for breach of Nacha Rules or this section. Client further agrees that it will notify Paychex, pursuant to applicable Nacha Rules and federal regulations, if funding for Client's payroll is received from a foreign financial agency and of any Workers with non-U.S. addresses.

4.1.4 Paychex may reject any Entry that does not comply with the requirements of this Agreement or Nacha Rules or if Client's account does not contain sufficient available funds to pay for the Entry. Paychex will have no liability to Client by reason of the rejection of any Entry or Entries.

4.1.5 Client will have no right to cancel, amend, or reverse an Entry received by Paychex after it has been submitted. In its own discretion, Paychex may use reasonable efforts to act on a request but will have no liability if the cancellation, amendment, or reversal is not successful. Client agrees to reimburse Paychex for any expenses, losses or damages Paychex may incur in attempting to cancel, amend or reverse an Entry.

4.2 Payment by Wire Transfer or Other Method. For payments of Amounts Due by wire transfer or other method, Client agrees to provide Paychex with all information necessary to confirm receipt of the payment prior to the Funding Deadline.

4.3 Insufficient or Non-Confirmed Funds. If sufficient funds are not available on the Funding Deadline, Paychex may take such action to collect Amounts Due including, but not limited to, reissuance of an EFT and assessing insufficient fund Fees. **Client acknowledges that Client is responsible for any delay in remittance of Payment Amounts if Paychex is unable to confirm receipt of funds prior to the Funding Deadline.**

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4.4 No Right to Interest. Client waives any right to interest that may accrue on any amounts, including, but not limited to, Payment Amounts, Fees, and security deposits received by Paychex.

4.5 Refund/Adjustment/Overpayment. Paychex will not process any refunds, adjustments or overpayments until Paychex receives verification that all outstanding fees, payments, and balances due to Paychex have been paid. Client agrees that Paychex may apply any balances or funds it is holding for Client to Amounts Due owed to Paychex or its affiliates. If Paychex remits an overpayment on behalf of Client, Client agrees that it will reimburse Paychex for the overpayment the sooner of five (5) days of (i) Client receiving a return of the overpayment; or (ii) Client being notified that the overpayment amount would be applicable to future or other liability of Client; or (iii) the Agreement being terminated by either Party.

5. Intellectual Property.

5.1 Proprietary Systems. Paychex provides Services to Clients using equipment, facilities, technologies, AI, systems, applications, and processes hosted and physically controlled by Paychex ("Proprietary Systems"). Paychex is and remains the owner of all titles, rights, and interest in Proprietary Systems. If Proprietary Systems (i) require Client to provide or input Information and/or (ii) facilitate Client receiving information and/or reports, Paychex grants Client a limited, non-transferable, non-exclusive, right to submit Information and receive information and/or reports from Proprietary Systems during the term of this Agreement.

5.2 Software Licenses. In some limited cases, some ancillary Services, other than payroll services may require the use of Paychex software that is not a Proprietary System described above ("Software"). If use of Software is required for an ancillary Service, Paychex grants Client a, non-transferable, non-exclusive, non-sublicensable limited license to install and use Software during the term of this Agreement. Client is solely liable for any taxes due for the use of Software. Paychex is and remains the owner of all titles, rights, and interests in Software. Client agrees that if it does not accept the terms and conditions of any applicable license agreement(s) provided to Client now or in the future, Paychex will not be obligated to perform Services dependent upon Software.

5.3 No provision under this Agreement shall obligate Paychex to deliver or otherwise make available any copies of computer programs or source code, and Paychex does not guarantee the availability or compatibility of any systems or applications. Client is responsible for obtaining and maintaining all computer hardware, software, and communications equipment necessary for the Services, and for paying all third-party charges (e.g., kiosk, internet service provider, or telecommunications charges) incurred.

5.4 Client acknowledges that Software and Proprietary Systems contain valuable trade secrets and confidential information owned by Paychex. Client agrees that Client, its Workers, and its agents will not, directly or indirectly: (i) sell, lease, assign, sublicense, or otherwise transfer or encumber; (ii) duplicate, reproduce, or copy; (iii) disclose, divulge, or otherwise make available to any third party; (iv) use, except as authorized by this Agreement and/or any application terms and conditions; or (v) decompile, disassemble, or otherwise analyze for reverse engineering purposes Software and/or Proprietary Systems. Client will take appropriate action with Client's Workers and agents to satisfy its obligations under this Agreement with respect to the use, protection, and security of Software and Proprietary Systems. Client will notify Paychex immediately of any unauthorized use or disclosure of Software and/or Proprietary Systems and will cooperate in remedying such unauthorized use or disclosure.

5.5 Client owns no rights, title, or interest, including, but not limited to, copyright, patent, trade secret, and all other intellectual property rights, in Proprietary Systems or Software. If Client is ever held or deemed to be the owner of any intellectual property rights covered by this Agreement or any changes, modifications, or corrections to Proprietary Systems or Software, Client hereby irrevocably assigns to Paychex, all such rights, title, and interest. Client agrees to execute all documents necessary or appropriate to implement and confirm the letter and intent of this section.

6. Client Default. Client's breach of any material provision of this Agreement, including failure to pay Amounts Due, shall constitute a default of the Agreement. In the event of a Client default, Paychex may, at its sole option, terminate the Agreement, or a portion thereof, without notice and declare any or all Amounts Due immediately due and payable. Client agrees to promptly reimburse Paychex for all past due Amounts Due, including advances or overpayments, made by Paychex and to pay interest at the rate of one and one-half percent (1½%) per month, or the maximum allowable by applicable law, until paid. Client agrees that Paychex may initiate an EFT to Client's bank account for any past due Amounts Due. Client will be responsible for the costs of collection of Amounts Due including, but not limited to, attorneys' fees and court costs. Paychex may, in its sole discretion, commence an action within the County of Monroe, State of New York, or in any other court of competent jurisdiction for any monies due and owing from Client to Paychex.

7. Limit of Liability. Paychex' sole liability and Client's sole remedy for Paychex' breach of the Agreement will be (i) for Paychex to remit to the appropriate payee the funds received from Client; and/or (ii) for Paychex to reimburse Client or its Workers for any interest or penalties assessed by taxing authorities, against Client and/or its Workers, as a direct result of Paychex' breach of the Agreement after all abatements and appeal attempts, if applicable, have been exhausted. Paychex can only be held liable for breach of the Agreement and will not be held liable for (i) any negligent act or omission by Paychex; (ii) the acts or omissions of any other person or entity, including, but not limited to, Client and its Workers or agents, or any person or entity that provides services in connection with or as a result of Paychex' performance of its obligations under the Agreement; (iii) any loss, claim, or expense arising from any information provided or modified by Client; or (iv) Client's breach of Nacha Rules. **Paychex will, under no circumstances, be liable for any special, indirect, incidental, consequential, or punitive damages, including lost profits or loss of data incurred by Client pursuant to this Agreement or by the transactions contemplated by it, however caused, on any theory of liability (including contract, tort, or warranty), or as a result of Paychex' exercise of its rights under the Agreement, even if Paychex has been advised of the possibility of such damages.**

8. Indemnification. Client will indemnify, defend, and hold Paychex and its affiliates, respective officers, directors, and employees harmless from any and all claims, costs, attorneys' fees (including in-house counsel fees), and expenses resulting from or arising in connection with (i) a Client default; (ii) the use, misuse, reproduction, modification, or unauthorized distribution of software; (iii) Client's breach of Nacha Rules; (iv) Client's breach of any warranty set forth in the Agreement; or violation of applicable Law, and

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(v) any claims that any symbol, logo, or mark uploaded by Client or Client's agents, or printed on Client's handbooks or checks, infringes the intellectual property rights of any third party.

9. Online Accounts.

9.1 Client, or its Workers, Authorized Contact(s) or any third parties that Client authorizes ("Authorized Users"), may choose and/or be required to access or connect to certain Services online or through a mobile or other electronic device ("Online Account"). Authorized Users with full administrative access shall have full authority to (i) manage Online Account, (ii) add, activate and/or terminate products or services, and/or (iii) agree to terms and conditions and/or Fees on behalf of Client. Client acknowledges and agrees that it is solely responsible for (i) managing all Authorized User(s) with access to the Online Account; (ii) setting and enforcing its own internal policies related to use of Online Account by any Authorized User; (iii) safeguarding all passwords, usernames, logins or other security features used to access the Online Account ("Online Account Access"); (iv) use of Online Account under any usernames, logins or passwords; (v) ensuring that use of the Online Account complies fully with the provisions of this Agreement and all applicable Terms of Use; and (vi) any unauthorized access, or use, of the Online Account caused by Authorized Users' actions or inactions, including, without limitation, their failure to safeguard Online Account or Online Account Access. Client acknowledges that each Authorized User may set their own preferences within their Online Account and may link their account to certain third-party services at their option.

9.2 Client is solely responsible for all activity occurring under Client's account, including but not limited to, the manner in which it, its Authorized Contacts, and Authorized Users use the Services and for the Information provided, including via the Online Account. Client shall not and shall not permit its Authorized Users to: (i) use its Online Account in any manner that exceeds the scope of rights granted pursuant to the Services provided to Client under this Agreement and within the applicable Terms of Use; (ii) use its Online Account to transmit Information in violation of any third-party privacy rights, or (iii) make the Online Account accessible to any third parties other than Authorized Users.

9.3 Client agrees to immediately notify Paychex of any actual or suspected unauthorized use of Online Account and acknowledges that Client is solely responsible for damages resulting from any unauthorized use or Client's failure to timely notify Paychex. Paychex reserves the right to limit, suspend, or terminate Client's and/or Authorized User(s)' access to Online Account should Paychex have reason to believe that the security or confidentiality of Online Account or Online Account Access has been compromised. Client acknowledges that Authorized Users select the security level for Online Account Access and Client is solely responsible for these selections. Client further acknowledges that it has reviewed all of the security levels and has determined the level or levels for its Authorized Users that is commercially reasonable for providing security against unauthorized access and meets Client's requirements given the size, type and frequency of the Services it will receive from Paychex. Client is solely responsible for implementation of an information security program appropriate to safeguard the Online Account or Online Account Access and which is consistent with all applicable Laws; safeguarding Online Account and Online Account Access for any third-party services integrated into the Services; maintenance and routine review of computing and electronic system usage records (i.e. log files); and the security of its own data, data storage, computing device(s), other electronic systems, and network connectivity. Client acknowledges and agrees that Paychex is not liable to Client, Client's Workers or any other third-party for any consequences, losses, or damages resulting from unauthorized access or use of the Online Account as set forth in this section.

9.4 Without limiting any other rights of Paychex under this Agreement, Client agrees that should Client or Client's Authorized Users violate any of the provisions within this Agreement or the applicable Terms of Use, Paychex may in its sole and absolute discretion and without notice, immediately suspend or terminate Client's or Authorized User(s)' access to Client's Online Account.

10. Client and Worker Verifications.

10.1 Client Verification. Client understands and acknowledges that Paychex may perform Client Verification at any time during the term of the Agreement, or before any individual Service commences or transaction is processed.

10.2 Worker Verification. Paychex may, in its sole discretion, investigate and/or verify the identity of Client's Workers or Worker Information ("Worker Verification") in connection with providing requested transactions and/or Services for or on behalf of Worker. Client authorizes Paychex to perform Worker Verifications without additional notice to, or authorization from, Client and acknowledges and understands that nothing in this section modifies any other responsibility Client has under this Agreement, including but not limited to sections 2, 3 and 9. Client further acknowledges that Paychex may engage third parties to perform Worker Verification and authorizes Paychex to share Information with third parties to perform Worker Verification. Client further agrees that Paychex may delay, cancel, or otherwise postpone a transaction until Client or Worker provides the necessary Information to Paychex and Paychex successfully completes the Worker Verification. Client agrees that neither Paychex nor the third parties acting on behalf of Paychex shall be liable for any costs, liabilities, and expenses arising from or incurred as a result of any delays in completion of a transaction caused by the inability to verify Worker's identity.

11. Termination. Except as otherwise provided, either Party may terminate this Agreement upon thirty (30) days prior written notice. This notice requirement may be waived, in writing, by the Party entitled to such notice. Paychex may immediately terminate the Agreement or portion of the Agreement, if: (i) Client becomes subject to receivership, bankruptcy, or is insolvent; (ii) Paychex, in its sole discretion, determines that a material adverse change has occurred to Client; (iii) Client fails to have sufficient funds on the Funding Deadline, or (iv) Paychex determines, in its sole discretion, that any Laws, regulatory action, or judicial decision adversely affects its interests under the Agreement. Termination of the Agreement will not relieve Client of any obligations set forth in this Agreement, including, but not limited to, its payment obligations. In the case of bankruptcy, the Agreement cannot be assumed by the debtor or trustee without Paychex' prior consent. Client acknowledges that it is required to terminate the Agreement for each Client listed in Part D individually, and that termination of the Agreement between Paychex and any one Client shall not act to terminate the Agreement between Paychex and any other Client identified in Part D, unless notice is provided as set forth herein. If a Service selected by Client is provided by a third-party vendor pursuant to a separate agreement, and the separate agreement is terminated for any reason, Paychex may immediately terminate such Service.

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12. **Third-Party Services.** Client may select Services that are wholly or partially provided by an authorized third-party vendor of Paychex ("Vendor"), and/or choose to integrate or use other third-party services in connection with the Services (collectively, "Third-Party Services"). Client's use of any Third-Party Services may be limited or governed by additional third-party terms and conditions and/or privacy policies. Client authorizes Paychex to share any Client data, including Information needed for a third-party to provide Third-Party Services. Client is solely responsible for obtaining any necessary consents or authorizations for use of Third-Party Services. Client acknowledges that such services are not provided by Paychex and Client agrees to hold harmless and release Paychex from liability relating to Client's use of such Third-Party Services in connection with the Services. Paychex reserves the right to change a Vendor providing a Service, or to discontinue providing a Service at any time, by providing notice to Client in a manner chosen by Paychex as set forth in section 14.4. Paychex may suspend and/or terminate Third-Party Services without notice if it determines, in its sole discretion, that continued use of the Third-Party Services create a security or performance risk to Paychex' or Client Online Account.
13. **Governing Law and Arbitration.** The Agreement and all aspects of the relationship between Paychex and Client shall be governed exclusively by the laws of the State of New York, to the extent not preempted by the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), without regard to, or application of, its conflict of laws, rules, and principles, except for the arbitration agreement contained herein which shall be governed exclusively by the Federal Arbitration Act, 9 U.S.C. section 1 et seq. (the "FAA"). **Except as provided herein, any controversy, claim, or dispute arising out of, related to, or in connection with, the Agreement or the Services, without regard to the theory of liability asserted, shall be determined only by binding arbitration in Rochester, New York, administered by the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules.** Arbitrable disputes include, without limitation, disputes about the formation, interpretation, applicability, or enforceability of this Agreement. A separate neutral arbitrator must be selected and appointed for each dispute. Any dispute arising out of, or in connection with, the Agreement will be brought within two (2) years of when the claim accrued. The arbitrator will not be authorized to award exemplary or punitive damages, or any damages excluded in the Limit of Liability provision. The Parties agree that the prevailing Party in arbitration, and any subsequent judicial proceeding to enforce an arbitration award, will be awarded costs and attorneys' fees (including in-house counsel fees) and that an arbitration award may be entered as a judgment in any court having jurisdiction over either Party to the Agreement. The Parties will not be permitted to bring, or participate in, and the arbitrator will not have any authority or jurisdiction to hear or decide, any claims brought as any type of purported class action, coordinated action, aggregated action, or similar action or proceeding. Each Party must only bring claims against each other in their individual capacity.
14. **Miscellaneous.**
    - **14.1 Telephone Consumer Protection Act (TCPA) Consent.** By signing this Agreement, Client authorizes Paychex to contact it and its Workers using an automatic dialing system or prerecorded messages at the telephone number(s) provided, including, but not limited to, phone calls and/or text messages regarding promotional offers or marketing messages. Client agrees that it is the subscriber or customary user of the telephone number(s) provided, or that it obtained valid consent from the subscriber, Worker, or customary user to receive such calls and/or text messages prior to the telephone number(s) being provided to Paychex. **Any telephone numbers Client provides to Paychex will be deemed to have been provided under this Agreement and with the same consent. Client represents and warrants that it will only provide Paychex with the phone numbers of persons who have previously provided the foregoing consent to receive autodialed marketing phone calls and/or text messages. Client is solely responsible for any claims made against Client or Paychex regarding calls and/or text messages sent to phone numbers provided to Paychex by or on behalf of Client. Termination of this Agreement does not constitute withdrawal of this consent. Client understands that it is not required to provide telephone numbers as a condition of making any purchase, and that it may withdraw its authorization at any time.** While Client herein authorizes Paychex to send messages using an autodialer, the foregoing shall not be interpreted to suggest or imply that any or all of the mobile messages sent by or on behalf of Paychex are in fact sent using an automatic telephone dialing system. Message and data rates may apply to any text messages.
    - **14.2 California Consumer Privacy Act.** If Client is subject to the California Consumer Privacy Act of 2018, Cal. Civil Code § 1798.100 et seq., as amended, and related regulations, as may be further amended from time to time (collectively, the "CCPA"), Client instructs Paychex to collect, process, and disclose covered personal information (as defined in CCPA) to provide the Services in accordance with Paychex' Privacy Policy, this Agreement, and the Paychex Services Agreement Addendum for California Consumer Privacy Act which is located at go.paychex.com/ccpa and incorporated by reference.
    - **14.3 Assignability.** The Agreement may not be assigned by Client to any third party.
    - **14.4 Notices.** Client shall provide all notices required under this Agreement to Paychex at an address supplied by Paychex. Except as otherwise provided, Paychex may provide notices required under this Agreement: (i) by email; (ii) through Client's Online Account; or (iii) by mail.
    - **14.5 Entire Agreement.** Client acknowledges that there have been no representations or warranties made by Paychex or Client that are not set forth in the Agreement. The Agreement, along with any exhibits, addendums, schedules, supplemental terms and conditions, amendments, Terms of Use and software license agreements contains the entire understanding of the Parties and supersedes all previous understandings and agreements between the Parties for the Services provided, whether oral or written, including, without limitation, any confidentiality or nondisclosure agreement(s) entered into by and between Client and Paychex prior to the date hereof.
    - **14.6 Force Majeure.** Neither Party shall be responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in its performance under this Agreement (except for payment of Amounts Due) due to causes beyond its reasonable control, including, but not limited to, elements of nature or acts of God, war, pandemics or epidemics, actions or decrees of governmental bodies, acts of terrorism, or acts of cybercriminals (each a "Force Majeure Event"). The Party suffering a Force Majeure Event shall use reasonable efforts to mitigate against the effects of such Force Majeure Event.

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14.7 Amendment. Paychex may modify any term of the Agreement upon thirty (30) days written notice to Client of such change and the effective date thereof. Client will be deemed to have accepted and agreed to such changes unless Client elects to terminate the Agreement by written notice to Paychex prior to the effective date of the change and pursuant to the Termination provision(s). Client agrees that Paychex may provide notice of a modification of the Agreement by email to the email address provided by Client, mail at the mailing address provided by Client, and/or in Client's Online Account as applicable. Paychex will provide a printed copy upon Client's request.

14.8 Waiver and Severability. Failure to enforce a provision will not be deemed a waiver; waivers must be in writing signed by the Party claimed to have waived. If any provision of the Agreement or any portion thereof is held to be invalid, illegal, or unenforceable, the validity, legality, or enforceability of the remainder of the Agreement will not in any way be affected or impaired.

14.9 No Third-Party Beneficiaries. Each Party intends that this Agreement shall not benefit, or create any right or cause of action in or on behalf of, any person or entity other than the Client or Paychex.

14.10 Surviving Sections. The sections titled Client Information, Confidential Information and Contacts, Fees and Payment Amounts, Software, Client Default, Limit of Liability, Indemnification, Online Accounts, Third-Party Services, Governing Law and Arbitration, Telephone Consumer Protection Act (TCPA) Consent, California Consumer Privacy Act, Notices, Entire Agreement, Waiver and Severability, and No Third-Party Beneficiaries, will survive the termination of this Agreement.

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Part C – Paychex Service Agreement
Human Capital Management Terms and Conditions

Product and service terms and conditions are listed alphabetically. Client will receive the product and/or service as set forth in Part A of the Agreement. Services marked with an asterisk will require a separate Agreement. Any descriptions for products and/or services listed below that the Client has not selected, or opted into, do not apply. In the event of a conflict between the terms and conditions set forth in Part B and Part C, the terms and conditions in Part C shall prevail. Not all products detailed below are available for all bundles.

Advanced Custom Interface. At Client's option, and subject to the Third-Party Services provision, Client may request an Advanced Custom Interface ("ACI") to export Information from Paychex to Client and/or its designated agent or third-party. Client acknowledges that it is solely responsible for the accuracy of information provided to Paychex, including but not limited to all designated agent and/or third-party contact information, and for ensuring that the exported file is transmitted in accordance with Client's direction. Client agrees to pay a setup Fee and all applicable transmission Fees for each ACI created. Client is solely responsible for providing Paychex with file specifications for the requested ACI and Paychex shall solely determine whether it can provide the requested ACI.

Check Insertion. Paychex will insert Client's signed checks into individual Worker's envelopes that will be sealed and returned to Client.

Check Logo Service. Paychex will use Client's logo to create a computer-generated facsimile that will display on each of Client's payroll checks. Client warrants that Client is the owner of any logo it authorizes Paychex to use, has full right and authority to use it on its payroll checks, and that such use does not violate any other party's rights.

Check Signing. Paychex will use Client's signature to create a computer-generated facsimile that will display on each of Client's payroll checks each payday. Check Signing is not available if Client utilizes Readychex.

COBRA Administration Service. Paychex will perform certain federal COBRA and state continuation administrative functions for medical, dental, vision, or prescription drug coverage plans ("Eligible Plans") on Client's behalf ("COBRA Administration"). Client acknowledges that Paychex is not the Plan Administrator, Plan Sponsor as defined by applicable law nor is Client retaining Paychex to act as a Plan fiduciary. Paychex shall not have any discretionary authority or responsibilities with respect to the administration of the Eligible Plans. The COBRA Administration Services will be provided only to Client Employees and qualified beneficiaries Client has identified to Paychex as having had a qualifying event under COBRA or applicable state continuation law. Client will notify Paychex when an Employee is (i) no longer on its payroll; (ii) terminated from coverage under the Eligible Plan; or (iii) receiving a reduced level of health care coverage under the Eligible Plan; and Client will identify Eligible Plans of the Employee to Paychex (collectively "Required Notifications"). Client is solely responsible for determining if a matter is a qualifying event. Paychex will assist Client in determining if a matter is a qualifying event once Client provides Paychex with the Required Notifications. Paychex will begin COBRA Administration on Client's behalf, if required. If the qualified beneficiary subsequently elects COBRA coverage, Client shall be solely responsible for submitting the premium for the qualified beneficiary directly to the Eligible Plan insurance carrier. The qualified beneficiary will pay the monthly premium plus a two percent (2%) administration Fee directly to Paychex and Paychex will reimburse Client the premium collected from the qualified beneficiary less the administrative Fee. Client specifically agrees that Paychex may retain the two percent (2%) administrative Fee. Paychex and its affiliates may receive balance credit, interest or other earnings (collectively "Earnings") based on the premiums received prior to remitting to Client. Client agrees that Paychex may retain such Earnings as additional compensation for its Services under this Agreement. In the absence of the Earnings, Client agrees that the other Fees paid to Paychex under this Agreement would be greater. If Paychex receives an appeal of a denial of coverage from a potential beneficiary ("COBRA Appeal") (i) Paychex will provide Client with a copy of the COBRA Appeal; and (ii) Client agrees that it has sole responsibility to review and provide Paychex written direction on how to respond to the COBRA Appeal.

Customer Support. Paychex will provide Client with support for payroll processing and related services ("Customer Support") as described below. For all bundles that include payroll services, Client will have access to Customer Support through online tools in the application and chat for no additional Fee. Client may also select additional levels of Customer Support which may include, but not be limited to, Customer Support with an (i) available Paychex representative; (ii) an assigned Paychex representative; or (iii) an assigned representative for Customer Support and a representative to enter and submit Client's payroll ("Payroll Entry"). Client may also request Payroll Entry from an available representative on a per payroll basis for an additional Fee, provided at time of use. Fees for Client's Customer Support, if applicable, are described in Client's order form, Fee schedule or its equivalent and consist of a base Fee and either a per active Worker Fee or a per check Fee. Client may elect to change their level of Customer Support by providing notice to Paychex.

Direct Deposit. In accordance with the Agreement, Paychex will process direct deposits via Automated Clearing House (ACH) or real-time payment transactions via an instant payment network to pay Client's Workers. If the Funding Deadline is prior to the Client's check date, such amounts are to be held in an account established by Paychex until Client's check date, when funds will be deposited to Workers accounts as specified. Certain accounts may have restrictions on deposits and withdrawals. Client agrees and acknowledges that Paychex is not responsible for determining whether any account is suitable for direct deposit via ACH and/or an instant payment network or for any delayed, late, or inaccurate payments caused by (i) unavailability of Client funds, (ii) errors made by Client, Worker and/or a third party acting on behalf of either Client or Worker, and/or (iii) Worker's financial institution. If a reversal and/or correction of a transaction is required or requested for any reason, Client understands and acknowledges that Client is solely responsible for compliance with direct deposit authorization requirements in accordance with all Laws, including but not limited to, obtaining and retaining required authorizations and ensuring such authorizations are directing wages to a suitable account. Client further understands and acknowledges that (i) reversals and/or corrections may not be successful; and (ii) Paychex is not liable to Client for any damages Client and/or its Worker may incur. Additional Fees may apply per transaction and/or per payroll for premium processing, same day ACH or real-time payment transactions.

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Employee Access Online (EAO). Paychex will provide Client's Workers with access to view and edit their personal and payroll related information through their Paychex Flex® account ("EAO"). Client acknowledges that it has full control over the level of access granted to its Workers, and can manage that access through Paychex Flex. Client agrees and acknowledges that EAO and its contents are not intended, and should not be construed, as providing legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client or Client's Workers. Client is solely obligated to comply with any and all applicable Laws governing the distribution or retention of check stubs/wage statements. Client further acknowledges and agrees that it is responsible for the accuracy and incorporation of any changes made to Client's data by or on behalf of Client's Workers including advising Paychex of any changes in taxability that may result. Client authorizes Paychex to access Client's EAO to perform administrative functions as necessary to provide this service.

Employee Assistance Program. At Client's option, and at no additional cost to Client, Paychex will provide Client's Employees with access to a confidential assistance program through its Vendor, which provides Employees with direct access to counseling referrals, legal consultations, wellness counseling and resources, a prescription discount card, and virtual concierge services ("EAP"). Client authorizes Paychex to transmit to Vendor Information pertaining to Client and Client's Employees, as necessary, for Vendor to perform the EAP Service. Client acknowledges that (i) the EAP Services are performed solely by a Vendor, (ii) Vendor is solely liable for the performance of the services it provides, and (iii) Paychex is not responsible for the acts or omissions of Vendor, including, without limitation, any acts or omissions related to the security or confidentiality of any Information Vendor receives in order to provide the service, including but not limited to information on Vendor's systems and/or servers or that Vendor receives in order to provide the EAP Service. Client agrees and acknowledges that Paychex is not providing, and its actions should not be construed as providing, legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client and/or Client's Employees in connection with the EAP Service. *EAP is not available to Clients on Paychex Flex® Essentials.*

Employee Assistance Program Lite. At Client's option, and at no additional cost to Client, Paychex will provide Client's Employees and their dependents with access to a confidential assistance program through its Vendor which provides Employees with direct access to counseling referrals, wellness counseling and resources, a prescription discount card and virtual concierge services ("EAP Lite"). Client authorizes Paychex to transmit to Vendor Client Information and Client Confidential Information (collectively, "Information") pertaining to Client and Client's Employees, as necessary, for Vendor to perform the EAP Lite Service. Client acknowledges that (i) the EAP Lite Services are performed solely by a Vendor, (ii) Vendor is solely liable for the performance of the services it provides, and (iii) Paychex is not responsible for the acts or omissions of Vendor, including, without limitation, any acts or omissions related to the security or confidentiality of any Information Vendor receives in order to provide the service, including but not limited to information on Vendor's systems and/or servers. Client agrees and acknowledges that Paychex is not providing, and its actions should not be construed as providing, legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client and/or Client's Employees in connection with the EAP Lite Service. *EAP Lite is only available to Clients on Paychex Flex® Essentials.*

Employee Handbook Builder Service. Paychex will provide Client with access to an online tool that enables Client to develop, customize, manage, and update its employee handbook, which contains a library of human resource information. Additional Fees may apply for translation of Client's handbook into any language other than English as well as any other services provided to Client through the Employee Handbook Builder Service. Client is only eligible for the Employee Handbook Builder Service while Client remains a Client of Paychex. Upon termination of the Employee Handbook Builder Service or the Agreement, Client will no longer have access to its handbook online or any of the tools available for developing, customizing, managing or updating its handbook. Client may retain any handbook downloaded prior to termination.

a. Client acknowledges that the Employee Handbook Builder Service is provided by a Vendor of Paychex, and is subject to the Third-Party Services and Online Account provisions. Client may be required to execute and/or comply with the Vendor's terms and conditions in order to receive or continue to receive the Employee Handbook Builder Service. Paychex makes no representations concerning third-party websites and is not responsible for the accuracy or content of, or the ability of Client to access such websites.
b. Client agrees and acknowledges that, by offering the Employee Handbook Builder Service, Paychex is not intending to provide, and its actions should not be construed as providing, legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of, or a joint employer to, Client or Client's Employees. Client is solely responsible for i) ensuring that its handbook complies with all applicable federal, state, or local statutes or regulations at all times, including any updates or changes to any handbook policies, and ii) retaining copies of any and all versions of Client's handbook. Client acknowledges that neither Paychex nor its Vendor will review the handbook created by Client for compliance or any other reason.
c. To the fullest extent permitted by law, Client agrees that Paychex will not be liable for any content, products, and/or services provided by the Vendor. Notwithstanding any other provision of the Agreement, Client understands and acknowledges that the total liability of Paychex to Client and anyone claiming by or through the Client for any claims, losses, costs or damages, including attorneys' fees and costs, resulting from or in any way related to the Employee Handbook Builder Service shall not exceed the total amount of monthly Fees paid by Client for the Employee Handbook Builder Service during the twelve (12) months preceding the date the claim that gave rise to such liability accrued.

Employer Shared Responsibility Services (ESR). Paychex will provide the ESR Services ("ESR Services") as set forth in the Paychex ESR Service Addendum. Client must execute the separate Paychex ESR Service Addendum in order to receive the ESR Services. Unless declined by Client, ESR Services include both the ESR Complete Analysis and Monitoring AND ESR End of Year Reporting as described in the Paychex ESR Service Agreement. Client must select a filing method for ESR End of Year Reporting on Paychex ESR Service Agreement. Electronic filing for Section 6056 is required for any employer filing 250 or more 1095-Cs. Client acknowledges and understands that to the extent that it is an entity that is treated as a single employer under IRS Code section 414(b), (c), (m), or (o) ("Controlled Group"), the parent entity of the Client's Controlled Group will receive ESR reporting containing information from the Client, if the parent company elects to receive the ESR Services.

Employment and Income Verification Service. As part of the services, at no additional cost to Client or Workers, Paychex, through its Vendor will provide a Fair Credit Reporting Act employment and income verification service for Client's Workers who have authorized a third party to obtain employment and income verification from the Worker's employer ("Verification Service"). Client acknowledges that Vendor is solely liable for the services it provides, and that Paychex is not responsible for the acts or omissions of Vendor, including, without limitation,

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any acts or omissions related to the security or confidentiality of any Client Information on Vendor's systems and/or servers. Client may opt out of the Verification Service by visiting payx.me/work-number. Unless Client has opted out of the Verification Service, Client authorizes Paychex to transmit to Vendor Information sufficient for Vendor to identify the Workers who are eligible to receive the Verification Service. Client also authorizes Paychex to transmit employment and/or income verification Information to Vendor each time Client's Worker requests and authorizes the release of such information. Worker can opt out at any time directly with Vendor and, if a Worker opts out, employment and/or income verification Information pertaining to Worker will not be transmitted to Vendor. If a Worker disputes the accuracy of the data provided, Client agrees to provide reasonable assistance to Paychex to resolve the dispute. Client agrees and acknowledges that, by offering the Verification Service, Paychex is not intending to provide, and its actions should not be construed as providing, legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client and/or Client's Workers. Nothing in this provision creates any rights under this Agreement to any Worker. There are no person(s) intended as third party beneficiaries of this Agreement; and no person or entity (other than Client or Paychex) will have any right to enforce any part of this Agreement.

E-Verify Services. Paychex will provide Client with access to a third-party application to assist with Employee identity verification and employment eligibility as required by some federal and/or state laws ("E-Verify Services"). Client is responsible for the accuracy and completeness of the information provided for each Employee and for compliance with all applicable Laws. Client acknowledges that the Service is provided by a Vendor of Paychex and is subject to the Third-Party Services and Online Account provisions. To use the Service, Client agrees and acknowledges that (i) it is subject to any applicable terms and conditions or terms of use imposed by the Vendor; and (ii) it is required to designate an Authorized Contact for E-Verify Services in Online Account, and Paychex will transmit the Authorized Contacts name, email address and phone number to Vendor. Client authorizes Paychex to collect any Fees due on behalf of the Vendor, which are set forth on the order form, fee schedule or its equivalent. Client must utilize the Form I-9 Service to use the E-Verify Services.

ExpenseWire®. Paychex will provide Client with a hosted Workers' expense reimbursement system which allows Client to manage the reimbursement of Worker expenses. Paychex may utilize a Vendor to host the application. Client understands that reimbursements may be paid, at Client's election, via the following options: (i) through Client's payroll, (ii) separate from payroll, through an EFT in accordance with the Agreement, or (iii) through the Client's existing processes that are external to the ExpenseWire application. Client data includes but is not limited to all documentation and information that Paychex requires to perform its responsibilities under the Agreement, including cardholder data. Paychex acknowledges that it is responsible for the security of all cardholder data that it obtains or otherwise stores, possesses, or transmits on behalf of Client under the Agreement. Clients electing to reimburse through EFT, separate from payroll, acknowledge that there is an additional fee for each EFT. Client acknowledges that there is no reconciliation of reimbursement data between Preview/Paychex Flex® and ExpenseWire. Additional Fees may apply depending on service bundle selected by Client.

Form I-9-Service. Paychex will provide Client with access to a third-party application to assist with completion and storage of Form I-9's and related required documentation for individuals hired for employment in the United States ("Form I-9 Service"). Client authorizes Paychex to transmit Client Information to Vendor when the Service commences, including, Client name, legal address, and Federal Employer Identification Number. Client acknowledges that when it directs an Employee to complete their Form I-9 through the Service, Client authorizes Paychex to transmit Employee Information to Vendor, including, but not limited to, name, Social Security number, date of birth, address, phone number, email address, and hire date. Client is responsible for the accuracy and completeness of the Information provided for each Employee, and for compliance with all applicable Laws. Client acknowledges that the Form I-9 Service (i) is provided by a Vendor of Paychex, (ii) is subject to the Third-Party Services and Online Account provisions, and (iii) is subject to any applicable terms and conditions or terms of use imposed by the Vendor. Client authorizes Paychex to collect any Fees due on behalf of the Vendor, which are set forth on the order form, fee schedule or its equivalent. At its option, Client may also use Vendor's remote Form I-9 verification service, for an additional Fee ("Remote Form I-9").

Garnishment Payment Service. In accordance with the Agreement, Paychex will process EFT transactions, one banking day prior to Client's check date, for Client's Workers garnished wages based solely on Client Information. Paychex will hold garnished wages in an account established by Paychex until such time as the amounts are due to the appropriate agencies. Client remains solely responsible for the correct calculation of the amount to garnish from its Workers' wages, accuracy and timeliness of all payments made and/or answers filed or served, and establishing priority among judgments. If a garnishment payment is voided after the payment is processed, Client acknowledges that it is solely responsible for seeking a refund from the overpaid agency. Client acknowledges and understands that Paychex does not provide legal advice regarding compliance with garnishment orders, and Client remains solely responsible for compliance with any and all applicable Laws.

General Ledger Custom Interface. For Clients using the General Ledger Service, with each payroll processed, Client's general ledger reports will be integrated with specific third-party accounting software packages and provided to Client. Client acknowledges that General Ledger Custom Interface is performed by a Vendor. General Ledger Custom Interface is only available if Client utilizes General Ledger Service.

HR Analytics. Paychex, through its Vendor, will provide Client with access to an online tool that provides insights for workforce planning and analytics ("HR Analytics" or "Service"). The Service provides reports and insights related to human resource and compensation analytics, including employee retention, internal employee movement, workforce distribution and cost, attrition, and pay distribution. For an additional Fee, the Service also includes compensation benchmarks to allow comparison of workforce analytics against relevant markets. Client acknowledges and understands that the Service uses artificial intelligence derived from machine learning, statistical modeling, and/or data analytics and that i) the Service is not intended or designed to replace or override human decision-making; ii) Client is solely responsible for its use of, or reliance on, the information provided by the Service, including, but not limited to, the accuracy, applicability, reasonableness, or bias of any content; and iii) Client is solely responsible for its use of the Service and the decisions it makes based on the output of the Service, including any unintended consequences of such use.

a. Client acknowledges that the Service is provided by a Vendor of Paychex and is subject to the Third-Party Services provision. As part of the Service, and to use the Service, Client and Worker information from Client's Online Account is shared with Vendor. Client authorizes Paychex to transmit Client and Worker information to Vendor, including, but not limited to, i) Client information such as Client's industry or NAICS code, and address; (ii) Worker's personal information such as name, date of birth, gender identity and

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race/ethnicity; and iii) Worker's employment information including job title, work address/location, employment status, compensation, pay frequency, and date(s) of employment (collectively, "Client and Workers' Information"). If Client terminates the Service or the Agreement, Vendor will cease use of and/or delete Client and Workers' Information within thirty (30) days after termination except that Vendor may retain portions of Client and Workers' Information as required to comply with legal, security or compliance obligations. Vendor may also process, retain, and use deidentified, anonymized, and/or aggregated information during and after termination of the Service.

b. The Service is accessible only through Paychex Flex® and is accessed without directly logging into the Vendor's platform. When the Service commences, Paychex will provide access to the Service to each of Client's Authorized Users with full administrative access. Client acknowledges and understands that i) each of those Authorized Users shall then have the ability to grant access to the Service to additional Authorized Users; ii) Client is solely responsible for determining and managing who has access to the Service; iii) Client is responsible for the security of all usernames, passwords, or other login credentials used to access Paychex Flex and/or the Service, and for any actions taken on and/or through the Paychex Flex account; and iv) use of the Service is subject to the Client Online Account provision.

c. Client further understands and acknowledges that it is solely responsible for compliance with all applicable Laws, including, but not limited to, federal, state, and local employment laws; and industry-specific laws, regulations, or security standards that may apply to it. Client agrees and acknowledges that the Service and its contents are not intended, and should not be construed, as providing legal or financial advice, and that Paychex is not acting in a fiduciary capacity, as an agent, as a legal representative, or as an employer or joint employer of Client or Client's Workers.

d. The Service is provided on an "as is," "as available" basis, and Paychex expressly disclaims any and all liability related to Client's use of the Service. Paychex further specifically disclaims any representations, endorsements, guarantees or warranties, express or implied, including, without limitations, any and all implied warranties of merchantability, fitness for a particular purpose, title, timeliness, quality, accuracy or non-infringement of intellectual property rights. Notwithstanding any other provision of the Agreement, Client understands and acknowledges that Paychex' total liability for any claims, losses, costs or damages, including attorneys' fees and costs, resulting from, or in any, way related to the Service shall not exceed the total amount of monthly Fees paid by Client for the Service during the twelve (12) months preceding the date of the claim that gave rise to the liability, whether such liability is of Paychex to Client or is brought by any third party claiming losses, costs or damages by or through Client.

e. Fees for the Service will be set forth in the fee schedule or its equivalent and include a one-time set-up Fee and a monthly Fee per active Worker. Client understands and acknowledges that it is solely responsible for designating the status of each Worker, and for keeping the designation current at all times. A Worker designated as active shall remain in active status until Client changes the designation.

HR Library. Paychex, through its Vendor, will provide an online library of human resource information, on a subscription basis ("Library" or "Service"). The Library is for Client's internal use only. Client agrees and acknowledges that, by offering this Service, Paychex is not intending to provide legal advice, and Client is solely responsible for its use of, or reliance on, the information contained on the Library, including but not limited to, the accuracy or applicability of any content. Client further acknowledges that i) Client is solely responsible for its use of the Library and for compliance with all applicable Laws; ii) Client may be required to have an active administrator Client Online Account to access the Library; iii) the Service is provided subject to the Client Online Account and Third-Party Services provisions; and (iv) the Service is subject to any applicable terms and conditions or terms of use imposed by the Vendor.

Human Resource Services. Paychex will provide human resource support that includes assistance with the prevention and resolution of human resource issues ("HR Services" or "Service"). Client agrees and acknowledges that, by offering this Service, Paychex is not intending to provide legal advice, and Client is solely responsible for its use of, or reliance on, the information provided in conjunction with HR Services. Client acknowledges that some HR Services may be provided by a Vendor of Paychex and is subject to the Third-Party Services provision.

Labor Posters. Paychex, and/or its Vendor, will provide one hardcopy state and federal labor poster to Client for each state in which Client pays Workers ("Posters") and one hardcopy update to each Poster as it occurs. Client will be solely responsible for the timeliness of posting all Posters, including any updates thereto. Client agrees and acknowledges it is solely responsible for compliance with all applicable Laws, including but not limited to obtaining and displaying all required Posters and for any additional posters that may be required for i) specific industries; ii) Clients who are federal contractors or pursuant to municipal ordinances; iii) languages other than English; or iv) for other reasons. For Clients who are not on a Paychex payroll processing Service, updates to state and federal Posters are available upon request only.

New Hire Reporting. Paychex will report all new/rehired Worker information that is mandated by federal and state regulations, with the exception of Puerto Rico. Client is required to provide accurate and complete information for each new/rehired Worker and Client acknowledges that failure to provide such information may result in delay in reporting.

On-site Check Printing. At Client's option, Client may choose to print payroll checks through Paychex at Client's location ("On-site Check Printing"). Client may use its own check stock or, for an additional Fee, Client may order payroll check stock from Paychex. On-site Check Printing checks must be drawn on Client's own bank account, regardless of whether Client uses Readychex. Client understands and agrees that it shall exercise due diligence and use reasonable care to protect payroll check stock from theft and any unauthorized use. Client agrees Paychex is not liable for any claims, losses, costs, or damages that Client, Client's Workers and/or any third party may incur as a result of (i) Client's failure to protect payroll check stock from theft or unauthorized use; (ii) any discrepancies between checks printed on-site and the payroll processed by Client; (iii) the Client's inability to print negotiable checks using Client's hardware; (iv) untimely distribution and/or delivery of checks printed on-site; or (v) the loss or misuse of payroll checks. Paychex reserves the right to limit, suspend, or terminate Client's use of On-site Check Printing in its own discretion.

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Paycard. At Client's option, and at no additional cost to Client, Client may enroll in a paycard program with Paychex' Vendor to provide Client's Workers with the option to sign up for a paycard to receive their pay each pay period ("Paycard"). Client authorizes Paychex to transmit Client and Worker Information to Vendor, which may include i) Client ID, and ii) Worker's personal information, including, but not limited to, name, Social Security number, date of birth, and address (collectively, "Information"), as necessary, for Vendor to provide the Paycard Service to Client and Workers. Client acknowledges that Vendor is solely liable for the services it provides, and that Paychex is not responsible for the acts or omissions of Vendor, including, without limitation, any acts or omissions related to the security or confidentiality of any Client Information on Vendor's systems and/or servers. Client agrees and acknowledges that Paychex is not providing, and its actions should not be construed as providing, legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client and/or Client's Workers in connection with the Paycard Service. Client will be eligible for the Paycard Service so long as: (i) Client agrees to and complies with any agreement Vendor shall require; and (ii) the agreement with Vendor is not terminated for any reason. Client must have Direct Deposit to enroll in the Paycard Service.

Paychex Analytics and Reports Center. Paychex will provide Client with access to the Paychex Analytics and Reports Center (Report Center). The Report Center has various standard and custom reporting and data analysis tools available to Client for viewing, downloading, or exporting payroll and other Client data currently in Paychex Flex (collectively "Reports"). Not all Reports are included with each service bundle and additional fees may apply for certain Reports. Client may select additional Reports that are not included with their service bundle on Part A of this Agreement. Subject to availability, Reports may include, but are not limited to, Labor Distribution, Job Costing, General Ledger, On Demands, Data Exports, Live Reports, and Custom Analytics & Reports. Client agrees and acknowledges that Reports Center and its contents are not intended, and should not be construed, as providing legal or financial advice, and are for informational purposes only.

Paychex Benefit Account Services. Paychex will provide the available services set forth in the Paychex Benefit Account Services ("PBA Services") Agreement to Client. Client must execute the PBA Services Agreement to receive the PBA Services. PBA Services currently include Flexible Spending Account (FSA), Health Reimbursement Arrangement (HRA), and Health Savings Account (HSA) services. Client will be eligible to receive Health Reimbursement Arrangement (HRA) and Health Savings Account (HSA) services when the HRA and HSA services become available through the PBA Services Agreement to Paychex HR Pro Clients. The Paychex Qualified Small Employer Health Reimbursement Arrangement ("QSEHRA") Service is not included. If Client wishes to receive the Paychex QSEHRA Service, additional fees will apply. Paychex HR Pro Clients do not pay administrative and per participant monthly Fees or the setup Fee for the PBA Services while Client is a Paychex HR Pro Client. If the Paychex HR Pro Service Agreement is terminated, Client shall be obligated to pay the then current PBA Service Fees to retain the PBA Services**.**

Paychex Employee Screening Essentials. Client acknowledges that the Paychex Employee Screening Essentials Service (the "Screening Essentials Service") is performed by a Vendor of Paychex. Client acknowledges that it is solely responsible for compliance with all applicable Laws, including but not limited to the Fair Credit Reporting Act and applicable federal, state and local background check restrictions. Client will be eligible for such program so long as: (i) Client remains a Client of Paychex; (ii) Client complies with the Agreement; (iii) Client agrees to and complies with any agreement Vendor shall require; and (iv) Client's Agreement with Vendor is not terminated for any reason. Fees for the Screening Essentials Service, if any, will be set forth in the fee schedule or its equivalent. Additional Fees may apply for additional individual screens not included in the annual allotment, fees levied by third party agencies to complete additional screens, or any other services provided to Client through the Screening Essentials Service.

Paychex Employee Screening Services. Client acknowledges that the Paychex Employee Screening Services (the "Screening Services") are performed by a Vendor of Paychex. Client acknowledges that it is solely responsible for compliance with all applicable Laws, including but not limited to the Fair Credit Reporting Act and applicable federal, state and local background check restrictions. Client agrees to remit payment directly to Paychex. Client will be eligible for such program so long as: (i) Client remains a Client of Paychex; (ii) Client complies with the Agreement; (iii) Client agrees to and complies with any agreement Vendor shall require; and (iv) Client's agreement with Vendor is not terminated for any reason. Fees for the Employee Screening Services will be as set forth in the fee schedule or its equivalent and consist of a set-up fee, an inspection fee, and either a monthly subscription fee or monthly à la carte fee, and any insufficient fund and premium processing Fees, as applicable. Client agrees to pay for all screens ordered through the third-party vendor. If Client has a monthly subscription and the Screening Services are terminated prior to the completion of the subscription plan, Client agrees to pay the remaining amount due on the agreement with the Vendor, after a prorating of the screens ordered has been completed. Paychex Employee Screening Services replaces Paychex Employee Screening Essentials, if selected.

Paychex Flex® Engage. Paychex, through its Vendor, will provide Client's Authorized Users with access to an employee engagement, performance management, employee recognition and rewards, and compensation management platform ("Paychex Flex Engage" or "Service"). Client acknowledges that the Service is (i) provided by a Vendor of Paychex; (ii) subject to the Third-Party Services and Online Account provisions; and (iii) subject to Vendor's End User License Agreement ("EULA") and any additional applicable terms and conditions imposed by Vendor. Client further acknowledges that Vendor is solely liable for the services it provides, and that Paychex is not responsible for (i) the acts or omissions of Vendor, including, without limitation, any acts or omissions related to the security or confidentiality of any Information on Vendor's systems and/or servers; (ii) use of the Service by Client and/or its Authorized User (s), including, but not limited to any content posted on or through Paychex Flex Engage; and/or (iii) compliance with any and all applicable Laws.

Client agrees and acknowledges that (i) the Service is accessible only through Paychex Flex and is accessed without directly logging into the Vendor's platform ("Single Sign-On" or "SSO"); and (ii) each Authorized User and Authorized Contact must agree to the EULA to use the Service. Client acknowledges that it is solely responsible for determining and managing who has access to the Service through the Vendor's platform. Client further agrees and acknowledges that the Service and its contents are not intended, and should not be construed, as providing legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client or Authorized Users.

As part of the Service, and to use the Service, Information from Client's Online Account in Paychex Flex is shared with Vendor. Client authorizes Paychex to transmit Client and Authorized User Information to Vendor, including, but not limited to, (i) Client Information such as Client ID, name and address, and name and email address of the Authorized Contact(s) who will be the administrator(s) of the Service, and (ii) Authorized User's Information such as Worker or User ID, name (including preferred name), email address, phone number, wage information, employment-related dates, and employment status. Client understands and acknowledges that changes to Authorized User Information in Paychex Flex Engage, including, but not limited to, wage information and its effective date, will update Information within Paychex Flex. Client authorizes Paychex to process and incorporate any changes made in Paychex Flex Engage to Information in Client's Paychex Flex account without any additional approval and/or authorization from Client or Authorized User. Client further agrees and acknowledges (i) it is solely responsible for reviewing and verifying the accuracy of any and all changes made in Client's Paychex Flex account as a result of changes made in Paychex Flex Engage; and (ii) Paychex is not responsible for verifying any information received from Paychex Flex Engage with Vendor, Client or its Authorized Users.

Fees for the Service will be set forth on the order form, fee schedule or its equivalent. Fees are monthly per Authorized User and are based on the number of active Authorized Users listed in Paychex Flex Engage, which may include Authorized Contacts added directly to the Service. Client acknowledges and agrees to pay all Fees for the Service directly to Vendor.

Client may opt out of or initiate the termination of the Service by disabling the Service either through Paychex Flex or Paychex Flex Engage. Paychex and/or Vendor may suspend and/or terminate the Service for failure to pay Fees or breach of any applicable terms. Upon termination of the Service, Client and Authorized Users will no longer have access to the Service and any documents and/or Information contained within the Service. Client understands it is solely responsible for downloading and/or retaining copies of any documents and/or Information.

Paychex Flex® Hiring. Paychex will provide Client with an online recruiting and applicant tracking service to facilitate the recruiting, qualifying and tracking of applicants ("Hiring Service"). Additional Fees may apply for customized or additional modules as well as any other additional services selected by Client through the Hiring Service. Client agrees and acknowledges that Hiring Service and its contents are not intended, and should not be construed, as providing legal or financial advice, that Paychex is not acting in a fiduciary capacity on behalf of Client or Client's Workers or as an employer or joint employer of Client's Workers, and that Client is solely responsible for compliance with all applicable Laws. Additional Fees may apply for certain Hiring Services as set forth on the order form, fee schedule or its equivalent. Client acknowledges that some Hiring Services may be provided by a Vendor of Paychex and authorizes Paychex to collect any Fees due on behalf of the Vendor. The Hiring Service may provide links to third-party websites. Paychex makes no representations concerning third-party websites and is not responsible for the accuracy or content of, or the ability of Client to access, such websites. Client authorizes Paychex to access Client's Hiring Service account to perform administrative functions as necessary to provide the Hiring Service.

Paychex Flex® HR Administration. Paychex Flex HR Administration services (the "HR Administration Services"), is an online human resource information system which provides Client with access to a dashboard of tools, data and insights that combine HR technology, analytics, self-service, and support. Not all solutions may be included with each service bundle and additional Fees may apply for certain solutions. Client agrees and acknowledges that, by offering HR Administration Services, Paychex is not intending to provide, and its actions should not be construed as providing legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client and/or Client's Workers or as an employer or joint employer of Client's Workers. Client is solely responsible for its use of HR Administration Services and for compliance with all applicable Laws. Client acknowledges and agrees that Paychex will not review Client's use of HR Administration Services for efficacy, compliance, or any other reason. Client further acknowledges that (i) some of the Service may be provided by a Vendor of Paychex, and is subject to the Third-Party Services provision, and (ii) that this Service is accessed by it and its Workers through its Paychex Flex account, and is subject to the Client Online Account provision. Client authorizes Paychex to access Client's HR Administration account to perform administrative functions as necessary to provide the HR Administration Service.

As part of the HR Administration Services, Client may choose to create, modify, upload and store documents in Paychex Flex ("Document Management"). If Client chooses to use the Document Management solution, Client further acknowledges that Client is solely responsible for (i) Client's legal obligations to create, modify, maintain, or obtain signatures (electronic or otherwise) and/or acknowledgements with respect to any documents stored by Client; and (ii) determining (a) which records and/or documents ("Documents") to upload, (b) whether such Documents may be uploaded, executed, acknowledged and/or stored in the manner provided through the Service, and (c) whether any Document is valid or legally binding. Client understands and acknowledges that it is responsible for downloading and/or otherwise retaining all Documents, data or information stored in the HR Administration Service, and/or Document Management solution, for its own retention purposes at all times, and that termination or suspension of its Paychex Flex account will terminate its ability to access Documents. Client further acknowledges and understands that Client's Workers may access the HR Administration Service only while they are active Workers of Client, and that Client is solely responsible for providing copies of any Documents, data or information to terminated Workers. Client is eligible for the HR Administration Service only while Client remains a Client under the Agreement.

Paychex Flex® Onboarding. Paychex will provide Client with access to an online onboarding service that includes i) the ability to provide and receive information regarding newly hired Workers, ii) provide company and/or Worker specific documents and policies, iii) Form I-9 Service, and iv) E-Verify Services ("Onboarding Service"). Additional Fees may apply for certain Onboarding Services as set forth on the order form, fee schedule or its equivalent. Client is responsible for the accuracy and completeness of the information provided for each Worker and Client acknowledges that failure to timely provide such information may result in delay in payroll processing and/or the onboarding process. Client agrees and acknowledges that Onboarding Service and its contents are not intended, and should not be construed, as providing legal or financial advice, that Paychex is not acting in a fiduciary capacity on behalf of Client or Client's Workers or as an employer or joint employer of Client's Workers, and that Client is solely responsible for compliance with all applicable Laws. As part of Onboarding Service, Client may use Document Management for creating, modifying, uploading, and storing documents in Paychex Flex, subject to the Document Management terms and conditions. Client acknowledges that some Onboarding Services may be provided by a Vendor of Paychex and authorizes Paychex to collect any

Fees due on behalf of the Vendor. Client authorizes Paychex to access Client's Flex Onboarding Service account to perform administrative functions as necessary to provide this Service. Paychex Flex Onboarding replaces Paychex Flex Onboarding Essentials, if selected.

Paychex Flex® Onboarding Essentials. Paychex will provide Client with access to an online onboarding service that includes i) the ability to provide and receive essential onboarding information regarding newly hired Workers and ii) Form I-9 Service ("Onboarding Essentials Service"). Additional Fees may apply for certain Onboarding Essentials Services as set forth on the order form, fee schedule or its equivalent. Client is responsible for the accuracy and completeness of the information provided for each Worker and Client acknowledges that failure to timely provide such information may result in delay in payroll processing and/or the onboarding process. Client agrees and acknowledges that the Onboarding Essentials Service and its contents are not intended, and should not be construed, as providing legal or financial advice, that Paychex is not acting in a fiduciary capacity on behalf of Client or Client's Workers or as an employer or joint employer of Client's Workers, and that Client is solely responsible for compliance with all applicable Laws. Client acknowledges that some Onboarding Essentials Services may be provided by a Vendor of Paychex and authorizes Paychex to collect any Fees due on behalf of the Vendor. Client authorizes Paychex to access Client's Paychex Flex Onboarding Essentials Service account to perform administrative functions as necessary to provide this Service.

Paychex Flex® Perks. As part of the Services, at no additional cost to Clients, Paychex will provide a suite of voluntary employee benefits, discounts and services to eligible Clients for their Workers ("Paychex Flex Perks" and each a "Service"). A complete list of available Paychex Flex Perks and supplemental terms, which are incorporated by reference herein, is available at go.paychex.com/employee-engagement ("Paychex Flex Perks Site"). Client agrees and acknowledges that the available Services and supplemental terms are subject to change at Paychex' discretion upon notice and will be posted on the Paychex Flex Perks Site. Client is responsible for understanding the full suite of Services offered through Paychex Flex Perks, including but not limited to information shared with Vendor(s) and any updates or changes to Worker Information as a result of Workers use of any Service.

a) **Vendor Responsibilities.** Client agrees and acknowledges that (i) Paychex Flex Perks are provided by, or through, one or more Vendor(s) of Paychex; (ii) Vendor(s) and/or its service providers are solely responsible for the service provided and for compliance with any and all applicable Laws; (iii) Paychex is not responsible for the acts or omissions of Vendor(s), including, without limitation, any acts or omissions related to the security or confidentiality of any Information on Vendor's systems and/or networks or servers. Client's use of the Service is subject to this Agreement, Paychex' Terms of Use, supplemental terms and conditions for the Service, and any terms and conditions imposed by the Vendor(s), if applicable. Paychex reserves the right to change Vendor(s) providing a Service, or to discontinue providing a Service at any time, by providing notice to Client in a manner chosen by Paychex as set forth in the Third-Party Services provision.

b) **Opt-Out/Termination.** Client must timely opt out of and/or terminate any Paychex Flex Perks Service it chooses not to offer in Paychex Flex or as directed on the Paychex Flex Perks Site. If Client opts out of a Service or terminates the Agreement (i) Paychex shall not provide Workers access to the Service(s) or permit Client's Workers to enroll in any additional services, if applicable; and (ii) whether Workers may retain any services purchased from Vendor(s) prior to Client's opt-out or termination is based upon the specific terms and conditions applicable to the Service.

c) **Transmittal of Information.** For each Service Client authorizes Paychex to transmit to Vendor (i) name, address, and email address, for Client's Authorized Contact; and (ii) Worker name, home address, email address, and Worker ID when the Service commences for Vendor and/or Paychex to directly contact Client's Authorized Contact or Workers to provide information and/or marketing regarding the Service through Worker websites, Online Account, and/or by mail, email, or any other additional method selected by Authorized Contact or Worker, including text message or phone. Depending on the Service selected, Client authorizes Paychex to transmit additional Information regarding Client, including but not limited to Client name, address and industry; and Worker Information, including but not limited to Worker phone number, user ID, date of birth, Social Security number, wage information, employment-related dates, as necessary to offer and/or provide the Services. The Information transmitted for each Service is set forth in the supplemental terms incorporated herein and found on the Paychex Flex Perks Site. Additional Worker Information may be shared upon Worker's consent, as necessary to provide the service selected by Worker. Client authorizes Paychex to act on Information provided by or through Vendor and/or Worker, if applicable, and Client acknowledges and agrees that Paychex is not obligated to independently confirm the accuracy and completeness of the Information.

d) **Eligibility.** Vendor is responsible for determining, if applicable, (i) if Client or Worker is eligible to access, or receive the Service(s), (ii) the determination of levels and/or types of products or services offered; (iii) when the Service(s) will commence; and (iv) for presenting and collecting any fees for the Service from Worker. Client agrees and acknowledges that (i) Vendor may require Worker to execute an agreement with Vendor or agree to Vendor's terms and conditions; and (ii) Vendor may limit the availability and/or scope of services provided in accordance with Vendor's terms and conditions and/or any applicable Laws. Client understands and acknowledges that for certain Services Client must have Direct Deposit Service, and termination of Direct Deposit may immediately result in a termination of those Services without notice.

e) **Fees.** If a Worker purchases a Service that has fees, Worker will be required to (i) accept the cost and/or Vendor's fees for the Service, (ii) authorize a method of payment, and (iii) agree to any applicable Paychex and/or Vendor terms and conditions. If Worker elects to pay for a Service through payroll, Client acknowledges and agrees that: (i) Client authorizes Paychex to process or facilitate the amount to be deducted from Worker's paycheck based on Services elected by Workers and the information provided by Vendor; (ii) Paychex shall set up any applicable payroll deductions based on the information received from Vendor and shall have no obligation to review or verify any payroll deductions with Client, Worker, and/or Vendor; (iii) Client is solely responsible for obtaining any written authorizations from Workers as required and/or is permissible under applicable Laws; (iv) Paychex and Vendor will not be responsible for any damages that may result from Client's failure to timely review any payroll deductions; and (v) the Direct Deposit Service terms apply. Client authorizes Paychex to remit payments to Vendor using Client's bank account(s) designated for Direct Deposit Service, or such other bank account as Client may designate, if applicable.

f) **Access to Services.** Workers may be required to have an account with Vendor to access a Service. Workers may be able or required to use their Paychex Flex® account to access a Service without directly logging into the Service ("Single Sign On" or "SSO"), and Client authorizes Paychex to transmit Information necessary to establish SSO. Worker's use of SSO is subject to Online Account provision.

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g) **Commissions/Fees.** Paychex may receive commissions and/or fees as compensation from Vendors in connection with Service(s) provided by or made available to, and/or purchased by Workers. Client authorizes Paychex to receive compensation from Vendor(s) for Service(s) purchased by Workers.

Paychex Flex® Time-off Management. Paychex will provide Client and Client's Workers with access to a time off management system to allow Workers to submit requests for time off and Client to approve those requests, as well as to allow Clients to track Worker time off and report accruals ("Service"). Client will determine the approval workflow, including designating authorized contact(s) with approval and/or denial capabilities. Service features may not satisfy requirements for all Workers in all states and/or localities. Paychex Flex® Time or stratustime® are required for tracking based on certain time off allocation methods, including an hours worked accrual method. Client acknowledges that it is solely responsible for the accuracy of all information provided to Paychex and for compliance with any and all applicable Laws, including but not limited to Laws related to Client's time off benefits. The Service is accessed by Client and its Workers through their Paychex Flex account and is subject to the Client Online Account provision. Client agrees to pay Fees as set forth in the order form, fee schedule, or its equivalent. Certain Fees are based on the status of the Worker, and Client acknowledges that it is solely responsible for designating the status of each Worker and for keeping all designations current at all times. Paychex Flex Time-off Management is not available if Client utilizes Time Off Accrual Service. Available with applicable Paychex Time and Attendance Services or as a stand-alone service.

Paychex HR Essentials. Paychex HR Essentials includes Human Resource Services, HR Library, Labor Posters, Safety Service, Employee Assistance Program and Employee Handbook Builder Service. Each of the product and service terms and conditions are listed alphabetically in this Part C.

Paychex HR Partner Plus. Paychex HR Partner Plus may be selected as a standalone service bundle or as an optional Service to a payroll bundle. Paychex HR Partner Plus includes Human Resource Services, Employee Handbook Builder Service, Employee Assistance Program, HR Library, Labor Posters and Safety Service. The following optional Services can be selected for additional Fees: Paychex Flex Hiring, Paychex Employee Screening Services, Paychex Flex Onboarding, Paychex Learning Enhanced and Paychex Flex HR Administration + Paychex Learning Enhanced. If an optional Service is not listed as an optional Service in Client's payroll bundle, it is not available as part of Paychex HR Partner Plus. Each of the product and service terms and conditions are listed alphabetically in this Part C.

Paychex Integrations. Paychex will provide Client with the ability to connect and share data and/or Information with third-party software, systems, and/or vendors ("Integrations"). As part of Integrations, Client will have access to a marketplace of Vendors that integrate with the Services ("Paychex Marketplace"). Client acknowledges that Integrations may be provided by or through a Vendor of Paychex or a third-party vendor of Client (collectively "Vendor"), and is subject to the Third-Party Services, Client Contacts, and Online Account provisions of the Agreement. Certain Integrations may be subject to additional terms and conditions.

a. Paychex will provide access to Integrations, including Paychex Marketplace, to Client's Authorized Contacts with administrative access. Client agrees and acknowledges that Authorized Contact(s) may, on Client's behalf, (i) select, enable, and/or manage Integrations; (ii) authorize Paychex to share Information through the Integration and/or with third parties; and iii) agree to any Fees and/or additional or supplemental terms and conditions that may apply. Paychex is not responsible for verifying any information provided by Authorized Contact(s), including but not limited to Authorized Contact's authority to provide the information or direction. Client is solely responsible for (i) determining and managing its Authorized Contact(s); (ii) the security of all usernames, passwords, or other login credentials used for Integrations; and iii) any actions taken on and/or through its Online Account and/or changes to Information.
b. Client agrees and acknowledges that it is solely responsible for (i) the configuration of each Integration; (ii) understanding the Information shared through each Integration; (iii) obtaining any necessary consents or authorizations required to share or change Information through any Integration; and (iv) compliance with any and all applicable Laws related in any way to each Integration and/or Client's use of the Integration. Client further agrees and acknowledges that Paychex (i) makes no representations or warranties concerning any Integration; (ii) is not responsible for the accuracy, security, or availability of any Integration at any time; (iii) is not responsible for Client's compliance with applicable Laws; and (iv) by providing Integrations is not intending, and should not be construed, as providing legal or financial advice and is not acting in a fiduciary capacity on behalf of Client or Client's Workers.
c. Client agrees and acknowledges that Client's Authorized Contacts may be allowed and/or required to access, manage, and/or use Integrations through Paychex Flex® without directly logging in ("Single Sign-On" or "SSO"), and authorizes Paychex to share Authorized Contact's Information if necessary to enable SSO.
d. Fees may apply for use of or access to certain Integrations. Client acknowledges that (i) disabling an Integration through Online Account may not terminate the Integration; (ii) Client may need to contact Paychex and/or Vendor to terminate the Integration; and (iii) Client is responsible for any Fees incurred until termination.

Paychex Learning Enhanced. In addition to the Paychex Learning Essentials Service, Paychex and/or its Vendor will provide Client with the ability to add or create custom trainings ("Learning Enhanced" or "Service"). Client agrees that its designated administrator, author and/or purchaser within the Paychex Learning System shall have full authority to purchase and/or create trainings for Client's Workers on Client's behalf. Additional Fees may apply and will be set forth in the fee schedule or its equivalent. Client acknowledges that the Service is provided by a Vendor of Paychex. Client agrees to remit payment directly to Paychex. Client agrees and acknowledges that, by offering this Service, Paychex is not intending to provide legal advice, and Client is solely responsible for its use of, or reliance on, the information contained in the Paychex Learning System, including but not limited to the accuracy or applicability of any trainings used by Client. Client is responsible for compliance with all applicable laws or regulations, and acknowledges that neither Paychex nor its Vendor will review the trainings for compliance or any other reason. Client will be eligible for this Service so long as: (i) Client remains a Client of Paychex; (ii) Client complies with the Agreement; (iii) Client complies with applicable Terms of Use, which can be found within the Paychex Learning System and are incorporated herein, and any other agreement Vendor shall require; and (iv) Client's agreement with Vendor is not terminated for any reason. Upon termination of the Service or the Agreement, Client will no longer have access to the Service or any of the content, but may print or download tracking transcripts prior to

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termination. Client may only retain those trainings created or uploaded by Client during the term of the Agreement. Paychex Learning Enhanced replaces Paychex Learning Essentials, if selected.

Paychex Learning Essentials. Paychex and/or its Vendor will provide access to the Paychex Learning System, an online library of training resources and information and a tool for providing and tracking Worker trainings ("Learning Essentials" or "Service"). Client agrees that its designated administrator and/or purchaser within the Paychex Learning System shall have full authority to purchase trainings for Client's Workers on Client's behalf. Additional Fees may apply and will be set forth in the fee schedule or its equivalent. Client acknowledges that the Service is provided by a Vendor of Paychex. Client agrees to remit payment directly to Paychex. Client agrees and acknowledges that, by offering this Service, Paychex is not intending to provide legal advice, and Client is solely responsible for its use of, or reliance on, the information contained in the Paychex Learning System, including but not limited to the accuracy or applicability of any trainings used by Client. Client is responsible for compliance with all applicable laws or regulations, and acknowledges that neither Paychex nor its Vendor will review the trainings for compliance or any other reason. Client will be eligible for this Service so long as: (i) Client remains a Client of Paychex; (ii) Client complies with the Agreement; (iii) Client complies with applicable Terms of Use, which can be found within the Paychex Learning System and are incorporated herein, and any other agreement Vendor shall require; and (iv) Client's agreement with Vendor is not terminated for any reason. Upon termination of the Service or the Agreement, Client will no longer have access to the Service or any of the content, but may print or download tracking transcripts prior to termination.

Paychex Retirement Services. Upon Client's election, Paychex, or an affiliate, will perform third-party recordkeeping, and/or other administrative services ("Retirement Services") for one or more Qualified Retirement Plans that the Client sponsors or in which the Client participates, as set forth in a separate agreement governing such Retirement Services. Client must execute the separate agreement for Retirement Services in order to receive such Services. Some Retirement Services may result in additional fees as set forth in the applicable agreement and/or Client Fee Disclosure.

Paychex Time and Attendance Services. Paychex will provide one of the following Time and Attendance Services selected by Client: Paychex Flex® Time, Paychex Flex® Time Essentials, Paychex Trueshift® or stratustime® ("Time and Attendance Services"). Paychex is only required to provide the Time and Attendance Services when the Application and Time Clock, if applicable, are operated by Client according to the user manual or other applicable Terms of Use and in an environment that meets the minimum requirements.

a. **Paychex Time and Attendance Application.** Paychex will provide all Clients that select Time and Attendance Services with the right to access and use Paychex' online time and attendance solution for recording hours for the specific Time and Attendance Service Client selects (the "Application"). The term Application will be deemed to include the Time Clock Software. Access to the Application will end upon termination of the Agreement and/or the Service. Client agrees that ownership of all rights in and to the Application remain the sole and exclusive property of Paychex.
b. **Telephone Support.** Paychex will provide all Clients that select Time and Attendance Services with telephone support consisting of unlimited telephone calls.
c. **Time Clock Software.** Paychex will provide Client with all necessary Paychex time and attendance software ("Time Clock Software"). *This section does not apply to Clients that select Paychex Flex® Time Essentials.*
d. **Purchase or Leased Hardware.** Client may elect to lease or purchase time and attendance data collection devices ("Time Clock(s)") and/or other equipment (collectively, Time Clocks and any other equipment leased or purchased from Paychex are referred to as "Hardware"). All leases are month-to-month unless otherwise indicated on Client's order form or fee schedule. If Client leases Hardware from Paychex ("Leased Hardware"), Client agrees that (i) Leased Hardware is the sole and exclusive property of Paychex; (ii) Client has no right, title, or interest in any Leased Hardware except as stated in the Agreement; (iii) Client cannot transfer, sell, or in any way encumber Leased Hardware; (iv) Leased Hardware is not a fixture; (v) Client will not allow any third party to file any lien or security interest on Leased Hardware; and (vi) the Agreement does not cover damage to Leased Hardware from or related to fire, flood, lightning or sudden accidental events, theft, misuse or abuse, or modification or servicing of the Leased Hardware by Client or any other third party. Upon demand by Paychex, Client agrees to deliver to Paychex any and all financing statements under the Uniform Commercial Code and any other documents Paychex demands to protect or record Paychex' interest in the Leased Hardware. If permitted by applicable law, Paychex may file any such documents or instruments signed only by Paychex. Client agrees not to damage Paychex' Leased Hardware and to return it in the original condition, normal wear and tear excepted, upon termination of the Agreement or as otherwise required. In the event of damage to any of Paychex' Leased Hardware as a result of Client's, its Workers', or its agents' acts or omissions, or if Client fails to return Paychex' Leased Hardware, Client agrees to pay for all necessary repairs or replacement. This section does not apply to Clients that select Paychex Flex® Time Essentials.
e. **Maintenance Services.** If Client has leased Hardware, Paychex will provide maintenance services ("Maintenance Services") at no additional fee, if Client has purchased Hardware, Maintenance Services are available for an additional annual Fee ("Maintenance Services Fee"). Maintenance Services Fees must be paid in full before Paychex is obligated to perform any Maintenance Services. The Maintenance Services Fee shall automatically renew unless Client notifies Paychex that it no longer requires the Maintenance Services at least thirty (30) days prior to renewal. All service, labor, and ground shipping charges for Time Clocks are covered by Client's monthly payments for Leased Hardware or by the Maintenance Services Fee, as applicable. Client must promptly notify Paychex of any issues or concerns with the Hardware. At Paychex' sole option, it may either repair a Time Clock or replace it with either a new or refurbished Time Clock of the same or a comparable model. Paychex will supply connection cables for the comparable model, if necessary. Client agrees to separately purchase any other accessories or components required for the replacement model. Upon receipt of replacement Hardware, the Client is required to ship all replaced items to Paychex within five (5) business days of receipt of the replacement Hardware. Paychex will not provide Maintenance Services for any accessories purchased by Client. If Client does not purchase Maintenance Services or declines to renew Maintenance Services, Client shall be solely responsible for all Time Clock maintenance, including replacement or repair costs. All renewals, regardless of when requested, will be charged the annual Maintenance Services Fee. *This section does not apply to Clients that select Paychex Flex® Time Essentials.*
f. **Termination.** Upon termination, Client is required to (i) complete termination paperwork provided by Paychex, if applicable (ii) cease use of the Application; and (iii) return all Leased Hardware to Paychex within ten (10) business days, if applicable. If Client fails to

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return the Leased Hardware in the time required, or damages it beyond normal wear and tear, Client will be charged a fee for each Time Clock as set forth in the fee schedule or its equivalent.

g. **Compliance with Applicable Laws.** Client agrees that it shall be solely responsible for compliance with all applicable Laws in connection with use of the Application and any Leased or Purchased Hardware including, without limitation, local, state and federal wage and hour laws and regulations and laws relating to collection, storage, and use of biometric information. Client agrees that the Services and/or Application are not intended, and should not be construed, as providing legal or financial advice and that Paychex is not acting in a fiduciary capacity on behalf of Client or Client's Workers.
h. **Disclaimer of Warranty.** With regard to any Leased and/or Purchased Hardware and Time Clock Software, Paychex hereby disclaims any and all warranties, and makes no representation or warranty of any kind, whether express or implied, including any warranties as to the condition, quality, value, suitability, durability, operability, or any other matter. Without limiting the general nature of this disclaimer, Paychex disclaims any and all warranties concerning the merchantability or fitness for a particular purpose of any Leased or Purchased Hardware and all Hardware is expressly provided "as is," subject to Maintenance Services, if applicable.
i. **Fees.** Client agrees to pay Fees as set forth in the order form, fee schedule or its equivalent. Certain Fees are based on the status of the Worker, and Client acknowledges that it is solely responsible for designating the status of each Worker and for keeping all designations current at all times.

Payroll Processing. Paychex will process Client's payroll based solely on Client Information, prepare payroll checks drawn on Client's bank account or as otherwise directed by Client, and prepare payroll reports and/or documents for each payroll processed by Client, for Client's review and distribution, if applicable. Client acknowledges that Client is responsible for (i) any delayed remittance of Reimbursement Amounts and additional processing Fees resulting from its failure to submit Client Information at least two (2) banking days prior to a payroll check date; and (ii) ensuring that any checks or check stubs/wage statements are timely and accurately prepared and delivered. Paychex shall not be required to obtain authorization from Client to act on Client Information. Paychex will prepare payroll tax returns for taxes identified as being paid by Paychex on the Cash Requirements, Tax Payment Report and/or Payroll Cover Letter Report or its equivalent for the Client to review, sign, and file. Paychex will not be responsible for the remittance of payroll taxes, or other taxes, or for the filing of tax returns for Clients who elect not to receive the Taxpay service or for any tax agencies that are not enrolled in Taxpay or that are not identified on the reports as being paid by Paychex. **Despite any product terms or conditions to the contrary contained herein, Client acknowledges that Paychex Express Payroll is a completely paperless payroll service and that Paychex will not be providing any reports, documents, data, checks, or check stubs/wage statements in paper form.**

Premium Only Plan (POP). Paychex will act as plan service provider for Client's POP. Paychex will provide Client with the following plan installation documentation: (i) Basic Plan Document; (ii) Adoption Agreement; and (iii) Summary Plan Description (collectively, "Plan Documents"). Client acknowledges that Client is responsible for (i) reviewing and signing the Adoption Agreement setting forth the terms and conditions of the plan; and (ii) distributing the Summary Plan Description to plan participants. Paychex will perform the calculations for the Key Employee Concentration Test. Client is solely responsible for all other testing. If Client has a Health Savings Account (HSA), the pretax salary reductions for Client's HSA will not be incorporated into the compliance testing results. Client will be solely responsible for any aggregate testing. Client acknowledges that if the plan fails the testing as outlined above, the Client is responsible for correcting the failure and bringing the plan into compliance with the applicable requirements as defined in section 125 of the Internal Revenue Code.

Readychex®. In accordance with the Agreement, Paychex will (i) process EFT transactions on the Funding Deadline to pay Client's Workers; (ii) hold such amounts in an account established by Paychex until Client's check date, if the Funding Deadline is prior to the Client's check date; and (iii) prepare checks payable to Client's Workers on Client's check date and provide those checks to Client. Client will distribute checks on check date or thereafter. Checks distributed to Workers before check date will not be honored and it will be Client's responsibility to pay the Workers. If Client's Worker fails to present a check for payment within six (6) months of check date ("Stale Check"), Paychex will refund the amount debited for the Stale Check back to Client minus any balances owed by Client and charge a Fee for the transfer of the Stale Check funds back to Client. Client will be solely responsible for remitting to its Workers or former Workers, any amounts due and following any state unclaimed property laws in regards to outstanding Worker funds. If a Readychex check is lost, stolen, destroyed, or otherwise not able to be cashed ("Voidable Readychex"), Client agrees to notify Paychex immediately and request to void the check. Client agrees to mark as voided and destroy any Voidable Readychex checks for which a refund has been requested or issued if it should be ultimately found or discovered. If the voided check is cashed, negotiated, or otherwise presented for payment, and Paychex and/or the financial institution that the Readychex check is drawn upon requires a lost/stolen check affidavit, Client agrees that Client is responsible for producing the affidavit. If Client is unable to produce the affidavit, Client agrees to accept all liability that results from Paychex voiding and replacing the lost/stolen check if the check is later cashed, negotiated, or otherwise presented for payment. If Client's Worker or former Worker or other third party cashes, negotiates, or otherwise presents a Readychex check for payment after it has been voided or more than once, Client agrees that it is responsible for reimbursing Paychex for the amount of the check plus any additional expenses, losses, or damages that Paychex may incur from a third party. Readychex is not available if Client utilizes Check Signing.

Safety Service. As requested by Client, Paychex will conduct a safety interview with Client and obtain a description of Client's operations. Based on the information provided by Client, Paychex will assist Client in identifying general safety hazards and applicable OSHA standards and assist Client in the development of written safety plans and corresponding safety training. Paychex will consult with Client to promote a safe work environment. Client will report to Paychex any changes to its operations that will change its safety hazards, applicable OSHA standards, or written safety plans. As required by OSHA, Client is ultimately responsible for the work-related health and safety of its Workers. Client will remain solely responsible for compliance with all Laws regulating Workers' safety and health issues and any citations, penalties, or costs associated with noncompliance.

State Unemployment Insurance Service (SUIS). Paychex will provide the following services relating to unemployment insurance for Client's employees ("Employees"): claim and appeal processing, pre-hearing preparation, analytical review of voluntary contributions, and charge statement balancing. Client agrees to complete applicable power of attorney and record of address forms where needed. For an additional Fee,

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Client can request and authorize Paychex to appear and represent Client by telephone at any unemployment insurance hearing for a specified Employee ("SUI Representation Service"), provided the state in which the hearing is being held will allow such representation. The SUI Representation Service will be performed only for any unemployment insurance hearing regarding the specified Employee. By representing Client at any unemployment insurance hearing for the specified Employee, Paychex is not acting as Client's attorney nor will Paychex provide Client legal advice. Paychex does not guarantee the outcome of the hearing. Paychex expressly reserves the right to decline the Client's request to represent Client at the unemployment insurance hearing, or any appeal. Client expressly agrees that the SUI Representation Service will be performed pursuant, and subject to, the terms of the Agreement. Upon termination of the SUI Service, Client will notify their state unemployment agency and remove Paychex as their agent of record. Following termination, Paychex will not forward any unemployment notices or communications it receives from a state unemployment agency to Client and Client will be solely responsible for responding to any unemployment notices and hearings. Paychex will not be liable for Client's failure to timely respond to notices received by Paychex following termination of the SUI Service.

Tax Credit Service. Paychex, through its Vendor, will provide Client with assistance in locating, preparing and filing for certain tax credit and hiring-based incentive programs ("Tax Credit Service" or "Service"). Client acknowledges that (i) the Service is performed solely by a Vendor, (ii) Vendor is solely liable for the performance of the services it provides, and (iii) Paychex is not responsible for the acts or omissions of Vendor, including, without limitation, any acts or omissions related to the security or confidentiality of any Client Information on Vendor's systems and/or servers.

Client authorizes Paychex, when the Service commences, to transmit Information to Vendor, including, but not limited to, (i) Client Information such as Client ID, and the name, email address, and phone number of the Authorized Contact(s) who will be the administrator(s) of the Service, and (ii) Worker Information such as Worker ID, name, Social Security number, date of birth, address, phone number, email address, employment status, employment-related dates and wage information.

Client will be eligible for the Tax Credit Service so long as: (i) Client agrees to and complies with any agreement Vendor shall require; (ii) Client agrees to and pays to Vendor any additional fees as detailed in the separate agreement with Vendor, if applicable; and (iii) the agreement with Vendor is not terminated for any reason. Client agrees and acknowledges that its Authorized Contact(s) with full administrative access to Online Account are authorized to (i) complete setup of the Service with Vendor; (ii) agree to Vendor's terms and conditions; and (iii) administer the Service on behalf of Client.

Client acknowledges that Vendor may remit a percentage of the fees Vendor receives to Paychex and Client authorizes Paychex to receive these fees as additional compensation for the Service. Client further authorizes Vendor to provide to Paychex information pertaining to the tax credits and Paychex to forward information received from Vendor to the IRS if required.

Taxpay®. On the Funding Deadline, Paychex will (i) process EFT transactions in accordance with the Agreement to pay the payroll taxes that are specifically identified as being paid by Paychex on the Cash Requirements, Tax Payment Report and/or Tax Deposit Report or their equivalent; (ii) hold such amounts in an account established by Paychex until such time as these amounts are due to the appropriate taxing authorities; and (iii) prepare, sign, and file with proper taxing authorities all returns for such taxes on an ongoing basis. Paychex is not responsible for the payment of taxes or the filing of returns prior to the Taxpay Service Effective Date, after a Client default, and/or for payroll taxes which Paychex did not collect from Client, and/or for additional taxes owed due to a change in tax rate. Paychex has the right, in its sole discretion, to abate and/or appeal any interest or penalties assessed by taxing authorities against Client, and Client agrees to fully cooperate in any abatement or appeals pursued by Paychex. Client understands that (i) there may be different Taxpay Service Effective Dates for each tax agency, and (ii) Client is solely responsible for any consequences, losses or damages including, without limitation, interest, penalties, or changes in tax rates, arising out of or relating to any request by Client for Paychex to pay taxes or file returns after the tax agency's deadline.

Time Off Accrual Service (TOA). Paychex will provide a tracking and reporting service for Worker time off benefits based on Client Information provided by Client each pay period. Client acknowledges that it is solely responsible for the accuracy of information provided to Paychex and for compliance with all applicable Laws related to Client's time off benefits. Time Off Accrual Service is not available if Client utilizes Paychex Flex® Time-off Management Service.

W-2 Service.

a. **Preparation and Filing.** Unless Client directs Paychex in writing not to provide the W-2 Service, Paychex will (i) prepare Forms W-2 and W-3 and Forms 1099 and 1096, if applicable ("Forms"); (ii) file the Forms with the appropriate federal and state agencies; and (iii) provide electronic access to Forms to Client and/or Client's Workers and/or provide hardcopy Forms. Client acknowledges that it is required to have an Online Account with an active administrator to access and review Forms electronically, and that each Worker must have an active user Online Account to access their own Forms, if applicable. Client agrees and acknowledges it is solely responsible for (i) reviewing all Forms for accuracy, including providing accurate addresses; and (ii) any delay or inability to access Forms electronically due to not having active Online Accounts.
b. **Delivery.** As part of the Service, Paychex allows Workers to consent to receive Forms only electronically through Paychex Flex®. Paychex will not provide hardcopy Forms for any Worker that has consented to receive Forms electronically. For Clients receiving hardcopy Forms, Paychex reserves the right, at its discretion, to only provide Forms electronically after notice of the change at least fifteen (15) days prior to the deadline for distribution of Forms to Workers. Client agrees and acknowledges it is solely responsible for (i) ensuring Workers receive their Forms as required under any applicable Laws, regardless of how they are provided to Client by Paychex; and (ii) compliance with all state and/or federal statutes or regulations regarding consent of, and distribution to, each Worker, regardless of how Worker has elected to receive Forms. Client authorizes Paychex to directly contact its Workers regarding the W-2 Service through Online Account, and/or by mail, email, or any other method selected by Worker, including text message or phone.
c. **Integration**. As part of the Service, at no additional cost to Client, Employees will have the option to import their Form W-2 Information from Client's Online Account into certain tax preparation software provided by one or more Vendors of Paychex. Client

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authorizes Paychex to transmit Client and Employee Information from Form W-2 to Vendor upon Employee's request through the Vendor to import their Information. Client agrees and acknowledges that (i) the integration is subject to the Third-Party Services and Online Account provisions; (ii) Paychex makes no representations concerning any third-party tax preparation software; and (iii) Paychex is not responsible for the accuracy, security or availability of the integration with such software.

d. **Fees.** W-2 Service Fees, if applicable, include a base Fee, a per Form Fee, and/or handling Fees. If Client is in breach of its obligations for payment of any Amounts Due, Paychex shall not be obligated to provide the W-2 Service, including online access to Forms.

Workers' Compensation Payment Service. Paychex will perform workers' compensation payment services (the "WCP Service") for Client as set forth in the Paychex Workers' Compensation Payment Service Agreement. Availability of the WCP Service is dependent on insurance carrier selection and/or carrier underwriting requirements. The WCP Service does not include the sale of workers' compensation insurance coverage and is not proof of coverage. Client is solely responsible for obtaining and maintaining any required coverage. Client must execute a separate Paychex Workers' Compensation Payment Service Agreement in order to receive the WCP Service. If Client selects Workers' Compensation Payment Service, but either terminates or elects not to receive the Service, Client is solely responsible for contacting Paychex to begin receiving the Workers' Compensation Report Service.

Workers' Compensation Report Service. Paychex will provide Client with access to a monthly report with the calculated workers' compensation premium amounts consisting of the payroll wages and workers' compensation premiums in each class code for each payroll processed by Client ("Report"). Additional Reports may be purchased for an additional Fee. The Workers' Compensation Report Service does not include the sale of workers' compensation insurance coverage and is not proof of coverage. Client is solely responsible for obtaining and maintaining any required coverage. Workers' Compensation Report Service is only available to Client's that do not currently receive Workers' Compensation Payment Service.

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Part D – Paychex Service Agreement
Companies Entering Into Separate Agreements

The individual signing this Agreement represents and acknowledges that he or she has the authority to (i) execute this Agreement on behalf of each Client identified below, and (ii) bind each Client to this Agreement. Client warrants that it possesses full power and authority to enter into this Agreement and has read and agrees to the terms and conditions of this Agreement.

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

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Company Name_____ Federal ID Number _____

Docusign Envelope ID: F0CE18B3-982D-421E-B548-9EEBF6ABF203

Master Services Agreement

Company Name Harbor Bay Community Development District

Company FEIN 59-3594295

This Payactiv Master Services Agreement ("**Agreement**") (Rev. 12/04/2024) is between Payactiv, Inc. ("**Payactiv**"), and the company listed above ("**Client**"). The terms of this Agreement apply to Client's use of the service and are effective unless Client opts out or terminates as set forth below. Payactiv and Client may collectively be referred to as the "**Parties**" or individually as a "**Party**".

Recitals. The purpose of this Agreement is to make the Payactiv programs outlined herein ("**Program(s)**" or "**Services**") available to Client's eligible employees and/or independent contractors in the United States ("**Eligible Workers**").

Terms. The Parties hereto agree as follows:

1. **Services**. Client hereby engages Payactiv to provide the Program(s) identified herein below to its Eligible Workers in the United States. Payactiv is responsible for determining if Client is eligible for the Services and if and when the Services will commence.

2. **Eligibility**. Client's Eligible Workers shall be allowed to participate in the Program(s) unless specified otherwise ("**Eligible Workers**"). Eligible Workers may enroll in and access the Program(s) directly through Paychex and Payactiv mobile applications. Eligible Workers who participate in the Program(s) are "**Participating Workers**." Client acknowledges that it is solely responsible for determining whether any workers are ineligible from participating in the Program(s) for any reason, and for taking any steps necessary to prevent ineligible workers from using the Program(s).

3. **Payactiv Client Portal & Accounts**. As part of the Services, Payactiv shall provide Client's authorized contact access to Payactiv's online, web and mobile application-based platform related to the Program(s) ("**Payactivate Portal**"). Payactiv shall establish for Client's authorized contact one or more accounts associated with a unique user name and password through which Client's authorized contact may access and use the Payactivate Portal.

4. **Transmittal of Information**. Client shall either provide, or authorize Paychex to provide on Client's behalf, all data necessary for Payactiv to offer the Services to Eligible Workers. Client authorizes Paychex to transmit Client and Eligible Worker information to Payactiv when the Service commences, including, Client ID and Eligible Worker information, such as employee and worker IDs, name, email address, wage information, employment-related dates, work and resident states, and time tracking data from a Paychex time and attendance service, if applicable. When an Eligible Worker enrolls in the Service, Client further authorizes Paychex to transmit to Payactiv Client name and address; and name, email address, and phone number for Client's authorized contact to work with Payactiv as necessary to provide the Service; and additional Eligible Worker information as necessary. Client authorizes Payactiv and/or Paychex to directly contact its Eligible Workers at the contact information provided to provide information and/or marketing regarding the Service when the Service commences. All information regarding the Client or an individual is collectively referred to as the "**Information**". In the event Client does not utilize a Paychex time and attendance service, Client may provide time and attendance data to Payactiv through use of any other time and attendance system that gives Payactiv access to Client's data.

4.1. **Data Requirements and Security.** Any data or information obtained from either Party pursuant to this Agreement shall be kept confidential and stored with data encryption at rest and in

transit. Payactiv represents and warrants that the Information obtained pursuant to this Agreement shall be maintained in a manner consistent with its Information Security Management System, which shall rely on ISO27001 fundamentals and SOC 2 Type II reporting, or equivalent updated industry standard. Payactiv may use the Information obtained from Client or Paychex only as necessary to evaluate and perform the Services hereunder, and shall not sell, share, or disclose the Information to any unaffiliated third party for any reason. Client agrees to the Data Processing Agreement available at this website, https://www.payactiv.com/data-processing-agreement/, which may be updated or modified by Payactiv from time to time as necessary to comply with applicable law.

5. **Pay on Demand ("POD") Program**.

5.1. **Overview**. Payactiv's POD Program allows Eligible Workers to gain access to a portion of their earned but unpaid wages before a scheduled check date ("**Earned Wage Access**" or "**EWA**"), which Payactiv shall provide by purchasing from each such Participating Worker a factored future received wage payment ("**FFRWP**"), representing the Participating Worker's future rights in the portion of earned wages received on account of such FFRWP. In the event a pay rate is not provided by Client, Payactiv will apply a default pay rate for such Eligible Worker(s) as necessary. Payactiv shall fund all FFRWPs. Participating Workers may view their latest earnings; deposit accessible funds into their account of choice; pick up EWA in cash from Walmart; utilize EWA to pay a bill, take an Uber ride, or purchase an Amazon gift card; and manage their direct deposit, subject to applicable law.

5.2. **POD Pricing**.

EWA disbursement fees are paid by the Participating Workers unless specified otherwise.

Disbursement Type (as available)	Fee (Worker Paid)
• ACH Bank Transfer (1-3 business days) • Uber Rides / Amazon Load / Bill pay • Instant Load onto Paychex Pay Debit Mastercard®	No Fee
Real-time transfers to a Payactiv Visa® Prepaid or Payactiv Payroll Card[1] • With active direct deposit (min. $200) • Without direct deposit	No Fee $2.49
• Real-time transfers to Non-Paychex/Payactiv debit or prepaid cards • Walmart Cash Pickup	$3.49

5.3. **Settlement.** Payactiv shall obtain the Participating Worker's voluntary consent in writing for Client to, through Paychex, **(1)** deduct a portion of that Participating Worker's wages in an amount equal to the applicable FFRWP, plus any applicable fees, from the Participating Worker's next regularly scheduled payment (plus up to 3 additional scheduled payments if necessary), and **(2)** remit those amounts directly to Payactiv. Client agrees to timely process such authorized deductions.

1 The Payactiv Visa Prepaid Card and Payactiv Visa Payroll Card are issued by Central Bank of Kansas City, Member FDIC, pursuant to a license from Visa U.S.A. Inc. Certain fees, terms, and conditions are associated with the approval, maintenance, and use of the Card.

5.4. **Deduction Processing**. Payactiv provides Paychex with a periodic record of the amount to be deducted from each Participating Worker's check. Paychex will add the deduction for the Participating Workers to Client's payroll, and remit payments to Payactiv on Client's/Participating Worker's behalf. If Paychex is unable to successfully remit any payment to Payactiv on Client's/Participating Worker's behalf, or if Payactiv cannot otherwise successfully retrieve the proceeds of Client's deductions, Client shall remit such undisputed amounts as are due to Payactiv pursuant to further instructions.

5.5. Client shall not be liable to Payactiv for any amounts Client is unable to deduct from a Participating Worker due to a shortage of available wages.

5.6. Client shall be liable to Payactiv for any amounts Payactiv is unable to recoup from Eligible Workers as a result of Client's failure to comply with its obligations hereunder, such as a Client preventing deductions from being processed in accordance with this section.

6. **Additional Services.** In addition to the Services facilitated by Payactiv as described herein, the Payactiv Application ("**Payactiv App**") also enables users to utilize non-employer-sponsored services, including, but not limited, to, access to a Payactiv Visa Card (if available), financial counseling, curated discounts, predictive analysis and recommendations for savings, spending, budgeting, and bill management, all at no cost. Participating Workers' use of the Program(s) is governed by separate Program Terms and Conditions, which may be updated or modified by Payactiv from time to time.

7. **Worker Adoption and Promotion by Client and Payactiv**. Client agrees to work with Payactiv in good faith to inform and educate Eligible Workers about the Program(s), including through distribution of Program materials.

8. **Termination**.

8.1. Termination for Convenience. Client may opt out of or initiate the termination of this Agreement at any time by disabling the services through Paychex. Payactiv may terminate the Agreement at any time with thirty (30) days' prior notice.

8.2. Effect of Termination. Upon termination of this Agreement for any reason: (a) Client authorizes Paychex to deduct any outstanding undisputed FFRWP payments and/or fees due to Payactiv from Client pursuant to Section 5.4 above and in accordance with Payactiv's user terms and conditions; (b) Client acknowledges that the Information will continue to be shared by Paychex with Payactiv until the effective date of termination (c) Client's and each Eligible Workers' right to use EWA shall be terminated; and (d) Payactiv shall have no further obligation to provide any Services to Client, or to offer the Program(s) to Client's Workers. These rights and obligations shall survive the expiration or termination of this Agreement.

8.3. Suspension or Termination by Payactiv. Without limitation of any other rights or remedies, Payactiv reserves the right to suspend or restrict Client's or any Eligible Worker's access to the Payactiv App, or, in the case of an authorized contact, the Payactivate Portal, in whole or in part, if: (a) Payactiv reasonably believes that Client or any Participating Worker has violated this Agreement or the Program Terms and Conditions; (b) Client or any Participating Worker fails to cooperate with a reasonable investigation by Payactiv of any suspected violation of this Agreement or the Program Terms and Conditions; (c) there is a denial of service attack on Payactiv's servers or systems, a security breach or a similar event, and Payactiv reasonably believes that suspension of Client's or any Participating Worker's access is reasonably necessary to protect systems, information or data; (d) Payactiv receives an order or

directive from any law enforcement agency, regulatory body or other authority claiming jurisdiction over Payactiv; (e) Client applies for or consents to the appointment of a receiver, trustee or liquidator for substantially all of its assets (or such a receiver, trustee or liquidator is appointed), or Client has filed (involuntary or voluntary) for bankruptcy, becomes or is insolvent or bankrupt, admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors; or (f) Payactiv no longer offers the Services described hereunder.

9. **Rights after Termination; Survival**. Termination of this Agreement shall not affect the rights and obligations of the Parties that have accrued prior to the date of termination.

10. **Mutual Representations and Warranties**. Each Party hereby represents and warrants to the other Party that: (a) it is a corporation or organization duly organized and validly existing under the laws of the jurisdiction in which it was incorporated or organized; (b) it has all requisite corporate power and authority to execute and deliver this Agreement and perform its obligations under this Agreement; and (c) it will comply with all applicable federal and state laws in connection with this Agreement.

11. **Client Representations and Warranties**. Client represents and warrants that it has and shall have all rights necessary to provide the Information described herein. Client further represents that any authorized contacts with access to the Payactivate Portal are authorized to have such access and review the Information. Client further represents and warrants that it is solely responsible for compliance with all applicable laws and regulations, including but not limited to, wage and hour laws for Eligible and Participating Workers, and will ensure compliance with laws and regulations pertaining to, without limitation, payroll deductions, the appropriate classification of Eligible and Participating Workers, the accuracy and completeness of payments made to Participating Workers and any associated records.

12. **Disclaimer**. EXCEPT FOR PAYACTIV'S EXPRESS WARRANTIES AS SET FORTH HEREIN, PAYACTIV MAKES NO AND HEREBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY. PAYACTIV DOES NOT REPRESENT OR WARRANT THAT ACCESS TO THE SERVICES OR THE PAYACTIVATE PORTAL SHALL BE UNINTERRUPTED OR ERROR- FREE. IF ANY CONTENT STORED ON THE PAYACTIVATE PORTAL IS DAMAGED, CORRUPTED, LOST OR DELETED, FOR ANY REASON, PAYACTIV SHALL HAVE NO OBLIGATION OR LIABILITY TO CLIENT OR ANY OTHER PERSON, EXCEPT TO USE COMMERCIALLY REASONABLE EFFORTS TO ATTEMPT TO RECOVER SUCH CONTENT. PAYACTIV FURTHER DISCLAIMS ALL RESPONSIBILITY FOR ENSURING WAGE AND HOUR COMPLIANCE FOR PARTICIPATING WORKERS, INCLUDING WITHOUT LIMITATION COMPLIANCE PERTAINING TO PAYROLL DEDUCTIONS, PARTICIPATING WORKERS' CLASSIFICATION AND ACCURACY OF PAYMENTS MADE TO PARTICIPATING WORKERS AND ANY ASSOCIATED RECORDS.

13. **Limitation of Liability/Consequential Damages Waiver**. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, PUNITIVE DAMAGES, LOSS OF PROFITS OR BUSINESS OPPORTUNITIES OR SAVINGS, OR ANY OTHER NON-CONTRACTUAL DAMAGES. EXCEPT FOR EACH PARTY'S INDEMNIFICATION OBLIGATIONS OR PAYMENT OBLIGATIONS HEREUNDER, EACH PARTY'S TOTAL CUMULATIVE LIABILITY TO THE OTHER PARTY UNDER THIS AGREEMENT WILL BE LIMITED TO THE TOTAL AMOUNT OF FEES PAID OR OWED TO PAYACTIV BY CLIENT UNDER THIS AGREEMENT DURING THE MOST RECENT TWELVE MONTHS PRIOR TO THE EVENT GIVING RISE TO THE LIABILITY. THIS SECTION WILL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT. THE FOREGOING EXCLUSIONS AND LIMITATIONS OF LIABILITY APPLY EVEN IF PAYACTIV HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND LIABILITIES.

14. **Indemnification**

14.1. Mutual Indemnity Rights. Each Party shall defend, indemnify and hold harmless the other Party from and against any and all third-party losses, damages, liabilities, and expenses, including reasonable attorneys' fees (collectively, the "**Claims**"), it incurs to the extent directly caused by: (i) the other Party's breach of this Agreement, or (ii) the other Party's (including its directors, officers, agents or employees) gross negligence or willful misconduct.

14.2. Payactiv's Indemnity Obligations. Payactiv shall defend, indemnify and hold harmless Client from and against (i) loss or compromise of Client or Employee data privacy or security caused by Payactiv, (ii) a third-Party claim made against Client due to the normal operation of Payactiv's Programs in accordance with this Agreement, or (iii) third party claims made against Client alleging that Client's or a Participating Worker's authorized use of the Services infringes or misappropriates the third party's intellectual property rights.

14.3. Client's Indemnity Obligations. Client shall defend, indemnify and hold harmless Payactiv from and against third party claims made against Payactiv due to Client's alleged violation of any employment, wage and hour, or workplace harassment laws not due to the normal operation of the Program in accordance with this Agreement.

14.4. The Parties indemnified hereunder shall include the Party's parent, subsidiaries, affiliates, shareholders, and successors, and the managers, officers, directors, employees, and agents of each.

14.5. Procedure. The indemnified Party shall give prompt notice of any indemnified claim to the indemnifying Party, shall give the indemnifying party the opportunity to defend, compromise, or settle such claim with counsel selected by such indemnifying Party, and shall reasonably cooperate in the course thereof. The indemnifying Party shall not enter into any compromise or settlement of any claim hereunder on the part of the indemnified Party without the indemnified Party's prior written consent, which shall not be unreasonably withheld or delayed. The indemnified Party may participate in its defense with counsel of its own choosing and at its sole expense.

15. **Additional Terms**.

15.1. Intellectual Property. Payactiv owns all rights in and to the Services, including but not limited to all intellectual property related to the Services, the Payactiv App, and Payactiv software. Payactiv grants to Client and Eligible Workers a non-sublicensable, non-exclusive, non-transferrable, limited license to use the software in connection with the Services and in accordance with the law and any applicable terms and conditions. If Client gives Payactiv feedback regarding improvement or operation of the Program(s) (together, "**Feedback**"), Payactiv may use the Feedback without restriction or obligation. Payactiv reserves all rights not expressly granted herein.

15.2. Relationship. Nothing in this Agreement shall be deemed to create an employment, partnership or joint venture relationship between the Parties. Payactiv shall set its own work schedule to perform its obligations under this Agreement and shall be responsible for the manner in which they are performed. The Parties shall perform their respective obligations in a professional manner with a level of skill commensurate with the obligations to be performed. Payactiv is an independent contractor and shall provide its own materials, equipment, office space and other business items necessary to perform the obligations of this Agreement.

15.3. Entire Agreement; Severability. This Agreement constitutes the entire agreement

between the Parties with respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the Parties relating to such transactions, whether written or verbal. If any term of this Agreement is to any extent unenforceable all other terms hereof shall remain in full force and effect. This Agreement may be amended only by written consent of both Parties.

15.4. Arbitration / Governing Law. This Agreement is governed by the laws of the State of California without reference to conflict of laws rules. Each Party knowingly, voluntarily and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement. All controversies and claims arising under or relating to this Agreement are to be resolved by arbitration in accordance with the rules of the American Arbitration Association. Each Party shall submit to a court of competent jurisdiction to enforce any arbitration award.

15.5. Expenses; Attorney Fees. In event either Party brings action against the other Party with respect to a breach of this Agreement and the action results in a final judgment, the prevailing Party shall be entitled to receive reimbursement for all reasonable costs and expenses, including attorney's fees, from the other Party.

15.6. Assignment. This Agreement shall not be assignable by either Party without the prior written consent of the other Party, which consent shall not unreasonably be withheld. Notwithstanding the foregoing, Payactiv may assign this Agreement without Client's consent (a) to an affiliate or (b) in connection with the sale or other transfer of all or substantially all of Payactiv's equity or assets to which this Agreement relates. In addition, Client acknowledges and agrees that Payactiv may (x) sell, transfer, assign or otherwise convey any account receivable to a third party and (y) collaterally assign this Agreement to a third party in connection with a financing transaction involving Payactiv. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the Parties and their permitted successors and assigns. Any attempted assignment in violation of this Section shall be null and void.

15.7. Notices. All notices required or permitted under this Agreement shall be sent as follows, or to such other address as may be designated by a Party by giving written notice to the other Party, to Payactiv.

Payactiv, Inc.
Attn: Legal Department
400 N. McCarthy Blvd. Ste 200
Milpitas, CA 95035
legal@payactiv.com

Payactiv shall send all notices required or permitted under this Agreement to Client via Client's address on file with Paychex.

Docusign Envelope ID: F0CE18B3-982D-421E-B548-9EEBF6ABF203

Florida Department of Revenue
POWER OF ATTORNEY
and Declaration of Representative

DR-835
R. 10/11
TC

Rule 12-6.0015
Florida Administrative Code
Effective 01/12

See Instructions for additional information.

PART I - POWER OF ATTORNEY

Section 1. Taxpayer Information. Taxpayer(s) must sign and date this form on Page 2, Part I, Section 8.

Taxpayer name(s) and address(es)	Federal ID no(s). (SSN*, FEIN, etc.)	Florida Tax Registration Number(s) (Business Part. No., Sales Tax No., R.T. Acct No., etc.)
Harbor Bay Community Development District 107 Manns Harbor Drive Apollo Beach, FL 33572	59-3594295	NOT REQUIRED
	Contact person Jen Ashley	Telephone number ((813)404-2805
		Fax number ( )

The Taxpayer(s) hereby appoint(s) the following representative(s) as attorney(s)-in-fact:

Section 2. Representative(s). Each representative must be listed individually, and must sign and date this form on Page 2, Part II.

Name and address (include name of firm if applicable)	
Ted Jordan, Atty-in-Fact Paychex, Inc., 911 Panorama Trail South, Rochester, NY 14625	Telephone number (585)336-7600
	Fax number (585) 654-3111
E-mail address:	Cell phone number ( )
Name and address (include name of firm if applicable)	Telephone number ( )
	Fax number ( )
E-mail address:	Cell phone number ( )
Name and address (include name of firm if applicable)	Telephone number ( )
	Fax number ( )
E-mail address:	Cell phone number ( )

To represent the taxpayer(s) before the Florida Department of Revenue in the following tax matters:

Section 3. Tax Matters. Do not complete this section if completing Section 4.

Type of Tax (Corporate, Sales, Reemployment, formerly Unemployment, etc.)	Year(s) / Period(s)	Tax Matter(s) (Tax Audits, Protests, Refunds, etc.)
Reemployment Tax		Tax Matters

Section 4. To Appoint a Reemployment Tax (formerly Unemployment Tax) Agent Only. Do not complete Sections 3 and 6 if completing Section 4.
By completing this section, an employer (taxpayer) appoints a representative to act as its Florida reemployment tax agent before the Florida Department of Revenue on a continuing basis and to receive confidential information with respect to mailings, filings, and other tax matters related to the Florida reemployment assistance program law. All other sections of this form (except Sections 3 and 6) must also be completed. **Do not complete Section 4 unless you wish to appoint a reemployment tax agent on a continuing basis.**

Agent name	Agent number (required)
Firm name	Federal I.D. No. (required)
Address (if different from above)	Telephone number ( )

Mail Type: See Instructions for explanations. Check one box only. ❑ 1 (Primary) ❑ 2 (Reporting) ❑ 3 (Rate) ❑ 4 (Claim)

Section 5. Acts Authorized.
The representative(s) are authorized to receive and inspect confidential tax information and to perform any and all acts that I (we) can perform with respect to the tax matters described in Section 3 and Section 4 (for example, the authority to sign any agreements, consents, or other documents). Except as otherwise provided, the authority specifically includes the power to execute waivers of restrictions on assessment or collection of deficiencies in tax, to execute consents extending the statutory period for assessment or claims for refund of taxes, and to execute closing agreements under section 213.21, Florida Statutes. This authority does not include the power to endorse or cash warrants, or the power to sign certain returns.

If you want to authorize a representative named in Section 2 to receive (but not to endorse or cash) refund warrants, write the name of the representative on this line and check the box .....➧ _____ ❑

List any specific limitations or deletions to the acts otherwise authorized in this Power of Attorney.

_____

_____

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Florida Tax Registration Number: NOT REQUIRED

Taxpayer Name(s): Harbor Bay Community Development District Federal Identification Number: 59-3594295

Taxpayer(s) must complete Page 1 of this Power of Attorney or it will not be processed.

Section 6. Notices and Communication. Do not complete Section 6 if completing Section 4.

Notices and other written communications will be sent to the first representative listed in Part I, Section 2, unless the taxpayer selects one of the options below. Receipt by either the representative or the taxpayer will be considered receipt by both.

a. If you want notices and communications sent to both you and your representative, check this box ..... ☐

b. If you want notices or communications sent to you and not your representative, check this box..... ■

Certain computer-generated notices and other written communications cannot be issued in duplicate due to current system constraints. Therefore, we will send these communications to only the taxpayer at his or her tax registration address.

Section 7. Retention / Nonrevocation of Prior Power(s) of Attorney.

The filing of this Power of Attorney will not revoke earlier Power(s) of Attorney on file with the Florida Department of Revenue, even for the same tax matters and years or periods covered by this document. If you want to revoke a prior Power of Attorney, check this box..... ☐

You must attach a copy of any Power of Attorney you wish to revoke.

Section 8. Signature of Taxpayer(s).

If a tax matter concerns a joint return, ***both*** husband and wife must sign if joint representation is requested. If signed by a corporate officer, partner, member/managing member, guardian, tax matters partner/person, executor, receiver, administrator, trustee, or fiduciary on behalf of the taxpayer, I declare under penalties of perjury that I have the authority to execute this form on behalf of the taxpayer.

Under penalties of perjury, I (we) declare that I (we) have read the foregoing document, and the facts stated in it are true.

If this Power of Attorney is not signed and dated, it will be returned.

Signed by: 310CFBA327BF4EB...	8/13/2025 | 16:51 EDT	Chairman of the Board
	Date	Title (if applicable)
Daniel Leventry		
Print name		
Signature	Date	Title (if applicable)
Print name		

PART II - DECLARATION OF REPRESENTATIVE

Under penalties of perjury, I declare that:

I am familiar with the mandatory standards of conduct governing representation before the Department of Revenue, including Rules 12-6.006 and 28-106.107 of the Florida Administrative Code, as amended.

I am familiar with the law and facts related to this matter and am qualified to represent the taxpayer(s) in this matter.

I am authorized to represent the taxpayer(s) identified in Part I for the tax matter(s) specified therein, and to receive and inspect confidential taxpayer information.

I am one of the following:

a. Attorney - a member in good standing of the bar of the highest court of the jurisdiction shown below.
b. Certified Public Accountant - duly qualified to practice as a certified public accountant in the jurisdiction shown below.
c. Enrolled Agent – enrolled as an agent pursuant to the requirements of Treasury Department Circular Number 230.
d. Former Department of Revenue Employee. As a representative, I cannot accept representation in a matter upon which I had direct involvement while I was a public employee.
e. Reemployment Tax Agent authorized in Section 4 of this form.
f. Other Qualified Representative.

I have read the foregoing Declaration of Representative and the facts stated in it are true.

If this Declaration of Representative is not signed and dated, it will not be processed.

Designation – Insert Letter from Above (a-f)	Jurisdiction (State) and Enrollment Card No. (if any)	Signature	Date
C	FL		

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Instructions on how to assign Paychex as your TPA (Third Party Administrator) for the processing of your Unemployment claim and benefits information:

For Paychex to be notified of unemployment claims, determinations, or hearings, you must activate your RECONNECT account and independently assign Paychex as your TPA. Without this designation, we cannot complete SUI claim forms on your behalf.

Assign Paychex as your TPA on FL RECONNECT Website:

1. Log in to RECONNECT at: https://connect.myflorida.com/Employer/Core/Login.ASPX
2. Login using the User Name and Password that you received via mail from the Florida DEO.
3. Select **Assign and Maintain TPA** from the left menu of the **Employer** home page.
4. Select **New** to add a new TPA, enter TPA ID **5014,** select **Next**.
5. Enter **TPA Services Begin and End Dates**.
6. Select the check box next to the appropriate role to **Remove Assigned Roles**.
7. Select the check box next to the appropriate role to **Add Roles Not Assigned** - Assign all roles **except Manage STC Plan**.
8. Click **Save**.

Unable to Login:

1. If you are unsure about your login credentials, you will need to create your User ID. To create a User ID, put the letters "**e**" and "**p**" (must be lowercase), followed by the number zero in front of your 7-digit Employer Account Number (EAN). Example: your User ID would be **ep0**1234567.
2. If you are still unable to create a User ID, call 877-846-8770 and have the following information ready:
    a. EAN
    b. FEIN
    c. Name of business
    d. Current address on file with the Department of Revenue
    e. Current phone number on file with the Department of Revenue
3. Use prompt 5 to speak with a representative.
4. Advise the representative that you are having issues logging into your RECONNECT account, and that you are looking to assign Paychex as your TPA for unemployment claims matters.

Use the following link to the Employer Guide to RECONNECT for more information on creating and maintaining an account going forward:
http://www.floridajobs.org/unemployment/connect/External_Guide_Employer.pdf

Sincerely,

Paychex State Unemployment Insurance
877-823-2953

Docusign Envelope ID: F0CE18B3-982D-421E-B548-9EEBF6ABF203

PAYCHEX®

Multi-Employee Bank Account Information Coversheet

EMPLOYER – REQUIRED INFORMATION

PLEASE PRINT

Company Name Harbor Bay Community Development District

Service Location/Client Number 0903 /

Federal ID Number 59-3594295

Phone Number (813)404-2805

Attach accurate supporting documentation to enroll multiple employees in Direct Deposit. Approved documentation includes a prior payroll service report or in-house documentation. The documentation should specify:

- account type (checking or savings)
- account number
- routing and transit number (must be 9 digits and the first two digits must be in the range 01-12, 21-32, or 61-72)
- employee name
- percent of allocation for deposit.

Certain accounts may have restrictions on deposits and withdrawals. Paychex is not responsible for determining whether an account is suitable for direct deposit of requested EFT transactions.

All Electronic Funds Transfers ("EFT") are performed in compliance with the National Automated Clearing House Association operating rules ("NACHA"). Client agrees (i) to follow NACHA, as they are amended from time to time and assumes the responsibilities of an initiator of EFTs; (ii) that it will not initiate any EFT that violates any law; and (iii) that Paychex may identify Client to banks involved in the EFT. Client further agrees that it will notify Paychex, pursuant to applicable NACHA and federal regulations, if funding for Client's payroll is received from a foreign financial agency and of any employees with non-US addresses.

Note: This form is for employee enrollment prior to Paychex start date.

CONFIRMATION STATEMENT

I confirm that the direct deposit bank account information attached is accurate and may be used by Paychex, Inc. for direct deposit transactions for the employees indicated. I understand it is my responsibility to obtain and maintain any required direct deposit forms from my employees.

Employer Signature Signed by: 310C1BA327BF4EB... **Date** 8/13/2025 | 16:51 EDT

Docusign Envelope ID: F0CE18B3-982D-421E-B548-9EEBF6ABF203

Paychex Flex® Single Sign On Enrollment Form

Company Name Harbor Bay Community Development District

Office/Client Number 0903

This form is used to enroll yourself or designee in any online services in Paychex Flex ®
and is to be completed and signed by an Authorized Officer / Representative of the Company.
All fields are required for access to be granted, unless otherwise indicated.

First Name: Jen **MI:** ____ **Last Name:** Ashley

Cell Phone: (813)404-2805 **E-Mail Address:** jashley@gms-tampa.com

Required to receive Verification Text

If information on this form does not match the information within Paychex Flex, no access will be granted and a new form may be needed.

User Access Role

Choose ***one*** of the following roles.
If no option is selected, the user will be defaulted to the Super Admin role.

■	Super Admin	Receives full view and edit access to your Paychex Flex account, including all products the company is subscribed to and all workers' personal information.
	Security Admin	Has the ability to create users and manage user and 3rd party connectivity access for your company's Paychex Flex account.

If this is a same FEIN Relationship, please provide the following information to ensure access is granted properly across related entities.

Parent Client ID: Office/ Client Number _____

Are you or the designee an administrator for other businesses with Paychex, that you need access to? **Yes**____ **No**____

If yes, and you or the designee need the same role (Super or Security) in this relationship, please list the accounts to be linked to:

_____

Does the above user need access to multiple accounts?

☐ If the individual identified above should be granted the same user access role for another entity, complete and return the attached Schedule.

Authorized Officer/Representative Name Daniel Leventry (Print) Title Chairman of the Board (Print)

Authorized Officer/Representative Signature Signed by: 310C1BA327BF4EB... Date 8/13/2025 | 16:51 EDT

Docusign Envelope ID: F0CE18B3-982D-421E-B548-9EEBF6ABF203

Part B - Schedule to Paychex Flex Single Sign on Enrollment Form

The individual signing the Paychex Flex Single Sign On Enrollment Form ("SSO Enrollment Form") represents and acknowledges that he or she has the authority to (i) execute the SSO Enrollment Form on behalf of each Client identified below, and (ii) grant the individual designated on the SSO Enrollment Form the selected user access role for each Client.

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

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Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Company Name_____ Federal ID Number _____

Certificate Of Completion

Envelope Id: F0CE18B3-982D-421E-B548-9EEBF6ABF203
Status: Completed
Subject: Paychex Service Agreement
Source Envelope:
Document Pages: 40
Signatures: 6
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Envelope Originator:
Timothy Gillen
911 Panorama Trail
Rochester, NY 14625
tgillen@paychex.com
IP Address: 165.225.223.49

Record Tracking

Status: Original
8/6/2025 3:59:01 PM
Holder: Timothy Gillen
tgillen@paychex.com
Location: DocuSign

Signer Events	Signature	Timestamp
Daniel Leventry jashley@gms-tampa.com Security Level: Email, Account Authentication (None)	Signed by:  310C1BA327BF4EB... Signature Adoption: Drawn on Device Using IP Address: 2600:387:15:1515::9 Signed using mobile	Sent: 8/6/2025 4:10:43 PM Resent: 8/12/2025 2:27:29 PM Resent: 8/12/2025 2:30:03 PM Resent: 8/12/2025 10:17:04 PM Viewed: 8/13/2025 8:55:42 AM Signed: 8/13/2025 4:51:23 PM
Electronic Record and Signature Disclosure: Accepted: 8/13/2025 8:55:42 AM ID: d192e61b-fe9d-4c50-b71c-df633f9905ba		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/6/2025 4:10:43 PM
Envelope Updated	Security Checked	8/12/2025 2:30:03 PM
Envelope Updated	Security Checked	8/12/2025 2:30:03 PM
Envelope Updated	Security Checked	8/12/2025 10:17:03 PM
Certified Delivered	Security Checked	8/13/2025 8:55:42 AM
Signing Complete	Security Checked	8/13/2025 4:51:23 PM
Completed	Security Checked	8/13/2025 4:51:23 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Paychex Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Paychex Inc.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise Paychex Inc. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Paychex Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Paychex Inc.

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Paychex Inc. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Paychex Inc. during the course of your relationship with Paychex Inc..

SECTION IV
Subsection H

Liquor License – GMS requested to be removed as a named party for the Harbor Bay CDD liquor license. This item is still in progress. We anticipate it to be completed before the GMS contract expires on 8/22/25.

SECTION IV
Subsection I

KIM'S LANDSCAPE & LAWN CARE

127 16th Avenue S.W.
Ruskin, Fla. 33570
(813) 645-1769

PROPOSAL

JULY 15, 2025

PROPOSAL SUBMITTED TO:
Harbor Bay CDD
107 Manns Harbor Drive
Apollo Beach, Florida 33572
(813) 649-1500 ext. 131 or 133

WORK TO BE PERFORMED AT:
Mirabay Entryway

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF: **MIRABAY ENTRYWAY**

- (2) Sylvester Robusta Palms 6' clear trunks, 14' height, B&B
- (6) Reclinata Palms 22-25' o.a. height, multi-stems, B&B
- (14) Royal Palms 25'o.a. height, B&B
- (400) Trinette Arbicola or Copper plants, 3-gallon
- (50) Cubic yards of Cypress Mulch
- Removal and disposal of (2) declining Medjool Palms
- Removal and disposal of (2) declining Pineapple Palms
- Stump grinding of (4) Medjool Palms that were previously removed
- Removal and disposal of existing for Trinette Arbicola
- Removal and disposal of (2) declining Pygmy Date Palms

$93,700.00

Note: Still to be determined if 25-year-old plantings will need to be replaced

All trees and shrubs shall be Fla. grade # 1. Trees are guaranteed for six months and shrubs for three months (annuals, perennials, and transplants excluded). "Acts of nature," such as flood, freeze, drought, excessive winds, and or improper care or vandalism voids guarantee.

This proposal is good for 30 days and plants based on availability at time of installation.

- There is no guarantee without a fully functioning automatic irrigation system.
- Sunshine locate will locate all public utility lines at no charge.
- Kim's is not responsible for private line or private wiring being broken.
- Additional costs for labor and materials may be necessary due to unforeseen underground obstacles such as buried tree stumps, clay and hardpan, concrete or other buried objects.
- Plan and design is the property of Kim's Landscaping

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Ninety-Three Thousand Seven Hundred Dollars **$93,700.00**
with payments to be as follows: 50% Deposit and Balance due Upon Completion

Respectfully Submitted: 7/15/2025

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE_____

DATE_____ SIGNATURE _____

SECTION IV
Subsection K

Docusign Envelope ID: 6D2F53A7-8375-4295-B4A3-5D872CDDB865

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

July 30, 2025

VIA U.S. MAIL AND E-MAIL – aferguson@gms-tampa.com

Ms. Amanda Ferguson, District Manager
GMS-Tampa, LLC
4530 Eagle Falls Place
Tampa, FL 33619

RE: Harbor Bay Community Development District
Engagement Letter

Dear Amanda,

This letter is to memorialize Persson, Cohen, Mooney, Fernandez & Jackson, P.A.'s representation as District Counsel. We will undertake representation of Harbor Bay Community Development District (the "District") at the rate of $350.00 per hour for my time or the services of any other attorney in this firm. As discussed with the Board, we bill our regular hourly rate for travel time as well. Our policy is not to charge for incidental office costs such as copies, faxes, and regular postage, but we do charge for significant costs incurred.

In order to avoid the necessity of raising future rates and in order to provide the District with sufficient notice for budgeting purposes, we will adjust the current hourly rate (excluding any flat rate which will remain constant unless a change is mutually agreed upon) for each fiscal year (beginning October 1, 2026) by the change in the Consumer Price Index ("CPI") for the preceding year. The CPI will be established in February so the District will have ample time to consider what, if any, effect

Docusign Envelope ID: 6D2F53A7-8375-4295-B4A3-5D872CDDB865

the CPI increase would have upon its next year's budget. We will use the CPI established by the Bureau of Labor Statistics Southeastern Regional Office. The rate, including CPI, would be rounded to the nearest dollar. In this fashion, we strive to maintain a constant dollar value for the District without being compelled to significantly raise rates every few years.

Detailed billings are provided on a thirty-day basis. Currently, we bill the majority of our community development district clients near the first of the month but would certainly be flexible if another date is more convenient for the District.

For preparation of all necessary documents and opinions as District Counsel required for a bond closing, we would propose a flat fee to be mutually agreed upon. Payment would be made from the bond proceeds at the time of the bond closing.

If this arrangement meets with the District's approval, I ask that you please coordinate execution of this letter where indicated below. Please keep the original of this letter and return a copy to me.

We look forward to the opportunity to represent Harbor Bay Community Development District.

Sincerely,

Andrew H. Cohen

AHC:fmw

Agreed and accepted:

Harbor Bay Community Development District

By: Signed by: 20C7F23D0FAF400... _____ **Date:** 2025-07-31 _____

SECTION IV
Subsection L

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: August 21, 2025

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

(Hereinafter referred to as "**District Manager**")

AND:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

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

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;

ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;

iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.

iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. **TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. **ADDITIONAL SERVICES**. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;

- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on August 23, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by

this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.

iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

i. Standard On-Going Services. Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.

ii. Additional Services. Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate**,** as authorized by the District and negotiated by the Parties.

iv. **Out-of-Pocket expenses**. Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

X. **RESPONSIBILITIES.**

A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. **TERMINATION.** This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.

B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.

D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.

E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.

F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.

G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

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

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

XIV. WAIVER OF DAMAGES

WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the

scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

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

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

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. General Liability Insurance with the limit of One Million Dollars ($1,000,000.00) per each occurrence.

iii. Professional Liability Insurance with limit of no less than One Million Dollars ($1,000,000.00) per each occurrence.

iv. Employment Practices Liability Insurance with limit of Two Million Dollars ($2,000,000.00) per each occurrence.

v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars ($1,000,000.00).

C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such

endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

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

If to the District:	Harbor Bay Community Development District 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
With a copy to:	Persson, Cohen, Mooney, Fernandez & Jackson,PA 6853 Energy Ct Lakewood Ranch, FL 34240 Attn: District Counsel
If to the District Manager:	Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

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

XIX. EFFECTIVE DATE. This Contract shall become effective on August 23, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.

XX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XXI. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party.

Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

XXIII. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.

XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION. The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXV. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.

XXVI. COUNTERPARTS. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

XXVII. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes,

A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith

belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

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

XXVIII. **SAFE AND HEALTHY WORK ENVIRONMENT**. District agrees that the District Manager and its employees shall not be required to work in an unsafe and unhealthy work environment. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon prior written notice to the District, provided, however, that in the District Manager's reasonable discretion, should the conditions which pose a hazard to the safety or health of its employees not be imminent dangers, the District shall be given a reasonable opportunity to mitigate any such circumstance and/or conditions prior to such suspension of services. During the period of time that District Manager's employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by its on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District. In the event that the District Manager decides to remove its employees from the District pursuant to this Agreement and therefore the District Manager does not provide all or any portion of the services hereunder, District shall not be liable for payment of any services not rendered for the duration of lapse in such services and the District Manager shall prorate its invoice for all affected periods.

XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period

of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J Rizzetta

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: 08/07/2025

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

BY: Daniel Leventry (Aug 7, 2025 23:35:17 GMT+3)

PRINTED NAME: Daniel Leventry

TITLE: Chairman/Vice Chairman

DATE: 08/07/2025

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
Exhibit E – Human Trafficking Affidavit

EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.

B. Ensure compliance with all statutes affecting the district which include but are not limited to:

1. Certify Special District Update Form, submitted to the Special District Information Program, Florida Commerce each year.
2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
3. Provide name of Coordinator to the Florida Commission on Ethics for Financial Disclosure coordination.
4. Provide details of Board Members to the Florida Commission on Ethics for electronic filing by the Board Members of their Form 1, Statement of Financial Interests.
5. Provide resignation date to the Florida Commission on Ethics for the electronic filing of Form 1F documents by resigning Board Members.
6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed.
7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Florida Commerce and the local general-purpose government (city or county) with jurisdiction.
9. Maintain and file Disclosure of Public Financing and file with Florida Commerce and each residential developer.
10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
11. Provide copy of approved proposed budget to the local government a minimum of 60 days prior to the public hearing on the budget.
    a. Provide written notice to owners of public hearing on the budget and its related assessments.
12. Provide copy of the initial Public Facilities report to the local government to be submitted within one (1) year after the district's creation.
13. Provide copy of an annual notice of any changes to the Public Facilities report to the local government if changes are made.

14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the local government it is located in.
15. File name and location of the Registered Agent and Office location annually with Florida Commerce and the local government.
16. Provide for submitting the regular meeting schedule of the Board to the local government.
17. Provide District Map and update as provided by the District's Engineer as needed to Florida Commerce and the local government.
18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
19. File request letter to the Supervisor of Elections of the County for number of registered voters as of April 15, each year.
20. Provide for public records announcement and file document of registered voter data each June.
21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
    a. Provide for the appropriate ad templates and language for each of the above.
24. Provide for instruction to Landowners on the election process and forms, etc.
25. Respond to Bondholders requests for Information.
26. Implement the policies established by the Board in connection with the operations of the District.

C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
F. Monitor certificates of insurance as needed per contracts.
G. Answer project status inquiries from contractors' bonding companies.
H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meetings. Prepare meeting materials for other meetings, hearings, etc., as needed.

B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.

C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.

   1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.

D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

   1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:

      a) Chart of Accounts

      b) Vendor and Customer Master File

      c) Report creation and set-up.

   2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:

      a) Cash Investment Account Reconciliations per fund

      b) Balance Sheet Reconciliations per fund

      c) Expense Variance Analysis

   3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.

   4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.

   5. Manage banking relations with the District's Depository and Trustee.

   6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.

   7. Account for assets constructed by or donated to the District for maintenance.

   8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.

9. Provide audit support to auditors for the required Annual Audit, as follows:
    a) Review statutory and bond indenture requirements
    b) Prepare Audit Confirmation Letters for independent verification of activities.
    c) Prepare all supporting accounting reports and documents as requested by the auditors
    d) Respond to auditor questions
    e) Review and edit draft report
    f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the local government and the Auditor General's Office of the State.
11. Provide and file the Annual Financial Report (FS. 218 report) by June 30th of each year.

B. Budgeting
1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
2. File all required documentation to the Department of Revenue, Auditor General, the local government, and other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget hearings and workshops.
4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable
1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders per the Prompt Payment Act.
    a) Manage Vendor Information per W-9 reports
2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
3. Maintain checking accounts with qualified public depository including:
    a) Reconciliation to reported bank statements for all accounts and funds.
4. Prepare year-end 1099 Forms for vendor payments as applicable.
    a) File reports with IRS.

D. Capital Program Administration
1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process Construction requisitions including:

a) Vendor contract completion status

b) Verify change orders for materials

c) Check for duplicate submittals

d) Verify allowable expenses per Bond Indenture Agreements such as:

(1) Contract Assignment
(2) Acquisition Agreement
(3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bondholders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.

4. Provide asset tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.

5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.

2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.

3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.

2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.

3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.

4. Review insurance policies and coverage amounts of District vendors.

5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.

6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bondholder and reporting agencies and post on the Municipal Securities Rulemaking Board's website, "EMMA".

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County Property Appraiser.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

CONTINUING DISCLOSURE:

A. Dissemination Agent:

1. Serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

   Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

a. The full legal name of the special district.
b. The public purpose of the special district.
c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
d. The fiscal year of the special district.
e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
g. A description of the boundaries or service area of, and the services provided by, the special district.
h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
i. The primary contact information for the special district for purposes of communication from the department.
j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.

p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;

2. True-Up Analysis;
   a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
   b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;
   a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
   b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
   c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;
   a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
   b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;
   a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

A. Issue estoppel letters as needed for property transfers

1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
2. Issue lien releases for properties which prepay within in the District.

B. Bond prepayment processing

1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
2. Maintain collection log showing all parcels that have pre-paid assessments.
3. Prepare, execute and issue release of lien to be recorded in public records.

(Remainder of this page is left blank intentionally)

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services shall be billed monthly pursuant to the following schedule:

	MONTHLY	ANNUAL
Management:	$10,329.17	$123,950
Accounting:	$ 4,316.67	$ 51,800
Financial & Revenue Collections:	$ 416.67	$ 5,000
Continuing Disclosure:	$ 416.67	$ 5,000
Website Management:	$ 234.42	$ 2,813
Total Standard On-Going Services:	**$15,713.60**	**$188,563**

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 200
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 200
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-Nine Lots (direct billed by the District)	Per Occurrence	$ 250
Ten+ 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 shall 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

EXHIBIT C
Municipal Advisor Disclaimer

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

EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.

2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.

3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.

4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.

5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.

2. Records are only required to be produced in the format(s) in which they exist.

3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.

4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.

5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.

6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.

EXHIBIT E

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

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

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a Florida Corporation

By: William J Rizzetta
Name: William J. Rizzetta
Title: President

Harbor Bay CDD Management Contract - Rizzetta

Final Audit Report 2025-08-07

Created:	2025-08-07
By:	Taylor Nielsen (tnielsen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAB5NBzozb3qLjlja0_9oV4u4CxihUjzdv

"Harbor Bay CDD Management Contract - Rizzetta" History

Document created by Taylor Nielsen (tnielsen@rizzetta.com)
2025-08-07 - 0:22:44 AM GMT

Document emailed to William J. Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-07 - 0:22:51 AM GMT

Document emailed to Daniel Leventry (leventryharborbaycdd@gmail.com) for signature
2025-08-07 - 0:22:51 AM GMT

Email viewed by William J. Rizzetta (brizzetta@rizzetta.com)
2025-08-07 - 0:25:14 AM GMT

Document e-signed by William J. Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-07 - 12:06:37 PM GMT - Time Source: server

Email viewed by Daniel Leventry (leventryharborbaycdd@gmail.com)
2025-08-07 - 8:33:51 PM GMT

Document e-signed by Daniel Leventry (leventryharborbaycdd@gmail.com)
Signature Date: 2025-08-07 - 8:35:17 PM GMT - Time Source: server

Agreement completed.
2025-08-07 - 8:35:17 PM GMT

Adobe Acrobat Sign

SECTION IV
Subsection M - 1

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRBOR BAY COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING CERTAIN OFFICERS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Harbor Bay Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") desire to re-designate certain Officers of the District to become effective August 23, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown:

Assistant Secretary	Lynn Hayes
Assistant Secretary	Matthew Huber
Secretary	Scott Brizendine
Treasurer	Scott Brizendine
Assistant Treasurer	Shawn Wildermuth

Executed this 21st day of August, 2025.

ATTEST:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Print Name: _____
Chairman, Board of Supervisors

SECTION IV
Subsection M - 2

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER, ASSESSMENT CONSULTANT AND DISSEMINATION AGENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Harbor Bay Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") must employ and fix compensation of a "**District Manager**;" and

WHEREAS, the Board desires to appoint an "**Assessment Consultant**" for services associated with any future issuance of special assessment bonds; and

WHEREAS, the Board desires to redesignate its "**Dissemination Agent**" for continuing disclosure services associated with all current special assessment bonds; and

WHEREAS, the Board has determined that the appointment of a District Manager, Assessment Consultant and Dissemination Agent is necessary, appropriate and in the District's best interests; and

WHEREAS, the Board desires to appoint a District Manager, Assessment Consultant and Dissemination Agent, and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVAL OF MANAGEMENT AGREEMENT. Rizzetta & Company, Incorporated is appointed as District Manager, Assessment Consultant and Dissemination Agent, and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A.**

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately for purposes of opening accounts and consistent with the agreement set forth in **Exhibit**

A. PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2025

ATTEST:	**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print Name: _____	Print Name: _____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: District Manager Agreement

SECTION IV
Subsection M - 3

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Harbor Bay Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

1. **DESIGNATION OF REGISTERED AGENT.** Andrew H. Cohen is hereby designated as Registered Agent for Harbor Bay Community Development District.

2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 6853 Energy Court, Lakewood Ranch, Florida 34240.

3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with Hillsborough County and the Florida Department of Commerce.

4. **EFFECTIVE DATE.** This Resolution shall become effective on August 23, 2025.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2025.

ATTEST:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Print Name: _____
Secretary/ Assistant Secretary

_____
Print Name: _____
Chairman, Board of Supervisors

SECTION IV
Subsection M - 4

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harbor Bay Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a new public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to redesignate a public depository for District funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Bank United, is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:

A. Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

B. Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 5. This Resolution shall take effect August 23, 2025.

PASSED AND ADOPTED this 21st day of August 2025.

ATTEST:

_____
Print Name: _____
Secretary / Assistant Secretary

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Print Name: _____
Chairperson/Vice Chairperson

SECTION IV
Subsection M - 5

RESOLUTION 2025-13

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harbor Bay Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Records Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at: Rizzetta & Company, Incorporated, 5844 Old Pasco Road, Wesley Chapel, Florida, 33544.

SECTION 2. The District's principal headquarters for purposes of establishing proper venue shall be located at the Mirabay Clubhouse located at: 107 Manns Harbor Drive, Apollo Beach, FL, within Hillsborough County, Florida.

SECTION 3. This Resolution shall take effect on August 23, 2025.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2025.

ATTEST:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman / Vice Chairman, Board of Supervisors

SECTION IV
Subsection N

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Harbor Bay Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025-2026"), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** are hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August 2025.

ATTEST:

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairman

Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

Exhibit A

NOTICE OF MEETINGS
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Harbor Bay Community Development District** will hold their meetings for **Fiscal Year 2025-2026 on the third Thursday of every month at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572** unless otherwise indicated as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, 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.

Lynn Hayes, District Manager
Harbor Bay Community Development District

SECTION IV
Subsection O

PROPERTY SCHEDULE

Unit Number	DESCRIPTION OF OCCUPANCY (If Vacant, state "Vacant" if Under Construction, state "Under Construction," If Historic Bldg state "Historic")	ADDRESS Line 1	Address Line 2	City	State	Zip	County	Year Built	Square Feet	# of Stories	Flood Zone	Building Replacement Value	Contents Replacement Value	Construction Type	Protection Class	Roof Shape (flat, hip, gable, etc)	Type of Roof Covering (shingle, tile, etc)	Roof Pitch	Roof Anchorage
1	Concrete Perimeter Wall, Signage,and Gate	US 41 & MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2003				$ 666,250	$ -	Joisted masonry					
2	Waterpumps, controller,irrigation from pump	MiraBay Blvd and Mann Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2003				$ 92,250	$ -	Pump / lift station					
3	Gatehouse Facility #1	200 MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2003	228	1	A11	$ 205,092	$ 3,075	Joisted masonry					
4	Gatehouse Facility #2	300 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2003	144	1	AE	$ 205,092	$ 3,075	Joisted masonry					
5	Youth Clubhouse	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2003	580	1	AE	$ 358,750	$ 10,250	Joisted masonry					
6	Playground Facility #1	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2003				$ 205,000	$ -	Non combustible					
7	Waterpumps, controller,irrigation from pump	115 MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2003				$ 205,000	$ -	Pump / lift station					
8	Entry Tower	US 41 & MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2003				$ 256,250	$ -	Joisted masonry					
9	Shade Structures (4)	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2009				$ 256,250	$ -	Frame					
10	Boat lifts (2)	858 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2003				$ 1,025,000	$ -	Non combustible					
11	Clubhouse incl galley Cafe & covered walkway	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2003	13030	2	AE	$ 5,125,000	$ 438,803	Joisted masonry					
12	Tennis Facility & Courts	103 MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2004	312		AE	$ 358,750	$ 2,050	Joisted masonry					
13	Outfitters Shop	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2002	558		AE	$ 281,875	$ 20,500	Frame					
14	Pool Slide & Lighthouse Fixture	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2004				$ 451,000	$ -	Non combustible					
15	Docks & 3 Boat Lifts	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2008	1905			$ 307,500	$ -	Waterfront structures					
16	Pier	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2004				$ 102,500	$ -	Waterfront structures					
17	Swimming pools (2) and pool furniture	107 Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2004				$ 3,382,500	$ 56,375	Below ground liquid storage tank / pool					
18	Playground Facility #2 - The Landing Park	200 MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2008				$ 128,125	$ -	Non combustible					
19	Security System North Gate	201 MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2014				$ 76,875	$ -	Non combustible					
20	Security System South Gate	308 Manns Harbour Dr		Apollo Beach	FL	33572	Hillsborough	2014				$ 76,875	$ -	Non combustible					
21	Security Surv Equip Pool,Rec Area Boat Ramp, T	201 MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2014				$ 117,875	$ -	Electrical equipment					
22	Clubhouse - The Admiral Club	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018	1785	1	AE	$ 973,750	$ 60,168	Joisted masonry					
23	Storage Building - The Admiral Club	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018	324	1	AE	$ 84,563	$ 11,275	Joisted masonry					
24	Pool - The Admiral Club	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018	680			$ 512,500	$ -	Below ground liquid storage tank / pool					
25	Pool Furniture in the Open - The Admiral Club	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018				$ 39,463	$ -	Property in the Open					
26	Pergola - The Admiral Club	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018				$ 30,750	$ -	Property in the Open					
27	Playground Facility #3 - Wolf Creek Park	Manns Harbor Dr		Apollo Beach	FL	33572	Hillsborough	2023				$ 133,250	$ -	Non combustible					
28	Security Gate w/Columns - The Admiral Club	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018				$ 87,125	$ -	Non combustible					
29	Entranceway Monument - MiraBay	5248 Admiral Point Dr		Apollo Beach	FL	33572	Hillsborough	2018				$ 169,125	$ -	Masonry non combustible					
30	Basketball Courts (2) w/Fencing, Lights	MiraBay Blvd		Apollo Beach	FL	33572	Hillsborough	2018				$ 256,250	$ -	Non combustible					
31	Main Clubhouse Pool - 3 Big Boppers	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2021				$ 307,500	$ -	Property in the Open					
32	Admiral Point Club House - 2 Pool Heat Pumps	5248 Admiral Point Dr		Apollo Beach	FL	33573	Hillsborough	2021				$ 66,625	$ -	Electrical Equipment					
33	Main Clubhouse Pool - Artifical Lawn and Shed	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2022				$ 39,463	$ -	Property in the Open					
34	Octagon Shape Small Pool	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2004				$ 66,625		Below ground liquid storage tank / pool					
35	Tennis Courts (3)	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2024				$ 522,750		Non Combustible					
36	Tennis Court Fencing	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2024				$ 82,000		Non Combustible					
37	Pickleball Court w/ Fencing	107 Manns Harbor Drive		Apollo Beach	FL	33572	Hillsborough	2024				$ 164,000		Non Combustible					

Item #	Description	Serial Number	Value	Classification
1	Decorative Street Lights (92) (Mira Bay Blvd)		$ 450,000	Other Inland Marine
2	Pond Fountains 1 - Main Entrance		$ 40,000	Other Inland Marine
3	Pond Fountains 2 - Main Entrance		$ 40,000	Other Inland Marine
4	Lift		$ 2,000	Rented, Borrowed, Leased Equipment
5	6,048 pieces of 1½ ft wide x 16 ft long CMI UC-30 UltraComposite Sheet Pile and 75 pieces of 30 ft sections (2,250 ft) of CMI Corner 550 Corner Pieces		$ 200,000	Other Inland Marine
6	16 ft Boat Mercury Marine Mercury 50ELPT Four Stroke		$ 19,995	
7	Lighting at 3 Tennis Courts & Pickleball Court		$ 40,000	Other Inland Marine
8	North Fountain & Equipment with Electrical (2 @ $90,000)		$ 180,000	Other Inland Marine
			$ 971,995	

Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine

SECTION IV
Subsection P

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 11, 2025

Board of Supervisors
Harbor Bay Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

We are pleased to confirm our understanding of the services we are to provide Harbor Bay Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Harbor Bay Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 4530 EAGLE FALLS PLACE TAMPA, FLORIDA 33619, OR JLANSFORD@GMS-TAMPA.COM.COM, PH: (813) 344-4844.

Our fee for these services will not exceed $4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Harbor Bay Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Harbor Bay Community Development District.

By: _____

Title: _____

Date: _____

FICPA Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA Peer Review Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

SECTION V
Subsection D - 1

Harbor Bay CDD / MiraBay Community
Assistant Director Of Operations Report

Report Date: ***08/21/2025*** *Submitted by:* ***Jennifer Ashley***

EVENTS UPDATE / No Board action required:

First Friday
Wine Down Wednesday
Birthday Happy Hour
Build A Burger
Galley Café Breakfast
Total: 9

Blood Drive
Back 2 School Bash
Sunday Music Series
Food Truck Mondays

Back 2 School Bash– Attendance 80ppl

Our Back 2 School Bash was a huge success, bringing families together for an afternoon of fun, creativity and community spirit. Activities for all ages kept everyone engaged, from decorating pencil boxes to designing keychains to take home. Many interactive activities including hamster ball race and water gun arena. Thank you to all families that participated.

Paychex Payroll System–

We have been working with Paychex as our new payroll provider to ensure all operations continue to run smoothly during the search for an amenity management company. A contract has been signed, and we are actively completing the set up process to prepare for a seamless transition. All systems and processes are on track for our official start date of August 23rd.

Throughout this process, we are committed to supporting the staff, keeping them informed, and maintaining high morale to ensure a positive and smooth transition for everyone involved as well as the community.

Be sure to join us for our regular monthly events along with an extra night of music on September 26th by Jen and Dave Duo.
Stay tuned to your emails for more information. We encourage residents to sign up for SMS through constant contact to receive event updates by text.

SECTION V
Subsection D - 2

Who: Field Operations Manager

What: Field Operations Manager Monthly Report

When: 8/21/25

Budget Impact: N/A

Decision: N/A

Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

Date of report: ***8/21/25***
Submitted by: ***Mark Isley***

Field Updates-

Replaced Lap Lines main pool

Cleaned coping all 3 pools

Daily safety checks of slide surface

Structural engineer looked at slide stairs

Replaced several aging knobs and handles in Main clubhouse

Repaired loose railings around pools

Weekly inspections with pond vendors tracking algae blooms

Continual pothole repairs

New drainage system for HVAC units to help keep lines clear

Repaired the boat ramp swing gate

Replaced broken bench boards in men's sauna

Warrantied out chemical controller AP pool

Wasp control daily at parks and common areas

Moving along with the poop station maintenance

Floating kayak launch cleared and operational main lagoon

GMS ordered a new water fountain for Tennis/Pickle ball courts

Pole repaint for new fabric at courts

Sign rehab continues

Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

Date of report: ***8/21/25***
Submitted by: ***Mark Isley***

Power washing since the last meeting-

AP Sidewalks towards the school

Main Clubhouse promenade area

Gate area towards Bay Breeze

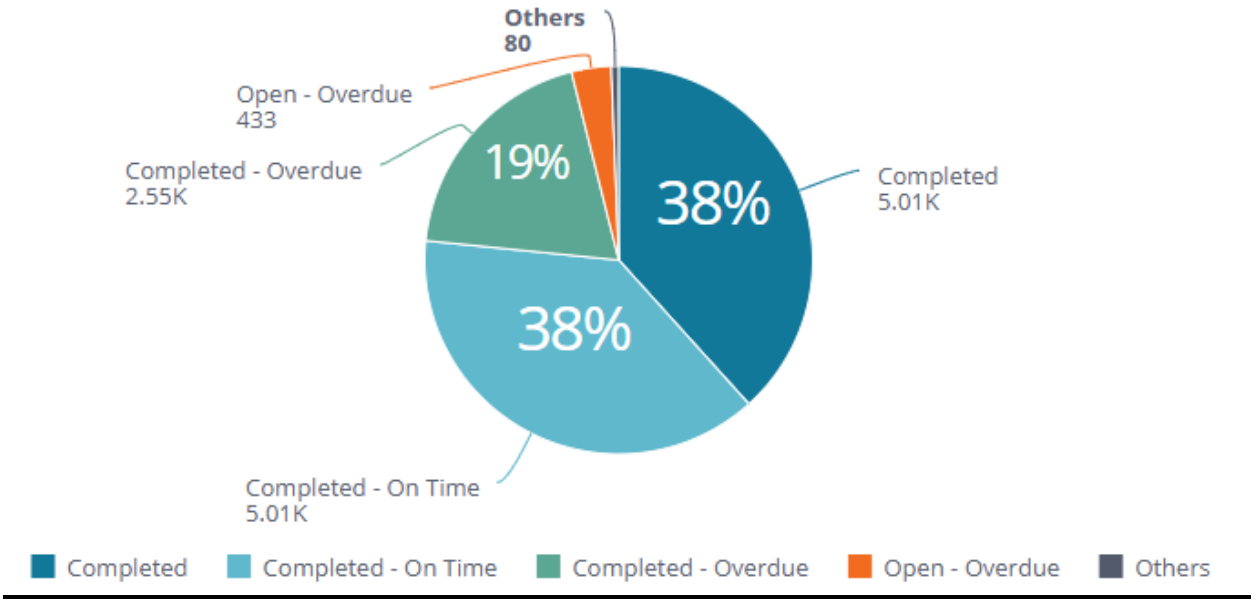
Golden Isles x Windrose PL

MiraBay Blvd

Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

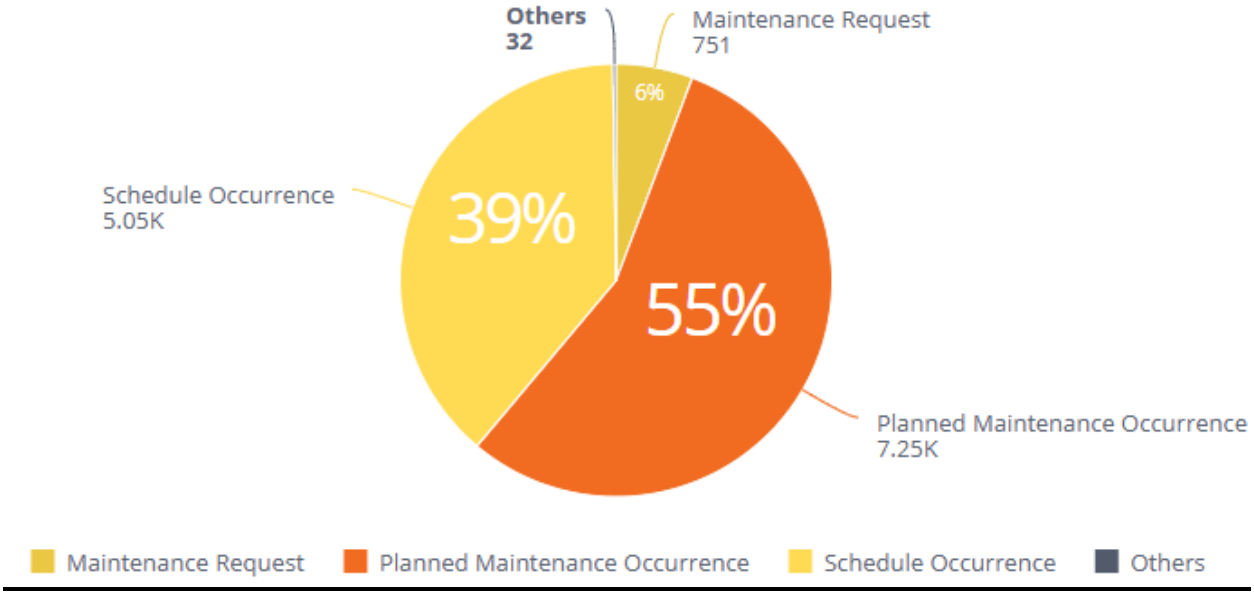
Date of report: ***8/21/25***
Submitted by: ***Mark Isley***

FMX-



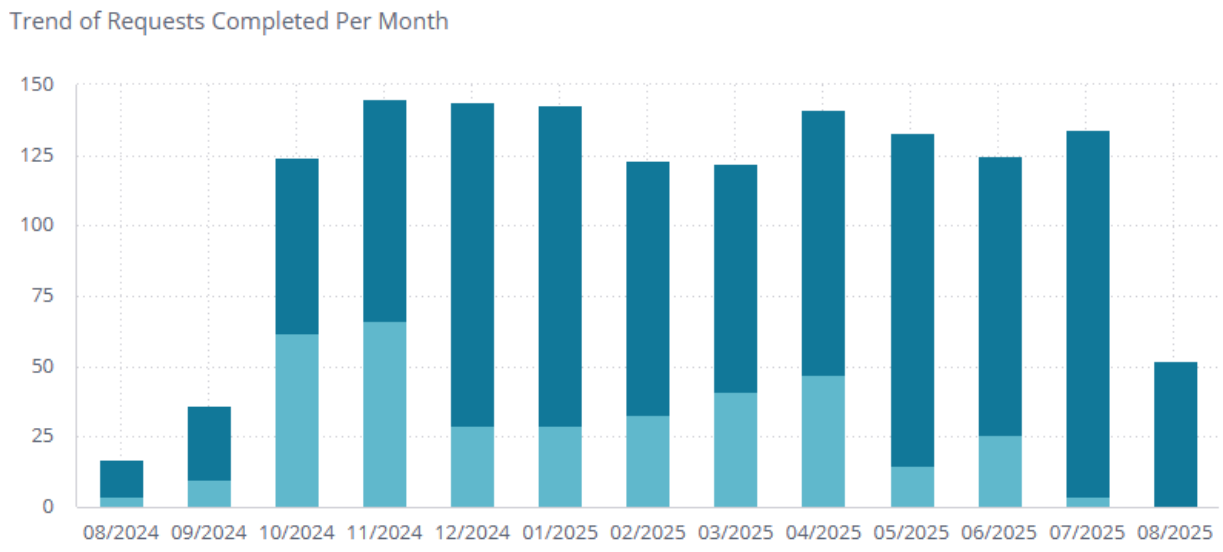
Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

Date of report: ***8/21/25***
Submitted by: ***Mark Isley***



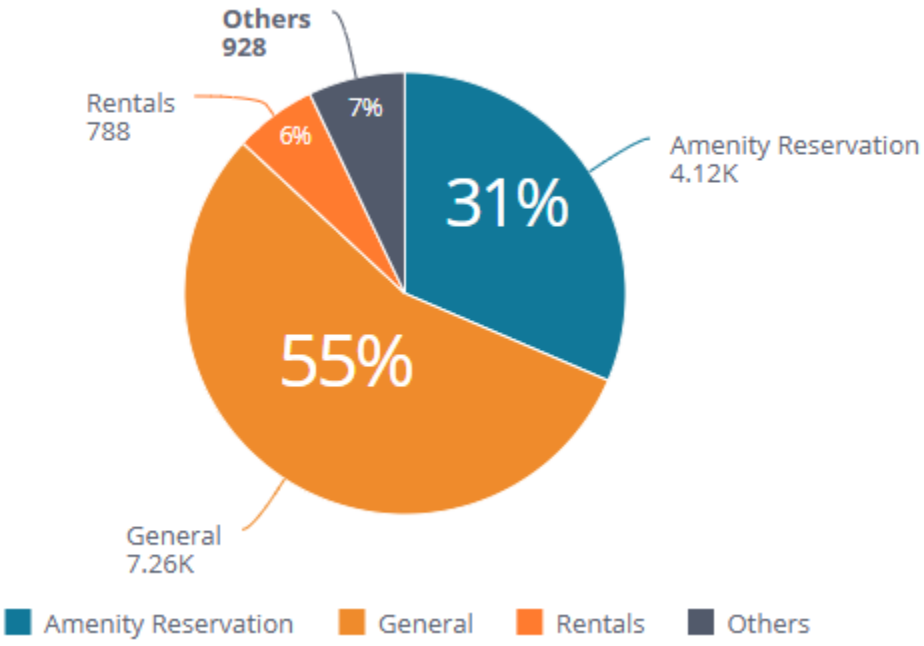
Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

Date of report: ***8/21/25***
Submitted by: ***Mark Isley***



Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

Date of report: ***8/21/25***
Submitted by: ***Mark Isley***



SECTION VI
Subsection A

MINUTES OF MEETING
HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbor Bay Community Development District was held on Thursday, **July 24, 2025** at 6:00 p.m. via Zoom Communication Media Technology and in the Lagoon Room of the MiraBay Clubhouse, 107 Manns Harbor Drive, Apollo Beach, Florida.

Present and constituting a quorum:

Dan Leventry *by Zoom*	Chairman
Tim Nargi	Vice Chairman
Dean Walters	Assistant Secretary
Michael Rodriguez	Assistant Secretary
Steve Finley	Assistant Secretary

Also present were:

Darrin Mossing	GMS
Amy Palmer	District Engineer
Mark Isley	Field Manager – GMS
Kelly Wilson	Director of Operations
Christine Grubbs	Peak Engineering
Representatives of Rizzetta & Company	
Representatives of First Service Residential	
Residents	

The following was a summary of the discussions and actions taken at the July 24, 2025 regular meeting of the Harbor Bay Community Development District.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Mossing called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

Mr. Nargi read a statement apologizing for what occurred at the last meeting.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

****This Portion of the Transcript was Verbatim at the Request of the Board.****

****Audio Commenced****

Ms. Clay: I'm Evelyn Clay and I live at 513 Islebay Drive. I want to say thank you for the opportunity to address the Board regarding my concerns over the hurricane recovery efforts affecting our community assets. I'm speaking solely for myself and based on evidence. It's fair to say that I have not been friends with members of the Board. We have just been neighbors. Having said that, I have appreciated Dean, Tim and Dan for making themselves available to me and taking my never-ending line of questioning, ever since the town hall meeting. After attending the town hall, I realized I needed to educate myself on exactly how we got here. I reviewed a timeline which I was told is a running log of our previous District Manager, Jordan. I also reviewed a comprehensive timeline backed up by other evidence, provided by Supervisor Dean Walters. My initial reaction was, how do we remove a Supervisor or two from the Board, for the appearance of unethical behavior and breaching their fiduciary responsibilities to this District. It became clear that I would need to ask everybody to step down, as everybody has missed some serious issues and I think they've all acknowledged that. So rather than expecting removal, here's what I'd like to see happen. Number one, discussion with GMS regarding continuation of our contract, thus rescinding the RFP and set expectations, policies and procedures and train employees, so that we can avert any confusion as to who does what. Included in this discussion, should be a caveat, indicating that the District Manager will speak to the Chairman and no other supervisor, nor Supervisors family members may interface with GMS or other vendors. Number two, release immediately any and all forms of communications between Supervisors and vendors or potential vendors, not limited to but including roofing contractors or their representatives from October 1, 2024 to July 24, 2025. Number three, cancel the contract with Best Price Roofing (BPR), request unused portion of our deposit returned and work with BPR and GMS to handle the damages that were incurred by their inappropriate tarp replacement, which has now rendered our roof a loss. Number four, with our CDD Engineers guidance, establish a new scope of work, draft a new Request for Proposal (RFP) to be sent to roofing companies and include a receipt by the due date. Proper protocol for the handling of these bids must remove field ops from the chain of custody, as well as Supervisors.

Mr. Volbrecht: Mr. John Volbrecht. On the agenda is the Blue Water Aquatics reports, as well as Pond 33. An email was sent to the Board regarding our stormwater at Shell Cove. There is a pond or what shouldn't even be called a pond. It is whatever it is, the water that holds our storm water. Our storm drains can't take the amount of rain that we get. I request that the Board approve cleaning that area out, so we can have good waterflow and holding, so when storms come through, it doesn't all go through the storm system that's in place. This is what was designed and approved when Shell Cove was built. There are records that show that these ponds have to be there, to hold the water. It is important that it's cleaned out. We are definitely not maintaining the systems that we inherited around the wetlands in Shell Cove. I'm not going to look at everything in every area. I live in Shell Cove. That's what I care about a little bit more. Those structures need to be cleaned out, so when we have these tropical storms or massive rainstorms, the water goes into the wetland or into the pond, but not into the streets or into my front lawn or up to my garage. Thank you guys for your being here.

Mr. Lamb: Good evening, Mr. Eric Lamb, 611 Balibay Drive. First, I'd like to address the Supervisors here and I appreciate everyone coming tonight. I'm a little bit surprised. However, I want to say that I'm very, very disappointed with the actions that I observed from Mr. Nargi, during that June meeting. I feel his apology is falling on faint ears. I do agree with Evelyn that I'd love to keep GMS. I have seen such great improvement here since you guys took over. You got us back to where we were before COVID, but I don't think it can be done with Mr. Nargi on the Board and ask that you step down immediately. I also want to address Mr. Rodriguez, who took a job over in Hawaii without telling any of us that he was going to do that. We all backed you and voted for you and you had zero respect.

Mr. Nargi: What is the agenda item that you are addressing? We aren’t here to point fingers.

Mr. Lamb: I’m not pointing fingers. I'm addressing an issue that we have with quorum and votes and because there is a six-hour time difference, it's an issue and I would just like the Board to consider that. I have other questions too, but I'm going to leave them for later. That's all I have right now. Thank you.

Mr. Raber: Mr. Bruce Raber, 5413 Merritt Island Drive. First, thank you guys for again, all that you guys do. It's a thankless job, that's for sure. My number one concern is, I'd like to keep GMS as well. I think they've done a heck of a job for us. I'm with Eric. I think Tim needs to

step down. I think the controversy and the unethical behavior that's been witnessed with the public records requests, demands that you step down. I'm going to ask that you take our considerations into thought. I'm trying to stay with the topic, so I don't get yelled at for getting off topic here. I also would like to make a request, that you guys do an independent investigation and release every email, every audio, every text, whatever there is and let an independent investigation team look into the potential unethical wrongdoings. That's it.

Mr. Newman: Mr. Rocky Newman. Some of you know me. I live on Seagrass. I just retired about five years ago from a 40-year career in higher academia, specifically in management. I have a PhD and MBA and I've been on multiple international boards. I feel very confident that I can understand what's going on here. I want to say that Tim texted me two weeks ago and asked me for words of wisdom. At the time, I suggested that he become 100% transparent, disclose everything and come clean. He hasn't done that. He didn't want to say that. I asked at town hall, if the Board was comfortable that the staff could handle the bid process at the time and they said yes. They felt that they could trust them, but they've admitted that they made a mistake in that regard. The Board entrusted some members of staff with our money, but they ended up through a series of manipulation and withholding of certain information. Some members of the staff manipulated the process to where there was only a series of viable companies, of which we awarded over $700,000 in contracts, that we now know were virtually unnecessary. Yet the only common denominator was one person. One person stood to gain from all of those contracts and that person had a connection to the members of the staff, that they did not disclose and a member of the Board, that they did not disclose. That's $500 for every single household in MiraBay, just to put it in perspective. That Board Member knew of alternative bids that only he knew about, but did not share with the rest of the Board. That Board member failed to disclose those connections. That Board member, apologized for it, but in a premeditated way, came in and burned the house down, last time. Okay? That is to me, is completely unacceptable. Everybody is saying that this is about enemies fighting with enemies. Tim was on a list with 20 friends in MiraBay. These are guys that play softball together and get drinks. We all told him ether come clean or step down. Not one single person on that list supported that. That doesn't mean everybody condemned them. They virtually all did. But not one person stepped forward. The bottom line is, we're not your enemies and you're not the victim here. You've been spinning it as you're the victim. You are absolutely not the victim. You are somebody that helped enable

certain members of staff, that that process has to take place and if you guys don't fix it…that's really bad. I'll just say that you're going to vote on attorney-client privilege releasing today. I know why he might not want to vote for that, but I'm looking at the rest of you, wondering why you might not vote for that.

Ms. Fernandez: I'm Zully Fernandez of 719 Islebay Drive. I agree with some of the statements being said today. I do believe that we need to put the community first and have a complete RFP and scope of work requirements first and foremost, to move this community forward regarding the roof. That needs to be our first priority. I do agree that we need to have full transparency of an investigation and to request removal. I think we're being preemptive in that regards. We need to have all of the facts. We need a third party to come in and investigate and connect all of the dots, because we're all connecting them differently. I think that is owed to the community, to get to the bottom of this, but first let's put the community first, by fixing the roof, getting everything that we need to get done and having it done correctly. Last is the release of the audio as suggested, if it's going to help the community and it's going to help give us some more insight of what's going on, I would like that as well. We elected you guys to represent the community and not each other. It's not personal or being against each other. You have to work together, if you can and if you can't, then you need to help make that decision for the better of the community. That's all.

Mr. Russell: I'm Mr. Gene Russell of 624 Balibay Drive. I've had the opportunity to go through over 350 pages of documents. My concern at this point, I think we tried to pull a fast one on the insurance company. That's basically what this is coming down to. Right now, there is no proof whatsoever, that we need to replace the roof. None. Zero. Three engineers have been here and looked at the roof. They've been through this building. None of them have said that we needed to replace this roof, from the very beginning. So why did we tarp it? We have two other buildings out here that belong to Park Square that never had anything put on it. You can't tell me that we had three buildings all of a sudden that needed 100% of tarping. We had two buildings that didn't need any. But what I'll also say, is there's been some misinformation. Supervisor Nargi had stated to me in a private message and also a Facebook post, that the adjuster didn't come out for two months. He didn't communicate. Well, that is completely inaccurate information, because I have the emails to prove that.

Mr. Nargi: Gene, I corrected that today. He came out, but he didn't do anything for two months.

Mr. Russell: Let me finish. There were actual emails from Mark on November 12th, stating that the adjuster was concerned that he was not being allowed access to the building, which was less than a month after the hurricanes. Okay? On that very day, the adjuster requested to come the next day, which was Wednesday the 13th. He was told no. The reason he was told no, was because what wasn't disclosed to the adjuster, at that point, in any email I've seen, is the tarping was taking place on the roof. Tim, you have stated multiple times that it was inaccurate for them to go up here and look without being able to see the roof. Well, they couldn't see the roof, because you guys tarped it, one week before he could get here. Because on the 14th, there was an email showing that they were now scheduled to come on the 21st of November, which was a week later. So, in between that time, two days over the 13th and the 14th, the roof was tarped. So, we didn't even wait a week to allow the adjuster to come out and see it?

Mr. Lockom: Mr. Steve Lockom of 5217 Brighton Shore Drive. Tonight, you're going to discuss an RFP for District Counsel and management services. On April 5th, I sent to counsel my concerns about the bids for the roof. On April 7th, District Counsel charged the CDD $158 to, *"Review the email from owner regarding public bidding requirements, review applicable legal issues and email to client."* I made a public records request for this email and was told that it's attorney-client privilege. The last time I checked, Michelle was supposed to report to the entire Board. I have spoken with several Supervisors who say they have no knowledge of this email. Did Michelle send this to the Supervisors? On business Item F3 tonight, there is an agenda item to initiate a transparent and competitive procurement process. Each Board Member took a note to follow and uphold the constitution. We hired a management company and attorney that should be sharing their knowledge with the Board. If only we could have done something differently. Here's an idea. Maybe we could follow Florida Statutes. Here's what Statute 287.001 says: *"The legislature recognizes that fair and open competition is a basic tenet of public procurement. That such competition reduces the appearance and opportunity for favoritism and inspires public confidence that contracts are awarded equity and economically and that documentation of the act taken and effective monitoring mechanisms are an important means of curbing any impropriety and establishing public confidence in the process by which commodities and contractual services are procured."* It is essential to the effective and ethical procurement of

commodities and contractual services, that there be a system of uniform procedures to be utilized by State agencies in managing and procuring commodities and contractual services. The Statute then goes on to detail the uniform procedures required by the State. Who knew that such a Statute existed? Clearly our attorney said nothing. Clearly our management company said nothing, despite managing over 250 CDDs. Even the Chairman, with his 14 years of CDD experience, said nothing. Both our attorney and our management company have resigned. Thank God. This witch hunt would never have existed, if they followed the law. Stop misdirecting. Stop the witch hunt and take responsibility. The Chairman should resign to allow this community to move forward. Thank you very much.

Mr. Smith: Good evening. My name is Mr. Scott Smith and I reside at 429 MiraBay Boulevard for the past 13 years. I'm here today regarding Agenda Item F, Responsible Path Forward on Clubhouse Roof Repairs. I've been a Claims Adjuster for 35 plus years. I've also been the VP for one of the largest insurance firms in the nation. What I've seen play out within our community, does not need to occur. There's plenty of blame to pass around, but it’s not the main subject of my comments. I looked at the attic, looked at the roof, looked the interior of the Clubhouse. I reviewed the Engineer’s Report. I watched the CDD engineer gather information at the Clubhouse, ensuring that she did not miss anything. How did we get here? Nine months after the roof was damaged and just now, we are in a position to make real decisions, based on three Engineer Reports. The world of insurance policy interpretation, damage and coverage terminations, are conducted by professionals in that field. We did not rely on professionals in that field. We did not hire an engineer until recently. Our staff is not equipped for this and we did not have outside counsel that specializes in this field. It is unfortunate that we did not have an emergency assessment team that could have evaluated the damage and made recommendations to the entire Board in a timely manner. Without that, it appears that staff relied on the existence of a neighbor that works within the emergency remediation and restoration field. It appears at best, we submitted scopes, bids and invoices that would not stand the scrutiny of peer review. Evidently our accounting practices were lacking in oversight. The roof bids that we had last Spring, were less than adequate. There was no scope, no clarity as to what routes were being included. The bids were not apples to apples. Our insurance adjuster did not act in a timely manner, did not complete their own estimate, scope of work and per staff, led us to believe that items being covered, were not. When our carrier shows up with eight professionals to inspect and

we do not counteract, we are at their mercy. In my world, seven months for any claim, borders on bad faith. There is no excuse for such poor service. The adjuster did not write an estimate. The adjuster did do what adjusters do. They adjusted our bids. They adjusted them pretty accurately in my opinion, as I believe we sent them inflated bits that did not accurately match the scope. The roof did not have visible damage that would require replacement. I do not think we have much of a path against our carrier. I believe there are legal matters to others, but I will not engage in playing this out in social media. We are a neighborhood of professionals and this is not that difficult. Hire someone to remove the remainder of the blue strips. Seal any holes left by the screws. This will buy us enough time to get through hurricane season and after the first of the year, put out a scope of work publicly. Make sure the bid meets the scope, go with the low bidder, form a small group to meet, evaluate and scope the damage. Last thing, have a first party plaintiff attorney group that can direct the claim as needed. This is common on complex commercial claims. That is all and thank you very much.

Mr. Poltevecque: This is Rick Poltevecque. I live at 5233 Wishing Arch Drive. I am a registered Architectural Engineer in the State of Florida. Mr. Dean Walters asked me if I would take a look at the roof, which I did and I wrote a report that should be available to everybody. I'm pretty certain of my findings and I stand behind them. Basically, I think it's already been stated, there was no physical damage to the roof due to the hurricanes. There was some damage to the cupola, which is leaking over the Gym and is still leaking today. That needs to be addressed. Somebody needs to take care of that part. There is also some leaking over the Lagoon Room over the main Clubhouse, but that looked like it may have been possibly older. It's hard to tell, because you cannot easily tell how old wood rot is, because in the State of Florida, it rots in a month with the humidity and the temperatures that we have. So, if it's getting rain in it, it will rot very quickly. I think our insurance company denied some things that they shouldn't have, as far as damage due to the hurricane, mainly over the Gym. At Dockers, there's no question that the damage to the ceiling was due to wind driven rain. I don't think there's any doubt about that. As far as I know, they should pay for the cost to replace the ceiling in Dockers. To my knowledge, that's already been replaced. I don't believe they agreed to pay for that, but I'm not certain, as I'm not an insurance person. I'll let Scott and Mr. Chris Cruzey talk about those things. But I do know that the tarp damaged the roof. It should not have been screwed in the way that it was. It was not necessary. I do understand why they were trying to protect the roof, because they didn't

want to receive more damage. I know I don't have a lot of time. I do have a report that I'm fine with anybody seeing, who wants to see it. I've got pictures and photos and my certifications are in there as well, backing up that I am able to do this. I'm happy to answer questions too if it comes up. But I'm just letting you know that I believe the tarping companies did the main damage to the roof at this point. Then like I said, the cupola needs to be looked at by somebody to see exactly where it's leaking. I tried to look into it, but I have not been able to be there when it's been raining. So, I've had to just go by what I see.

Mr. Walters: I just wanted to thank Rick. He's a MiraBay resident who volunteered to do this on his own time. He was very thorough on what he did. I did send his report to GMS for distribution to everybody else.

Mr. Bradley: Mr. Patrick Bradley. I just want to remind everyone that this isn't just about the roof. There are also interior renovations. For example, if everyone looks out the window, we repaired that lighthouse for $180,000 after the storm and it was not covered by insurance. It was repaired by Rightway Restoration. So just a reminder, we should be talking about Rightway Restoration too.

Mr. Mitchell: My name is Mr. Shane Mitchell. I was a licensed adjuster for 13 years. I've handled everything from complex litigation for major commercial projects, multi-million-dollar claims. I would like to shed a little bit of light on how this process actually works and the kind of things that were readily apparent. I don't think we can really fix what's happened in the past, at this point. Dean approached myself and several others, just for some kind of counsel and insight and we're hopefully going to be able to help work this through, from this point, but I'm hoping that we can shift gears, as we've lost a lot of money. This is all of our money. It's not play money. We all work hard and want to live in a beautiful community and get this right. I'm hoping that we can get this resolved, do a little fact finding, figure out where things went wrong and the next time be a little better prepared for this, so that we don't end up in this situation again. I'm not going to get into all the drama aspects of it. I think everybody has seen enough of that. But this has been a pretty big mess. I've kind of laid it out a little more in detail online. I'm not going to get all through it again. It was pretty obvious the things we did in my experience, looking through these things, that we were kind of being taken for a ride from the get-go. I really hope that the Board is going to get together and develop a plan and put together a group of folks who are more knowledgeable in this, in the future, to avoid these types of situations. We've been

very lucky missing hurricanes in this area. Last year, we were not and we may not be so lucky going forward. For us to lose the way we did on this one, is pretty disheartening. There are a lot of better things this community could have done with that money, to improve our existing amenities and the landscape of the neighborhood. I feel like we're kind of wasting this away. We're probably going to have to do something major with the roof now. I understand we have a fund for that, but that's money we've lost, that possibly could have gone other places, been collecting interest. So, I really hope everybody will take stock, take it a little more seriously and have a game plan for the hurricane season.

Mr. Walters: Shane, have you ever in your career heard of an Insurance Adjuster recommending a vendor or picking a vendor?

Mr. Mitchell: As I stated online, that is illegal. It's called steering. That would go to the Florida Department of Financial Services for an unfair claims practice violation. That's big stuff. I also found that the adjuster handling our claim in particular, was an Executive General Adjuster. This is a top-level insurance professional, meaning that they're very tenured. These are not guys that make mistakes like that.

Mr. Walters: So, it's highly unlikely that an Insurance Adjuster would make recommendations on a vendor.

Mr. Mitchell: The only way that they would do that, is if they were prepared to lose their career, since they would be stripped of their license and unable to practice as an adjuster. You can't even do that in auto insurance.

Mr. Walters: Thank you.

- **Recommendation: Responsible Path Forward on Clubhouse Roof Repairs** *(Item 4F)*
    1. **Commission on Independent Engineering Assessment**
    2. **Suspend All Further Work or Payments**
    3. **Initiate a Transparent & Competitive Procurement Process**

Mr. Leventry requested Ms. Christina Grubbs of Peak Engineering, the Structural Engineer that the Board hired in May, report her findings on the roof inspection that she performed. Ms. Grubbs performed an initial inspection. The roof was not new. It had an underlayment that was not the same one that would be used today, which was a peal and stick self-sealing product that lasted 35 to 50 years, versus the current material, which would provide a 20-year protective life. The roof and underlayment were at the 20-year age mark. The roof was

penetrated by screws, which could be filled in to buy time, but there was no wind rating solution or wind suction pressure testing, relating to how well a sealant or plug would work. However, there were some areas where it would not be effective, as the underlayment was 20 years old and was not working well any more. If the roof was not replaced, there could be more water intrusion, but it would be a little at a time and repairs could continue to be made, until financially it becomes detrimental. The question was what they would lose if it got wet inside, whether it was a space that was used all the time, which was detrimental to repair or a space that was not used often and a repair would not be problematic, as well as whether there was money available to make a full replacement. The roof replacement option would provide a new roof with a new panel system and membrane that would provide a 40-to-50-year useful life. She also recommended using a product that could be used in brackish water and provided a spreadsheet, with Ms. Palmer's help, evaluating different things, along with a scope of work. Ms. Grubbs further recommended finding qualified contractors who can do the work, not paying upfront for materials and that the Board evaluate the cost per year of the different options and always plan for the warranty and then push it out, if necessary. Discussion ensued.

> On MOTION by Mr. Walters seconded by Mr. Leventry with all in favor cancelling the contract with Best Price Roofing and requesting a refund was approved.

Mr. Nargi preferred to see a scope of work, as they had no real comparison. Ms. Grubbs recommended providing a project manual to vendors, in addition to the scope of work, so that everyone conformed to the same contract and they could get a qualified vendor. Mr. Leventry requested that Ms. Grubbs prepare the scope of work and project manual.

> On MOTION by Mr. Leventry seconded by Mr. Nargi with all in favor authorizing Ms. Christine Grubbs to prepare a project manual and scope of work was approved.

Mr. Walters felt that the Board learned their lesson and having a professional handle it and allowing the community to see the process in a transparent way, was the right way to go. Ms. Grubbs recommended not having more than five qualified firms.

- **Authorization to Release Attorney-Client Privileged Material to Law Enforcement & Ethics Authorities for Independent Investigation** *(Item 4H)*

Mr. Leventry was in favor of releasing the attorney-client privileged information regarding the roof project, as everything else was a public record.

> Mr. Leventry MOVED to release the attorney-client privileged material to law enforcement relating to the roof project and Mr. Walters seconded the motion.

Mr. Nargi requested that emails also be released. Mr. Leventry confirmed that anything related to the roof would be released, but understood that there were only two or three documents that fall under attorney-client privileged issues. Mr. Rodriguez preferred to release it all.

> On VOICE VOTE with all in favor releasing attorney-client privileged material to law enforcement relating to the roof project was approved.

Mr. Leventry proposed releasing all of information regarding the roof, timelines and all appropriate emails, to the Florida State Board of Ethics and hiring a third-party investigator, in order to understand where they were and how they got there. Discussion ensued.

> Mr. Leventry MOVED to release all hurricane related information to the Florida State Board of Ethics and hiring a third-party investigator to evaluate and Mr. Walters seconded the motion.

Mr. Rodriguez agreed with the motion but wanted to ensure that it did not delay the scope of work and proposals. Mr. Leventry reported that it was a completely separate issue. Mr. Nargi preferred having the Florida State Board of Ethics do their job and if there needed to be further work, the Board could then hire a third-party investigator. Mr. Leventry felt that they needed to have a full scope investigation to understand where they were at, as information needed to be uncovered. Discussion ensued.

On VOICE VOTE with all in favor releasing all hurricane related information to the Florida State Board of Ethics and hiring a third-party investigator to evaluate was approved.

Mr. Walters requested that a demand letter be sent to both companies that were responsible for tarping the roof.

Mr. Walters MOVED to send a demand letter to the two tarping companies for full replacement cost of the roof and Mr. Leventry seconded the motion.

Mr. Nargi requested that an attorney send out the demand letter. Mr. Leventry pointed out that Ms. Reiss submitted her resignation and suggested that Ms. Jennifer Kilinski and Ms. Jere Earlywine, who previously worked for Harbor Bay, send out the letter. Mr. Rodriguez noted that he reached out to Ms. Kilinski's firm and they came highly recommended. Mr. Leventry requested that Board Members not reach out to anyone on the Board's behalf and proposed reaching out to them on an interim basis.

On VOICE VOTE with all in favor sending a demand letter to the two tarping companies for full replacement cost of the roof, when an attorney was engaged was approved.

- **Acceptance of Resignation Letter from GMS-Tampa** *(Item 4L)*

Mr. Leventry questioned whether GMS was willing to stay beyond August 18th, as he wanted and the community wanted them to. Mr. Mossing pointed out that this was a mess, as there were over 30 public records requests that they had to respond to on a timely basis. Furthermore, the motion that was made by the Board last month hurt him, as he had taken it personally. What also hurt was he was told that this was the best that this place was ever staffed. When the motion was made, Mr. Rodriguez did not think there was any harm, but their policy was to automatically resign. In addition, Ms. Kelly Wilson also resigned, who was responsible for the success of this community, as well as other staff resigning. Mr. Nargi asked if GMS was willing to stay until October 1st. Mr. Mossing was not willing to stay beyond October 1st or work a day past August 18th. Mr. Walters requested that Mr. Mossing give them 30 days. Mr. Mossing offered to stay another 30 days, subject to receiving the $25,000 that was recouped from Vesta

and an additional $30,000 that he paid to Vesta, in good faith to transition and would then revisit the condition of the community. Mr. Nargi thanked Mr. Mossing for being honest with the Board. Mr. Leventry pointed out that the CDD did not have $55,000. Mr. Mossing understood. Mr. Leventry felt that GMS did a wonderful job, as their books and accounting were in the best shape that they have ever been.

> Mr. Leventry MOVED to withdraw the prior motion made at the June 19, 2025 go out for RFP for management services and Mr. Walters seconded the motion.

Mr. Nargi pointed out if GMS stayed another 30 days, that was another 30 days that they lose, if they needed to go out for RFP. Mr. Leventry indicated that they were issuing an RFP regardless and the motion was more symbolic than anything.

> On VOICE VOTE with Mr. Leventry and Mr. Walters in favor and Mr. Rodriguez, Mr. Nargi and Mr. Finley dissenting, withdrawing the prior motion made at the June 19, 2025 meeting to go out for RFP for management services was not approved. (Motion Failed 3-2)

Mr. Walters was going to miss GMS and felt that it was a major mistake that should have never happened, as it would hurt the community to lose staff, since they would have to potentially close the Clubhouse.

> On MOTION by Mr. Nargi seconded by Mr. Walters with all in favor repealing the motion made at the June 19, 2025 meeting to go out for RFP management services was approved.

- **Discussion of RFP for Management Services & District Counsel Services** *(Item 4M)*

Mr. Walters indicated that representatives of Rizzetta & Company were present to make a presentation to the Board. Mr. Leventry pointed out that he would rather give $55,000 to GMS than Rizzetta & Company. Mr. Rodriguez disclosed that he no longer worked for Rizzetta & Company. Representatives of Rizzetta & Company and their partner, First Service Residential, presented their qualifications. They would provide a traditional scope of services; accounting,

finance, Assessment Roll and District management services, as well as a full-time dedicated on-site CDD coordinator. Mr. Walters questioned whether Rizzetta & Company would consider an interim situation to get them through the RFP process. Mr. Jay Kalis, Director of Business Development of Rizzetta & Company, confirmed that they would consider an interim situation of six months. Mr. Leventry proposed having a special meeting or continuing the meeting to next Thursday, to discuss the amenity side, but questioned how Rizzetta & Company knew to come to this meeting. Mr. Kalis explained that they managed a number of communities in the area and heard about it. Mr. Walters appreciated them attending the meeting. Mr. Mossing pointed out that Ms. Wilson had all of the positions, hours and pricing and would provide this information to Rizzetta & Company. Mr. Walters appreciated GMS assisting with the transition.

FOURTH ORDER OF BUSINESS Business Items

A. LT Kim Weekly Reports

B. MiraBay Visual Inspection Report

Mr. Mossing presented weekly reports from LT Kim for work performed from June 13, 2025 to July 16, 2025 and the May and June MiraBay Visual Inspection Report.

C. Update from Sang Lee, Lighthouse and Counsel on Park Square Turnover

Mr. Lee was not present. Ms. Palmer reported that the tree inspection was completed and they prepared an exhibit, which was provided to Mr. Lee. They were meeting next week.

D. Blue Water Aquatic Reports

Mr. Mossing presented the Blue Water Aquatic Reports, which were included in the agenda package. Mr. Rodriguez questioned the status of Pond 33. Mr. Isley indicated that this was the newest pond, which Blue Water Aquatics provided a proposal for, in the amount of $9,996 for pond maintenance. Ms. Palmer stated it just needed to be maintained and did not need to be renamed as a pond. Mr. Finley requested that Shell Cove residents be patient about the ponds and requested when Blue Water Aquatics maintained the fountains, that they clean the nozzles.

E. Public Hearing to Adopt the Amended & Restated Amenities Rules, Resolution 2025-05

1. **Consideration of Revised Amenity Rules & Regulations – Staff Approved**
2. **Consideration of Amenity Rules & Regulations & Court Rules – Rocky Newman**

Mr. Mossing recommended continuing the public hearing to adopt the amended and restated rules, as the advertising requirements for adopting rules, were changed from 29 and 28 days prior to the public hearing, to 35 and 28 days. Mr. Leventry requested that it be re-advertised for the next meeting. Mr. Mossing indicated that it would be for the September meeting, at the earliest.

On MOTION by Mr. Rodriguez seconded by Mr. Leventry with all in favor readvertising the public hearing to adopt the amended and restated amenity rules for the September meeting was approved.

F. Recommendation: Responsible Path Forward on Clubhouse Roof Repairs

1. **Commission on Independent Engineering Assessment**
2. **Suspend All Further Work or Payments**
3. **Initiate a Transparent & Competitive Procurement Process**

This item was discussed.

G. Establishing Emergency Recovery Protocols & Identifying an Independent Engineer for Disaster Oversight

1. **Identify and Pre-Qualify an Independent Engineer for Emergency Use**

Mr. Leventry reported that since the District failed their emergency recovery protocols regarding the insurance claim for the roof, he wanted to hire an outside independent engineer who was qualified in insurance claims, to perform an assessment and work with adjusters to file claims in the future. Mr. Walters suggested having a resident expert in the community, such as Mr. Scott Smith and a qualified team, come up with an emergency management disaster plan for MiraBay, which the Board could then review. Ms. Palmer preferred that the Board engage an engineer who was specialized in this, instead of having people from the community working on it, as it would be a conflict of interest. She was not specialized in this, but could find someone. Mr. Nargi preferred having Ms. Palmer find someone. *There was Board consensus.*

H. Authorization to Release Attorney-Client Privileged Material to Law Enforcement & Ethics Authorities for Independent Investigation

This item was discussed.

I. Adopt a Policy that no Future Full-time Employees of the Harbor Bay Community Development District can be a fulltime resident of the District

Mr. Leventry preferred that no future full-time employees be residents of the community, as it would be awkward and cause turmoil when it came time for them to leave. Mr. Walters agreed, as they needed to learn from their mistakes.

> On MOTION by Mr. Leventry seconded by Mr. Rodriguez with all in favor adopting a policy that no full-time Harbor Bay employees could be full-time residents of the District was approved.

J. Analysis of Roofing Proposals

This item was discussed.

K. Rightway Restoration

1. Approval of Rightway Restoration Final Invoice

Mr. Mossing reported that Rightway Restoration completed the restoration projects. Ms. Grubbs inspected the projects and recommended that Rightway receive final payment. Mr. Walters recalled that it was minus the deposit that was paid for the remediation of the Clubhouse. Mr. Mossing agreed and that the CDD should pay the difference. Mr. Leventry received an email from Ms. Reiss stating that the remainder of the payment was $52,000.67 but questioned who sent the deposit. Mr. Mossing indicated that based upon the emails, Ms. Lansford sent the contract to Ms. Reiss to draft the agreement and either Ms. Lansford or Mr. Isley provided it to Rightway. They signed it and sent it back, but it was never signed by the District. At the March 20th meeting, there was a motion to approve $259,000 for Best Price Roofing and the restoration of the interior Clubhouse. At that time, Mr. Isley sent them the 20% deposit. Mr. Nargi recalled that Rightway was approved at the February meeting and that the management company should have caught it. Mr. Leventry felt that Rightway should receive $52,000.67 for work that had been completed. Mr. Walters stated according to the Structural Engineer, the District got swindled on the lighthouse and Dockers repairs and did not want to send them a dime more than what they were owed. Discussion ensued.

On MOTION by Mr. Nargi seconded by Mr. Walters with all in favor approval of the Rightway Restoration final invoice, adjusting it to reflect a total due of $52,000.67 was approved.

2. Approval of Concrete Demo Invoice

Mr. Isley recalled on the North gate, there used to be another swing gate, past the gate that was currently functioning, but a vehicle struck it, causing irreparable damage. Maintenance staff tried to remove it, but it was full of rebar and poured concrete. Rightway offered to remove it, but it was turned over to the insurance company and they provided reimbursement. Mr. Mossing confirmed that the District received $5,637.84 from the insurance company. For $4,000, Rightway would remove the concrete, electrical and ground cover. Mr. Walters preferred to obtain two or three bids, after the way that Rightway treated the community. Mr. Isley confirmed that the project was completed. Discussion ensued.

On MOTION by Mr. Finley seconded by Mr. Rodriguez with Mr. Leventry, Mr. Nargi, Mr. Finley and Mr. Rodriguez in favor and Mr. Walters dissenting, the Rightway Restoration invoice for the concrete demolition in the amount of $4,000 was approved. (Motion Passed 4-1)

3. Discussion of Rightway Restoration Proposal for Clubhouse Interior Restoration

Mr. Mossing felt that under the circumstances, there should be a motion to cancel any future work involving Rightway Restoration.

On MOTION by Mr. Leventry seconded by Mr. Walters with all in favor canceling any future work involving Rightway Restoration was approved.

L. Acceptance of Resignation Letter from GMS-Tampa

Mr. Mossing presented a resignation letter from GMS-Tampa, which was included in the agenda package.

> On MOTION by Mr. Walters seconded by Mr. Finley with Mr. Mr. Nargi, Mr. Rodriguez and Mr. Finley in favor and Mr. Leventry and Mr. Walters dissenting, accepting the resignation letter from GMS-Tampa was approved. (Motion Passed 3-2)

M. Discussion of RFP for Management Services & District Counsel Services

Mr. Mossing indicated that this meeting would be continued to next week to discuss this item. Mr. Leventry requested that Ms. Jennifer Kilinski and Ms. Jennifer Kilinski and Ms. Jere Earlywine attend to provide legal services.

N. Discussion of District Liquor License

Mr. Mossing recalled discussion about expanding the liquor license to the pool. However, his name was currently on the liquor license and would have it removed.

O. Discussion of Tennis Court Maintenance

Mr. Isley recalled discussion about an RFP for tennis court maintenance, as the drain lines were covered with algae, as it was a constant battle to clean the drain pipes and remove excess water. New canopies were being built and should be installed in the next week or two. They were asked to repaint the posts, which they did. The only outstanding issue was that the line tape was starting to wear and a proposal would be provided from Welsh Tennis.

P. Consideration of Proposal from Kim's Landscape & Lawncare to Provide Hurricane Restoration (Area #5)

Mr. Mossing presented a proposal from Kim's Landscape and Lawn Care to provide hurricane restoration in Area #5. This was for the next phase of the contract that the District entered into with Mr. Kim in the amount of $49,700. Discussion ensued.

On MOTION by Mr. Walters seconded by Mr. Rodriguez with all in favor the Proposal from Kim's Landscape & Lawncare to provide Hurricane Restoration for Area 5 in the amount of $49,700 was approved.

Q. Consideration of Proposal from Kim's Landscape & Lawncare for MiraBay Entryway

Mr. Mossing presented a proposal from Kim's Landscape and Lawn Care for the MiraBay entryway. Mr. Leventry requested that this item be tabled until after the budget was approved. Discussion ensued.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

No one was present, as Ms. Reiss resigned.

B. District Engineer

1. Discussion of Dock & Lift Applications

a. 815 Manns Harbor Drive

Ms. Palmer reported that 815 Man's Harbor Drive had a bigger lift than what the Southwest Florida Water Management District (SWFWMD) permits, but it was within what the Board approved before.

2. Consideration of Proposal from Suncoast Land Surveying, Inc. for Survey - $8,250

Ms. Palmer recalled that the Board approved a $5,000 cap on a survey for the area outside of US 41; however, the proposal was $8,250. She obtained two additional proposals, but they were much higher. They used Suncoast Land Surveying often. Mr. Nargi pointed out that they had a problem and if they did not do anything, it would get worse. Ms. Palmer confirmed that it was full of water.

On MOTION by Mr. Leventry seconded by Mr. Nargi with all in favor the Proposal from Suncoast Land Surveying, Inc. for a survey in the amount of $8,250 was approved.

- **District Counsel** *(Item 5A)*

Mr. Mossing presented a resignation letter from Ms. Reiss.

> On MOTION by Mr. Finley seconded by Mr. Rodriguez with Mr. Mr. Nargi, Mr. Rodriguez and Mr. Finley in favor and Mr. Leventry and Mr. Walters dissenting, accepting the resignation letter from Ms. Michelle Reiss was approved. (Motion Passed 3-2)

C. District Manager

Mr. Mossing had no report. Mr. Nargi asked if the policy for no full-time employees residing in Harbor Bay included vendors. Mr. Leventry indicated that it was only for full-time employees. Mr. Nargi received questions from residents on the firing of Mr. Kim. Mr. Leventry confirmed that Mr. Kim was not being fired, as this only pertained to full-time employees of the District under the management contract.

D. Onsite Managers Reports

1. Director of Operations Report

2. Youth Coordinator Report

3. Lifestyle Associate Report

Ms. Wilson presented the Onsite Managers, Youth Coordinator and Lifestyle Associate Reports, which were included in the agenda package.

4. Field Operations Manager Report

a. Amendment to the Aquatic Management Agreement with Blue Water Aquatics, Inc. for Bimonthly Fountain Inspection & Cleaning Services

b. Consideration of Special Service Agreement with Blue Water Aquatics for One-Time Service for Pond #33 (New Pond)

c. Consideration of Proposal from Angelic Air Services, Inc.

Mr. Isley presented the Field Operations Manager Report, which was included in the agenda package. The slide has been down. However, a few years ago, the vendor that they were using, provided an extended commercial warranty, which was a good thing since it was constantly peeling. He apologized for the constant repairs on it, but it was under warranty for another 18 to 19 months. The poop stations were now 100% in-house. All of the overhead lights at the boat lift were installed and they were now sanding and painting hand rails on the boat lift.

The new support structures on the tennis courts were installed and they were just waiting on the fabric. The gangway at the clubhouse dock was repaired and functional. He talked to the Dragon Boat guys the other day and finally got the electrical fixed on the Dragon Boat lift. Mr. Kim replaced the rocks around the faux turf area. The lap lane dividers were falling apart and new ones were ordered. It should be delivered in two to three weeks. Canal lights were replaced, after they received complaints. The new signage installation continued. They were waiting for the pool rules. The power washing schedule was included. Angelic Air Services provided a proposal to replace evaporator coils for $2,665.94, which would get them another 10 years out of the unit, but the Chairman wanted to replace the entire unit. Mr. Isley planned to obtain proposals from additional vendors and provide at the next meeting. The Special Service Agreement with Blue Water Aquatics for Pond #33 was discussed. The Amendment to the Aquatic Management Agreement with Blue Water Aquatics, Inc. for bimonthly fountain inspection and cleaning services, was not necessary, as they were currently performing the inspections and the fountains were still working. Mr. Finley asked to clean the jets, which Mr. Isley would request Blue Water Aquatics to handle. The monthly fee to clean the fountains once a month, would change slightly. He changed that to every two weeks, which resolved the issue. The price change would fall under Mr. Isley's authority.

SIXTH ORDER OF BUSINESS Consent Agenda Items/Business Administration

A. Minutes of the June 19, 2025 Meeting
B. June 2025 Check Register
C. June 2025 Financial Statements
D. Discussion of Dock Applications
1. 1018 Signet Drive
2. 1078 Signet Drive

Ms. Ferguson presented the minutes of the June 19, 2025 meeting, June 2025 Check Register, Financial Statements through June 30, 2025 and dock applications, which were included in the agenda package. Mr. Walters did not want to have any financial information on future consent agendas.

On MOTION by Mr. Walters seconded by Mr. Finley with all in favor the consent agenda items as stated above were approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests & Audience Comments

Supervisors Requests

Mr. Leventry pointed out that this month was the hardest in the six years that he has been on the Board. He read hundreds of pages of emails, texts and handled phone calls from people saying to fix this. The Board made many changes tonight, but they were not there yet. He felt that Mr. Nargi's apology to GMS was half-hearted but believed that he overreacted.

Audience Comments

****This Portion of the Transcript was Verbatim at the Request of the Board.****

Mr. Cruzey: Mr. Chris Cruzey of 5417 Merritt Island Drive. I will start by giving a little background. I've been in the commercial insurance business for 29 years. I've owned my own agency for 18. I handle commercial structures, general liability and workers compensation. What I've witnessed as a resident in this community, is an absolute joke with that blue tarp. That giant blue tarp is a red flag to any adjuster that's right out of school or has 50 years of experience. It signifies an attempted fraud. I'm pleased that this Board finally took action to investigate how we got there. But I've also heard something tonight repeated over and over. We don't want to keep compounding the same mistakes. I have zero confidence and I know there's plenty of people in this room and online that don't have confidence in this Board, to do what's best for our money, our tax dollars and our amenities. So, I have a question that I'm going to ask Dan as the Chair. Dan, what if any is the process for the residents to remove or recall Supervisors?

Mr. Leventry: The only thing that I know of Chris, is to file an ethics complaint with the State Board of Ethics against the Supervisor. I've been told, but I don't know any of the details, that a petition that can be filed. You need a certain percentage of signatures that would be filed in the county Supervisor of Elections.

Mr. Mossing: My short answer would be, there really needs to be a crime committed and the Governor takes action to remove them, but I think it's at that level.

Mr. Cruzey: Thank you. I have a follow up question. In the absence of a clear procedure for us as the residents to remove someone, what's the process to replace if a Supervisor resigns?

Mr. Mossing: The remaining Board Members select a qualified elector. If there is a vacancy on the Board, the Board Members would generally request resumes or letters of interest

from people in the community. You have to be a qualified elector, which means you have to live in the community and be a registered voter in this county.

Mr. Cruzey: Is there any opportunity for people that ran last time that received votes from the community?

Mr. Mossing: Sometimes the Boards will take that as an advantage, because they made the effort to qualify, which is not a simple process and they made the effort to put forth. But it's whoever the remaining Board Members select.

Mr. Cruzey: I want to make it very clear for the record, as a tax paying member of this community, I have zero confidence in Mr. Tim Nargi to support this community and do the right thing. What I've heard tonight and since reviewing the minutes of that meeting and the town hall, I don't have any confidence in Mr. Finley. Mike, apologies to you, you're not present enough. I think right now, in the situation the community is in, we need to someone here. I appreciate you being here tonight.

Mr. Rodriguez: Thank you.

Mr. Cruzey: I think you've been very responsive in participating. So, with that said, will you resign, Tim?

Mr. Nargi: No. I didn't commit any crime. You guys are accusing me of something that doesn't exist.

Mr. Cruzey: I didn't accuse you of a crime. I accused you of costing us thousands to tens of thousands of dollars with your arbitrary action against GMS and the attorney. You've already had an attorney resign, specifically naming you and we had GMS resign today and refused to help us through this transition because of you.

Mr. Newman: Mr. Rocky Newman of Seagrass. I said a lot of things earlier and I listened to a lot more and I appreciate the fact that we made some progress. Dan, I agree with your motion to ask for an independent ethics review and potentially an outside person, but I want to go a step further. You don't get to rob a bank, step outside where the cops are waiting, hand them the money and say, *"Okay, bygones."* It doesn't work that way. $700,000 of our money was earmarked to three companies with connections to multiple members of the staff at the time, one that's currently still here. The cloud of suspicion is extraordinarily thick. The evidence is there to suggest, at a minimum, the level of incompetence that should never have been entrusted with that kind of money. We already paid $180,000 for a Christmas ornament, that was not worth a third

of that by your admissions. We paid a fortune for Dockers, that we now know was not worth what we got. We overpaid for that, all to a company represented by a bestie. You don't get to do that and not divulge it. That is what you go to jail for. Alright? There is criminality here, potentially. Obviously we're not criminal lawyers. None of us are, that I know of. But that doesn't mean you don't call the cops when you think you see a crime. I want to go further and find out how this happened, so we don't do it again. I also want to go further to find out whoever did do it, pays for it. We're paying a fortune because of it. You didn't disclose relations you had. You looked me right in the eye and lied directly to me and you knew you were lying when you did it and you knew that I knew you were lying and you still did it. That is insulting.

Mr. Nargi: You're telling me what I think I know. Okay, Rocky. So, if you say it, that's the fact.

Mr. Newman: You're a liar.

Mr. Nargi: Call me a liar all you want.

Mr. Newman: You brought the guy to my house.

Mr. Nargi: No, I didn't. I don't invite anybody to anybody's house.

Mr. Newman: So, he walked in on his own. The point is, we have to find out how this happened, who did it and they have to pay for it, if that means we take people we used to like and they end up going to jail for something like this, which they could.

Ms. Benton: Ms. Roxanne Benton of 5125 Admiral Pointe Drive. Darrin, I used to be your Operations Manager. Does GMS have an emergency plan for hurricanes?

Mr. Mossing: We have them for various Districts.

Ms. Benton: Did they have one for Harbor Bay?

Mr. Mossing: Mark, I'm going to defer to you.

Ms. Benton: No. I'm asking you, Darrin. You own GMS.

Mr. Mossing: Well, I'm a little bit distant from the District on a day-to-day basis, so I don't know the answer to that question. My assumption is that we may not.

Ms. Benton: But wouldn't it be GMS and counsel's job to enter us into a formal bidding process? Wasn't that your job? GMS has hundreds of Districts in Florida who have gone through hurricanes before. So, I'm wondering why it wasn't done properly, especially for a District of our size and importance. That is on you.

Mr. Raber: Mr. Bruce Raber, 5413 Merritt Island Drive. Once again, I'm asking for Tim's resignation. Obviously, from what I've seen, you had knowledge back in March, from at least two other roofing companies, that they were lower, that we were being charged almost $100,000 more and the material wasn't appropriate.

Mr. Nargi: Name who they were. There's an email showing that I sent it straight up the chain.

Mr. Raber: 100%, I agree that that email exists, but at what time did you notify anybody else on the Board over the next four months, that it existed?

Mr. Nargi: It was sent to both engineers and to the District Manager within one hour.

Mr. Raber: Did you ask?

Mr. Nargi: It's not my job, Bruce. You don't seem to understand that.

Mr. Raber: It is your job. We entrusted you with our money and you're playing some sort of game.

Mr. Nargi: My job was to send it to the appropriate people, which is what I did.

Mr. Raber: Knowing that you sent it, you never followed up or mentioned it to anybody else until Dean brought it up at last week's meeting. Then you started calling people.

Mr. Nargi: Wrong. It was even mentioned at the meeting that one came in too late.

Mr. Raber: That's the one we're talking about.

Mr. Nargi: Exactly. It showed up on March 19th.

Mr. Raber: For the next four months, you had knowledge that we were paying $100,000 more.

Mr. Nargi: No, I did not. I forwarded it.

Mr. Raber: I talked to the representative. You talked to him on the phone. Stop lying. The whole place wants you to resign.

Mr. Gibson: Mr. Kevin Gibson, HOA President of Bay Breeze. I'm a servant to the community. Being the HOA President, I've spent a lot of time with everybody on the Board. I was friends with all of you. I am just physically sick of what's happened. This will take years to rebuild. Tim, I know you don't talk to me. You don't even acknowledge me, but that's okay.

Mr. Nargi: I've texted you twice and you said that you would get back to me.

Mr. Gibson: The point that I'm making, Tim, is what sits wrong with me, is this denial that you know Jared. I can't get over that you're denying that, when you told me a year ago or at the hurricane time, that he was a friend of yours and I blindly trusted you on that.

Mr. Nargi: I told him that somebody I knew could help. That doesn't mean I know him. Let me ask you a question. You're the HOA President, right? Don't people come to you all the time and say, *"Hey, who do you know that can help me out?"* Do you not get those questions?

Mr. Gibson: Absolutely, but they are not my friends.

Mr. Nargi: I tell them all the time, the same thing. Who do I use for my roof?

Mr. Gibson: I have no idea.

Mr. Nargi: Exactly.

Mr. Gibson: I know that you said he was a friend of yours. All of this other drama, will be investigated. You weren't honest with me and several other people about that. If we were friends, trust was broken. That's all I got to say. It broke my heart. It's not just me. It's the whole community.

Mr. Russell: I'm Mr. Gene Russell of 624 Balibay Drive. I'm not here to attack you personally, Tim. I'm here to tell you, first of all, from a person who voted for you in two elections, for the 10 of the 12 years I've been living here, I've never been more disappointed and disillusioned than I am with you right now. I spent 38 years in consumer products. I sit in front of CEOs, owners of companies across U.S., Mexico and Canada. Never one time, would I have allowed an employee in an open forum, in a public forum, to do what you did in June. If you had issues with them or you had issues with the attorney, the three of you should have taken it offline. You shouldn't have done that in this room. It's embarrassing. I apologize on behalf of most of the community, because I know there's some that still support you. But for the most part, I'm extremely happy with what GMS has been doing, what they've done in my 12 years here, compared to what it looked like before. But I will tell you this, I have never allowed an employee, I've never done it myself to publicly humiliate people like you did in June. That's from me personally. From a business perspective. I would have fired you, otherwise, I wish you would resign.

EIGHTH ORDER OF BUSINESS	**Next Board Meeting is Scheduled for August 21, 2025 at 6:00 p.m.**
NINTH ORDER OF BUSINESS	**Adjournment**

On MOTION by Mr. Leventry seconded by Mr. Walters with all in favor the meeting was recessed at 8:50 p.m. and continued to July 29, 2025 at 6:30 p.m. at the Harbor Bay Clubhouse.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION VI
Subsection B

MINUTES OF MEETING
HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT

The recessed meeting of July 24, 2025 of the Board of Supervisors of the Harbor Bay Community Development District was reconvened on Tuesday, **July 29, 2025** at 6:30 p.m. via Zoom Communication Media Technology and in the Lagoon Room of the MiraBay Clubhouse, 107 Manns Harbor Drive, Apollo Beach, Florida.

Present and constituting a quorum:

Dan Leventry	Chairman
Tim Nargi	Vice Chairman
Dean Walters	Assistant Secretary
Michael Rodriguez *by Zoom*	Assistant Secretary
Steve Finley	Assistant Secretary

Also present were:

Darrin Mossing	GMS
Amanda Ferguson	GMS
Andrew Cohen	District Counsel
Representatives of Rizzetta & Company	
Representatives of First Service Residential	
Residents	

The following was a summary of the discussions and actions taken at the July 29, 2025 regular meeting of the Harbor Bay Community Development District.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Mossing called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS Business Items

A. Discussion of RFP for Management Services & District Counsel Services

Mr. Leventry requested that District Counsel be considered first, as Mr. Andrew Cohen submitted a proposal, which was included in the agenda package. Mr. Cohen with the firm of Persson, Cohen, Mooney, Fernandez and Jackson, presented his qualifications. He has been an attorney since October of 1996, representing approximately 25 CDDs, from the Wesley Chapel area to Ft. Myers. His primary focus was resident controlled CDDs and proposed a rate of $350 per hour, with a CPI that goes into effect on October 1st of each year. However, their next one would not go into effect until October of 2026. A question-and-answer session ensued. Mr. Finley asked if Mr. Cohen completed work for any of the Supervisors. Mr. Cohen confirmed that he did speak with Mr. Nargi on the phone and worked with Mr. Rodriguez, when he represented a CDD in Venice. Mr. Rodriguez confirmed that he worked with Mr. Cohen at the Venetian Golf and River Club CDD, his reputation was highly regarded, he was knowledgeable and professional and was a good option for District Counsel. Mr. Walters questioned Mr. Cohen's conversations with Mr. Nargi. Mr. Cohen explained that Mr. Nargi reached out to his firm to inform them about the Request for Proposals (RFP). Mr. Leventry pointed out that in addition to the $350 per hour, they charged a travel fee to come from Bradenton. Mr. Nargi noted that this was the same that they were paying Ms. Reiss and Mr. Eckert.

Mr. Leventry recommended obtaining additional proposals, such as from Bush, Ross, a large CDD firm, who was interested in submitting a proposal and Ms. Jennifer Kilinski. However, there was discussion about approving interim counsel and proposed engaging Mr. Cohen and his firm until there were additional proposals. Mr. Cohen was not amenable to serving on an interim basis but was willing to wait until the Board spoke with other firms. Discussion ensued by the Board. Mr. Finley questioned how Mr. Leventry contacting Bush, Ross was different than what Mr. Nargi did. Mr. Leventry pointed out at the last Board meeting, there was discussion about Board Members reaching out to vendors, independently without Board direction. Mr. Nargi indicated that there was nothing illegal about doing so. Mr. Cohen confirmed that there was nothing illegal about it, as anytime a Board Member could reach out to an attorney to ask questions. Mr. Walters noted there was no issue with it being illegal, but the problem was Mr. Nargi fired the last attorney and then called another one. Mr. Nargi felt that Mr.

Walters was entitled to his opinion. Mr. Leventry agreed it was not illegal but felt that it was inappropriate for the Vice Chair to solicit bids on his own without Board direction, when all he did was to contact Bush, Ross and ask if they would be willing to submit a bid. Mr. Walters recalled that one Supervisor was referenced in the resignation letter from Ms. Reiss, which was Mr. Nargi, as she felt that she was personally attacked by him, forcing the resignation. Then he contacted Mr. Cohen. Mr. Nargi explained that Ms. Reiss was not performing up to expectations. Mr. Leventry pointed out that he would not solicit proposals, unless the Board provided direction. Mr. Nargi did not appreciate both Mr. Walters and Mr. Leventry attacking him.

Mr. Leventry preferred to discuss the hiring of Mr. Cohen and questioned what Mr. Finley wanted to do about legal representation. Mr. Finley liked what Mr. Cohen had to say, but they had two other viable candidates and it was in their best interest to look at all three candidates and vote accordingly. Mr. Nargi agreed. Mr. Rodriguez felt that it was fine for both Supervisors to go out and get representation, considering the circumstances, as they needed counsel in order to conduct any business and felt that Mr. Cohen was a great option. Mr. Walters pointed out that they were backed into a corner and had no choice, but they had a difficult situation and needed representation. Mr. Leventry suggested continuing the meeting for one week to August 12th, to discuss the District Counsel services. Mr. Finley asked if Mr. Cohen would reconsider serving as interim counsel. Mr. Cohen indicated that he was not willing to consider it but appreciated all of the discussion and did not disagree with the Board wanting to look at all options. Mr. Leventry felt that they needed to give all proposers time to put together a proposal. Discussion ensued regarding a date to meet to discuss all of the proposals, as Mr. Nargi was going to Guam.

Mr. Nargi MOVED to hire Mr. Andrew Cohen of Persson, Cohen, Mooney, Fernandez and Jackson as District Counsel, based on the current situation and Mr. Rodriguez seconded the motion.

Mr. Walters did not approve of the motion, as he did not like that they were backed into a corner, but looked forward to working with Mr. Cohen. Mr. Leventry felt the same and voted no.

On VOICE VOTE with Mr. Nargi, Mr. Finley and Mr. Rodriguez in favor and Mr. Leventry and Mr. Walters dissenting, hiring Mr. Andrew Cohen of Persson, Cohen, Mooney, Fernandez and Jackson as District Counsel was approved 3-2.

Mr. Cohen voiced concern with Mr. Rodriguez participating in voting, as he was present virtually and requested a motion allowing him to participate virtually and for the Board to vote again. Mr. Leventry explained that Mr. Rodriguez was in Hawaii.

On MOTION by Mr. Walters seconded by Mr. Leventry with all in favor allowing Supervisor Rodriguez to participate in this meeting remotely was approved.

On MOTION by Mr. Nargi seconded by Mr. Rodriguez with Mr. Finley, Mr. Nargi and Mr. Rodriguez in favor and Mr. Leventry and Mr. Walters dissenting hiring Mr. Andrew Cohen of Persson, Cohen, Mooney, Fernandez and Jackson as District Counsel was approved 3-2.

Mr. Taylor Nielsen, Director of Business Development of Rizzetta & Company (Rizzetta), discussed their proposal and congratulated the new counsel, as they worked with Mr. Cohen in the past and felt that he was great to work with. Mr. Walters pointed out that Rizzetta's proposal was slightly less than GMS and their scope of services was apples to apples. Mr. Nielsen confirmed that their pricing was the same as GMS, but the major difference in scope, was that they would be incorporating a full-time onsite coordinator, supplementing the District Manager, to provide more manpower. Mr. Leventry questioned the turnaround and what they would need for the transition on the amenity side. Mr. Jake Howse with First Service Residential, introduced himself, Mr. Sheriff Masry, Vice President and Ms. Mindy Anderson, Lifestyle Services and presented the amenity proposal. They managed 8,500 communities across North America and employed 20,000 employees. At a minimum, they would need a 90-to-120-day transition, in order to properly transition a community. Ms. Kelly Wilson provided the information that they needed yesterday and they could provide the contract to Mr. Cohen for review. Mr. Cohen pointed out that he negotiated many contracts with Rizzetta for District, field, and amenity management. Mr. Howse indicated that there would be a Direction of Operations

and General Manager, because Ms. Wilson was leaving. The salary that they were recommending was in the $100,000 range, as the current salary was $80,000. The Assistant Director should also be making $100,000 and they were currently making around $70,000.

Mr. Howse pointed out that in addition, they were required to hold three licenses: liquor license, food license and food reseller license, which would stay with the community. However, all of them were with GMS and needed to be turned over to the CDD, quickly. Ms. Ferguson confirmed that information was sent to Rizzetta on the liquor license, which included steps on how to transfer the liquor license out of Mr. Mossing's name. Mr. Howse appreciated that information, explaining that his recommendation, based on best practices, was for the liquor license to reside with the CDD. They would also look at the certificates of insurance, as there were contractual obligations on both sides. Regarding lifeguard and youth services, they recommend that it be outsourced, as they did not manage kid's clubs and Summer programs, but they bring in partners specializing in this. Ms. Anderson introduced herself, noting that she would help with compliance, safety certifications and licensure. She was on the Board of the YMCA and could help expedite the contract. The lifeguard was just for the slide and it was a matter of getting a certified lifeguard. Under their purview, was a company called Live Unlimited, providing services that they could contract with. Mr. Walters questioned the amount that they would be looking at, in addition to what GMS was charging. Mr. Howse provided a spreadsheet listing all of the employees and their base rates, minus the General Manager and Director of Operations, which would receive higher salaries. All of the other positions would receive the same pay rates. They did not have anyone making less than $20 per hour in any position and had some candidates that would replace Ms. Wilson. The proposed amount of the amenity services contract was $811,000 for a three-year contract. Discussion ensued.

It was pointed out that they could not manage something in the interim, as they could not fill the positions that they needed to and respected that the Board wanted to go out for RFP. Mr. Finley questioned when GMS and amenity management would cease to operate. Ms. Ferguson indicated that they would handle the budget and annual audit. It was pointed out that GMS stayed in order to handle the bulk of the budget process. Mr. Mossing confirmed that he would be at the public hearing to present the budget and once it was adopted and finalized, they would certify the assessments through the Tax Collector. The Fiscal Year 2024 annual audit had been completed and the next one would not be due until June 30, 2026. Their plan was to exit on

August 22nd, the same day that was in the notice of resignation. Mr. Finley pointed out there was no cause in the notice. Mr. Mossing would draft a letter dated tomorrow for cause and offered to stay an extra 12 days on the amenity side. Mr. Leventry recalled at the last meeting, Rizzetta was willing to work on an interim basis for six months. Mr. Nielsen confirmed this was the case for the District management portion. Mr. Rodriguez asked if they could send out an RFP and vote on it at the next meeting. Mr. Cohen did not believe that it provided a sufficient amount of time to cast a wide enough net to get qualified candidates.

Mr. Leventry pointed out that if there was an issue paying employees, there was a payroll service called Paychex and suggested bringing them on until a management company was up and running. Mr. Walters recalled that the word interim needed to apply, if there was a 30 or 60 day out on the agreement. Mr. Howse reiterated that they preferred not to be hired in the interim, because of their commitment and the amount of work that needed to be done. Mr. Leventry pointed out that it would take four to five months to do a proper RFP. Mr. Walters asked if they were required to go out for RFP. Mr. Cohen confirmed that the CDD was not required to go out for RFP for District management services. Mr. Leventry was in favor of going out for RFP and having a full bidding process. *There was Board consensus.* Discussion ensued regarding the District management proposal, which would be $188,563 for Fiscal Year 2025 and 2026. Mr. Cohen would negotiate a contract with a 60-day termination.

> Mr. Finley MOVED to engage Rizzetta & Company to provide District Management Services on an Interim Basis and Mr. Nargi seconded the motion.

Mr. Nargi liked that Rizzetta kept their numbers the same for both years, which was $25,000 less than GMS and was in favor of proceeding, as there was a 60-day termination. Mr. Finley hoped that the new Account Manager was strong. Mr. Nielsen indicated three accountants would be assigned to assist the Account Manager. Mr. Walters asked if the purpose of going out for RFP was for transparency. Mr. Leventry confirmed that it was for 100% transparency. Mr. Walters felt that Rizzetta should be given a chance, as there was a 60-day termination. If they were doing a good job, the RFP may not be necessary, but understood why Mr. Leventry wanted to do one in this situation. However, he did not like to be backed against the wall to make decisions. Mr. Leventry asked if there was any conflict with Mr. Rodriguez being a past

employee of Rizzetta, asking questions or participating in the vote. Mr. Rodriguez confirmed that he completely cut ties with Rizzetta. Mr. Cohen had no conflict with it. Mr. Rodriguez was in favor of engaging Rizzetta, as they needed a District Manager to conduct business and felt that they were capable of providing those services and would provide excellent service. Mr. Walters was not in favor of motion out of principle.

On VOICE VOTE with Mr. Leventry, Mr. Rodriguez, Mr. Finley and Mr. Nargi in favor and Mr. Walters dissenting, engaging Rizzetta & Company to provide District management services and authorizing the Chairman to execute the contract, subject to staff approval was approved 4-1.

On MOTION by Mr. Leventry seconded by Mr. Nargi with all in favor authorizing District Counsel to prepare a full requirements document and send out proposals for District management services was approved.

Mr. Leventry requested that there be a serious discussion about the amenities. Mr. Nielsen pointed out there were resolutions that needed to be executed in order for Rizzetta to start performing the work. Mr. Leventry requested that they be placed on the next agenda. Regarding the amenity side, the fees were $60,000 per year. There was a run rate between 25% and 35% depending on the employee, without lifeguards and child care. The total amount was $130,000 higher than GMS. It was $28,000 per year for the lifeguards and $58,000 for the youth programs. Mr. Leventry pointed out for the youth program, they had the YMCA, which had been fairly successful and did not want to outsource it, as bringing it in-house, made it personalized. Ms. Anderson explained that it had to do with the staffing expenses and not having to deal with the salaries. When it comes down to the net and contract negotiations that they worked out, the CDD might end up better than before. Mr. Walters agreed as it was more expensive and the scope of services was less. Ms. Anderson could negotiate all of this. It did not have to be with the YMCA and could be with any stellar program that provided net revenues, so they were fully in compliance. Mr. Leventry asked if they would be outsourcing the lifeguards. Ms. Anderson stated that they had a sister company that provided certified lifeguards. In the past, the CDD did not need to have a lifeguard on the slide, but due to the remanufacturing of it, they now needed one. They could look into that based on a red light, yellow light, green light standard, in order to

save expenses. Mr. Leventry questioned what additional information they needed in order to provide a proposal and how long it would take. Mr. Howse would need an official contract for three years, which could be effect tomorrow, if the Board approved it today.

Mr. Leventry reported that the issue they would have, was getting a quorum to vote on this between now and August 22nd and was not comfortable negotiating a contract that was $200,000 and $300,000 more than they paid last year. Mr. Cohen noted that this was a three-year commitment, with no termination for convenience. Mr. Leventry pointed that they had to have a band-aid solution to keep staff on until they get a contract negotiation underway, as the Clubhouse would close on August 22nd. Rizzetta would provide a contract and a comparison to what they have now, on the staffing, what they were currently spending and the difference. Mr. Cohen suggested having GMS stay until October. Mr. Leventry recalled that the Board asked them to stay and they refused. They were going to leave before the budget meeting on August 18th, but agreed to stay until August 22nd. Mr. Mossing confirmed that staff was resigning, once the Board made the motion to go out for RFP. Mr. Leventry voiced concern about the payroll. Mr. Cohen pointed out that First Service Residential could provide a contract within the next few days and if the Board reviewed it, they could meet before August 23rd and decide whether or not to move forward with them. Ms. Jennifer Ashley, Amenity Manager, Vesta Property Services reported that there was an employee portal that was simple to use and was user friendly. There was Workers Compensation, but Rizzetta needed the loss run for three years and there was a great deal of detailed information that they did not have onsite. Mr. Leventry was in favor of Rizzetta providing a band-aid solution until proposals were received. Mr. Nargi indicated that hiring First Service Residential was a long-term commitment and did not allow for other opportunities. Mr. Walters was in favor of going out for RFP and doing something on an interim basis for 60 days. Mr. Leventry felt that they had no choice.

On MOTION by Mr. Leventry seconded by Mr. Nargi with all in favor authorizing District Counsel to prepare a Request for Proposals for amenity management services was approved.

Mr. Leventry requested that Ms. Ashley, Ms. Wilson, and Ms. Fergueson work with Paychex, to negotiate payroll services in the interim. Mr. Walters felt that they had no choice, other than putting a padlock on the Clubhouse door.

On MOTION by Mr. Walters seconded by Mr. Nargi with all in favor authorizing Ms. Jennifer Ashley, Ms. Kelly Wilson and Ms. Amanda Ferguson to negotiate payroll services with Paychex was approved.

B. Consideration of Special Service Agreement with Blue Water Aquatics for One-Time Service for Pond #33 (New Pond)

Mr. Leventry reported that the Board received two documents: One for the monthly agreement, which was a $600 per month increase and the other for a one-time fee of $9,996. Ms. Ferguson indicated that the one that the Board needed to consider was the one-time fee. It was on a prior agenda but not voted on.

Mr. Finley MOVED to approve the Blue Water Aquatics invoice for one-time service for Pond #33 in the amount of $9,996 and Mr. Rodriguez seconded the motion.

Mr. Finley suggested waiting for the dry months for the one-time service. Mr. Nargi preferred to leave it up to Blue Water Aquatics, as they were the experts.

On VOICE VOTE with all in favor the Blue Water Aquatics invoice for one-time service for Pond #33 in the amount of $9,996 was approved.

FIFTH ORDER OF BUSINESS Supervisor Requests & Audience Comments

Supervisors Requests

Mr. Rodriguez recalled that the Board authorized two investigations into past alleged conduct and felt that they needed to wait until the results of the investigation before drawing to conclusions or making accusations, as it was counterproductive for Board Members to attack each other or post on social media. Board Members needed to restrain themselves from getting emotional. Mr. Walters pointed out that this meeting was a continued meeting, because it was a self-inflicted wound. They did not need to be there tonight and none of this needed to happen. Furthermore, an employee from GMS, forwarded bids to competitors, hid quotes and information from this Board, that was relevant to the Board making a wise decision and yet was still in that same capacity and questioned why. Mr. Mossing indicated that he would make

changes to his staffing at the consensus of the Board. Mr. Leventry pointed out that the staffing was up to the management company. Mr. Mossing felt that Mr. Isley played an important role in the day-to-day operations of the community and there was a new staff of maintenance personnel who were managed by Mr. Isley. The community was better with Mr. Isley completing out their contract; however, this was an unusual circumstance. GMS always tried to find the best service to keep their clients happy and if their client was unhappy with the choices that they made, they work at the pleasure of the Board and would take it under consideration.

Mr. Leventry agreed with Mr. Walters as Mr. Isley admitted that he forwarded competitive bids, admitted that he hid and kept bids from the Board intentionally, and switched contracts on a Board approved contract to a different contract and questioned whether there were termination criteria. Mr. Mossing pointed out that this was a sensitive personnel issue, which he did not want to discuss at a public meeting, but if the Board wanted him to make changes, the Board should vote. Mr. Nargi did not want to get involved with the personnel management of any of their vendors and felt that Mr. Mossing should investigate his employees and make a decision, but until there was an official investigation, it was hearsay. Mr. Rodriguez felt they should allow the investigation to play out, but if something was egregiously done, Mr. Mossing and his company would have fired Mr. Isley, as he did not believe Mr. Isley did anything wrong, because he was still an employee of GMS. Mr. Walters pointed out that these were not accusations and were 100% factual. Mr. Leventry stated that Mr. Mossing heard the Board's opinion, but there was evidence, as Mr. Isley admitted to all of this in a video and there were emails that were sent to a competitor and did not understand why GMS was putting the Board in this position and were continuing to employ someone who violated policy. Mr. Walters pointed out even if Mr. Mossing did not go by the evidence before him, the Board made a motion at the last meeting, that there could not be any full-time employees that lived in the District and the bottom line was there were still people that lived in the District that were full-time employees.

Audience Comments

This Portion of the Transcript was Verbatim at the Request of the Board.

Mr. Carter: Mr. Scott Carter of 825 Manns Harbor Drive. At the last meeting, Supervisor Nargi said that he would not resign, because he did not do any of the things that people were claiming that he did. However, we have in writing that our District Counsel resigned because of

the actions of Supervisor Nargi. It had nothing to do with Mr. Cohen, as he seems competent. GMS resigned because of Supervisor Nargi and now we're back into a situation, where we have to hire a company without an RFP or we have to close down the Clubhouse or get Paychex involved, to get employees in here. Furthermore, there is written, proven evidence, that you knew that the proposal for the roofing contractor, did not have warrantable roofing materials, in March. We had had meetings in April and May and you pushed it through to the June meeting, to approve that contract. You did not once, bring it up to any other Board Member, that you had been notified that those were not coastal rated. So, for that, I ask you to resign.

Mr. Newman: Mr. Rocky Newman of 5618 Seagrass Place. This is for Darrin. Darrin, in any organization management structure, there's a reporting hierarchy and then the Board of Directors, which represent us, the residents or property owners, don't oversee you. They represent us. They provide long term direction and strategy to what you do and yet somehow Mark's actions, made it through at least three levels of your management and didn't get caught. In addition, the information that was provided to the Board, to help make those long-term decisions, was faulty. You know it, we know it. You don't want to fire Mark, because if you fire Mark, you're basically admitting that he did something wrong and you're opening yourself up for the biggest lawsuit that you've seen in a long time. We're not stupid, okay? So, do the right thing. As far as the last few seconds, when you ask the Board, if you would certainly be open to them recommending to you to get rid of Mr. Isley, that takes you off the hook. Okay? We're not stupid on that either and yet then you turn around when they say, *"Why don't you do it?"* Well, it's a personnel issue. You can't have it both ways. Those are in direct contradiction to each other.

Mr. Gibson: Mr. Kevin Gibson, HOA President of Bay Breeze. A couple words that were shared today, *"Moving forward."* I don't feel that we're moving forward, the past couple of months and I feel pretty sad. A bomb was dropped at the June meeting. I'll use Dean's words, *"Backed into the corner."* Rizzetta told me outside that you guys are backed into a corner. We have companies that will not bid here, they'll run away. I've talked to three management companies over in Bay Breeze. They want nothing to do with this outfit. Let's get our poop in a group. Sorry, Steve, with all respect, we're not moving forward since you've been on the Board. Tim, you dropped a bomb in June and this is what you got. Mark my word. I'm a gambling man, but we're going to be spending $200,000 more, to get out of all of this, for just one vendor. Think about it, people. It's shocking. We can't find anyone to bid. I'm sad. I'm sick. We went backwards

so much, it's going to take years. Please, let's get this figured out. Get this nightmare over. Thank you.

Mr. Raver: Bruce Raver, 5413 Merritt Island Drive. Mr. Finley, I would just like to remind you that we are not cronies. We're not anything other than taxpayers, looking to see where our money has gone to. Right now, it's going in a bad place. It's being spent in situations that you're not even in control of, the lighthouse, other things. You've been fed that information. I don't know if you're not looking at all of the stuff that's out there. I understand you're not big into Facebook and that's fine. But that's how the rest of the community is learning about this stuff. So, please keep it professional. We're not cronies. We're not anything other than taxpayers looking to be protected.

Mr. Finley: We are all taxpayers sitting up here too.

Mr. Russell: I'm Mr. Gene Russell of 624 Balibay Drive. I've had time to reflect on the last meeting and I came at the last meeting from a professional standpoint, from 38 years of managing large organizations. The one thing that is kind of a stark reminder, nobody's taking accountability. Somebody has to be accountable for what happened, where we ended up tonight. We're looking at $300,000 more dollars. We're looking at trying to put together something for amenities and everything else, in a short amount of time. We're going to have to figure out what to do with the lifeguards. Somebody is going to need to be accountable. I'm looking at you two, again from a professional standpoint, of running organizations. Announcing an RFP in that situation, is abysmal. You've put us in this situation as residents. If you had a beef with District Counsel or with GMS, which we do, I don't dismiss the fact that there is an employee who shouldn't be working there. So, they're going to have to take accountability for that as well. But if you had all of that, why not sit down with them man to man, have this discussion, give them the ability to sit back and say, *"Okay, you have 30 to 60 or 90 days to fix*" whatever Tim had a problem with. But what you ended up doing, you threw this on the residents. You threw it in our faces. Now we got to deal with whether this Clubhouse gets closed, whether we're represented right and that is nothing at all, because I've heard nothing but great things about you and I can't imagine being in your situation. You shouldn't have been put in that. If you were going to be hired 90 days from now, that would have been fine. But there was a right way to do it and you did it the wrong way and to me, you're accountable. So, you should take that responsibility and resign.

Ms. Clay: I'm Evelyn Clay and I live at 513 Islebay Drive. I'm frustrated, because as I said last meeting, I think everybody should be gone. That's not an option. We need somebody here. I've seen two of you take responsibility and I appreciate that. You lost me when I got that email the morning of the meeting, when you said, *"Not my problem."* I have a real problem with somebody not being honorable. You and I spend a lot of time talking to one another and I really wanted so badly to be in your camp. I tell you, when you say something like, *"Not my problem,"* it's everybody else's problem now. Isn't it? What you have accomplished here is taking down this community. You burned it down. You did that. You and these other two. That's not acceptable. I want to see some accountability on this side, such as for the $180,000 monument. It is unbelievable that you all haven't questioned these things. It starts at the head, Darrin.

Ms. Caputo: Ms. Stephanie Caputo of 412 Manns Harbor Drive. I'm usually on Facebook and I'm not one to come up. Maybe you guys should make a motion to not go out for an RFP, unless you have three bids, because you guys bid on one for the roof and look where that got us. Also, Hannah made a great profit for you guys with the daycare and now Rizzetta is coming in, again, without going out for RFP. You're just taking their word for it and we're going to hire them for so many days. The lifeguards, these kids live here, are going to be fired and you're going to have to bring in outside lifeguards. Mario was a great asset for us and he was let go. I know you say he resigned, but he did not. He was let go, because of issues with Kelly and whatnot. But I feel like there's a lot of things that you're just voting on, without going through the right process. A lot of you guys work for the government. You also have RFPs, not just one. You're like, *"Okay, let's hire them."* No. People bid for work, and you guys are not doing that here. So that's just my little bit.

Mr. Leventry: Just to alleviate a little bit of concern, we did not vote for Rizzetta to take on the amenities, which would be all of those employees. We actually voted to send that out for RFP and we're going to do an interim band-aid to keep all of the employees.

Ms. Caputo: But these people have families. Like, Jen has families. Workers Compensation is not going to be enough for her. I'm just putting that out there.

Mr. Leventry: I get it, 100%.

Ms. Caputo: Paychex is not going to pay for her kids to have health insurance.

Mr. Leventry: We shouldn't either.

Ms. Hawaida: I'm Hawaida. I was coming here about Pond #33. I didn't know about all of the management stuff, but I'm glad I heard about it tonight. I just wanted to make sure that you guys have the authority to approve that contract to clean it up. Because when I read the amendment, it mentioned that you guys were changing it from a dry pond to a retention pond, but in the public urban plan design, it does not say that that's what it's supposed to be. It's supposed to be a dry pond. So, considering all of the money that you guys might have to spend right now, adding a $10,000 bill to our expenses, is not right, when I don't even think that you guys can change the status of that pond on your own.

Mr. Leventry: The contract does not change the status. The contract is just to clean it.

Ms. Hawaida: I read the contract. It stipulates that this was Phase 1 of many phases to convert it to a retention pond. If we're going to be taking on all these new expenses, that may be a $10,000 bill on a pond that you may or may not have authority to change the status of, based on what I saw on county records, what the definition of a dry pond was supposed to be. So, I'm just putting that out there, not about the management.

Ms. Volbrecht: Hi. I'm Ms. Michelle Volbrecht of 5213 Wishing Arts Drive. Just a note on the pond. It is a sump pond on file with Hillsborough County. It is legally supposed to be a pond. We're not trying to create drama. It is just for informational purposes. It really was a pond when we took it over from Park Square. In addition, I would like to clarify, we should have money and funds leftover from the conveyance from Park Square, to pay for the clean out of the pond. It is upon us to do the due diligence and find out why we do not have conveyance funds anymore. In addition, there are other items that need to be completed that were promised, with all of the meetings that took place, with our engineers, with the attorney, with Mr. Sang Lee, and they need to be looked into. In addition, I do not care about the drama in this neighborhood, but I do wish Andy would revisit the discussion that Ms. Michelle Reiss presented before, that all Board Members, please refrain from using CDD conversations on Facebook at this time, until the ethics investigation takes place, to keep this community healing and moving forward and neutral during this process and not scare away any more vendors from not wanting to bid on this community. I personally sat down with Mr. Bill Rizzetta years ago when we moved here. So, please, let's not go backwards. Let's move forward. We need to heal. Let the ethics investigation take place. Darrin, that's on you and taking care of what you're supposed to do with your own employee. But here we are today. I have spent countless hours telling you that the pond needed

to be looked into and it took a neighbor telling you that it needed to get looked into, to be brought back to the Board today. That is utterly disrespectful for those of us who presented it to you. Thank you.

Mr. Paffrath: Mr. Jeff Paffrath of 5412 Tybee Island Drive. I haven't seen a lot of moving forward and I think that we need to move forward. We need to have a solution, but we also have to have three good bids for the management contract, three good bids for the roof, make decisions on that and do something in the short term to keep it open, because you can't close the Clubhouse. The residents and kids use it regularly. So, I wouldn't close it. Whatever you have to do to make it work temporarily, is fine, but don't rush into a bid on the management contract. Just get three good bids. If you have to pay someone more in the short term to keep it open, I think it's well worth it. It's a beautiful place. The same thing with the roof. Control the damage, but definitely have three good bids and don't override the process for any, *"Emergency."*

Mr. Lockom: Mr. Steve Lockom of 5217 Brighton Shore Drive. The conversation tonight was just disgusting. Personally attacking other Board Members and staff and convicting them, is just opening us up for a lawsuit. I'm tired of hearing Mr. Dean Walters say how Mark is guilty, because he did A, B, C, D and E and Dan just goes along with it and it is disgusting. This is dividing the community apart. Secondly, if you look at the contract that was signed with the amenities with GMS, under termination by contractor, *"Contractors shall have the right to terminate this agreement with 45 days written notice to the District, stating a failure of the District performed in accordance with the terms of this agreement, provided however, that the District shall be provided a reasonable opportunity to cure any failure under this agreement.*" So quite frankly, if GMS walked away from it without doing that, they don't have a right to do that. You can sue them. So, hold GMS accountable to their contract for once and then you can put out a proper RFP and three months down the road when we got that done, if GMS doesn't want to bid on that, they won't bid on it. But this nonsense between the five of you, including the Chairman who signed this contract, is incredibly ignorant, unprofessional, and none of you quite frankly deserve to be on the Board. For crying out loud, this isn't that hard. Thank you very much for your attention.

Mr. Nargi: Are they required to hold us to their contract?

Mr. Cohen: I have to look at their contract.

Mr. Nargi: Can you bring that back to us or at least tell us in an email, so we know ahead of time?

Mr. Cohen: Absolutely. I already made a note of it.

Mr. Finley: That was the point I was trying to make earlier. I just didn't articulate it correctly.

SIXTH ORDER OF BUSINESS **Next Board Meeting is Scheduled for August 21, 2025 at 6:00 p.m.**

The next Board meeting was scheduled for August 21, 2025.

SEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Nargi seconded by Mr. Walters with all in favor the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION VI
Subsection C

Harbor Bay
Community Development District
Check Register Summary & ACH Debit Summary
July 1, 2025 through July 31, 2025

Fund	Date	Check #'s/Vendor		Amount
		Check Register		
General Fund- BankUnited				
	07/08/25	6645-6666	$	71,837.44
	07/18/25	6667-6681	$	222,407.99
	07/25/25	6682-6687	$	12,057.84
		Subtotal General Fund	$	306,303.27
Mira Bay Fund- BankUnited				
	07/08/25	5621-5632	$	6,415.46
	07/18/25	5633-5638	$	39,919.46
	07/25/25	5639-5641	$	1,321.64
		Subtotal Mira Bay Fund	$	47,656.56
Evergreen Fund- BankUnited				
	07/08/25	5171-5172	$	2,160.00
	07/25/25	5173	$	280.00
		Subtotal Evergreen Fund	$	2,440.00
Capital Reserve Fund- BankUnited				
	07/08/25	5061-5062	$	36,650.00
	07/18/25	5063	$	15,000.00
		Subtotal Capital Reserve Fund	$	51,650.00
Total Check Register			**$**	**408,049.83**

*** CHECK NOS. 006645-006687 HARBOR BAY-GENERAL FUND
BANK A GENERAL FUND BU

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/08/25	00050	7/03/25	I6870	202507	320	53900-46215				*	6,907.10		
			GRUNDFOS / BUSS FUSES										
		7/03/25	I6871	202507	320	53900-46215				*	10,714.70		
			GRUNDFOS INSTALLATION										
									ACCURATE DRILLING SOLUTIONS			17,621.80	006645
7/08/25	00219	6/25/25	LTAM1085	202506	330	57200-51215				*	152.96		
			SUPPLIES										
		7/02/25	LTAM1086	202507	330	57200-51215				*	152.96		
			SUPPLIES										
									ALSCO			305.92	006646
7/08/25	00207	6/30/25	33825	202506	320	53900-45400				*	3,075.00		
			POND TREATMENT										
									BLUE WATER AQUATICS, INC.			3,075.00	006647
7/08/25	00074	6/27/25	25-01835	202506	310	51300-48000				*	83.13		
			LEGAL ADVERTISING										
									BUSINESS OBSERVER			83.13	006648
7/08/25	00046	6/26/25	42350937	202506	330	57200-51210				*	728.69		
			SUPPLIES										
		7/03/25	42359490	202507	330	57200-51210				*	728.69		
			SUPPLIES										
									CINTAS			1,457.38	006649
7/08/25	00117	5/31/25	314	202505	320	53900-46000				*	2,200.00		
			PRESSURE WASH CONTRACT										
									CORE PRESSURE & SEALING			2,200.00	006650
7/08/25	00170	6/30/25	4833413	202506	330	57200-44000				*	69.00		
			CULLIGAN WS 12000										
									CULLIGAN WATER			69.00	006651
7/08/25	00213	6/30/25	92741	202506	330	57200-46016				*	1,416.50		
			COURT MAINTENANCE										
									DESPARD RACQUET SPORTS			1,416.50	006652
7/08/25	00118	7/02/25	AR135697	202507	330	57200-42500				*	563.88		
			KYOCERA CONTRACT										
									DEX IMAGING			563.88	006653
7/08/25	00005	7/01/25	757234	202508	320	53800-34500				*	18,417.33		
			GATE ACCESS SECURITY										
									ENVERA			18,417.33	006654

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/08/25	00077	6/26/25	01194703	202506	330	57200-45310				*	2,385.00		
			IMPELLER / DIFFUSER PARTS										
		7/01/25	01194712	202507	330	57200-45310				*	461.84		
			MOTOR STARTER RPR										
									FLA POOLS, INC			2,846.84	006655
7/08/25	00009	6/25/25	3850J25	202507	330	57200-41000				*	2,444.38		
			INTERNET										
									FRONTIER			2,444.38	006656
7/08/25	00006	7/03/25	7069013	202507	330	57200-45310				*	395.20		
			ORDER 4814112										
									HAWKINS, INC.			395.20	006657
7/08/25	00139	6/19/25	JUNE0674	202506	320	53900-46208				*	4,500.00		
			CLUBHOUSE AREA										
		6/24/25	JUNE0674	202506	320	53900-46202				*	2,500.00		
			PALM REMOVAL										
		6/30/25	JUNE0675	202506	320	53900-46202				*	1,800.00		
			PALM REMOVAL										
									LEE TE KIM LAWN CARE & NURSERY			8,800.00	006658
7/08/25	00130	7/08/25	26	202507	310	51300-31100				*	4,600.00		
			DOCK/LIFT										
		7/08/25	26	202507	310	51300-31101				*	300.00		
			PICKLEBALL										
		7/08/25	26	202507	310	51300-31102				*	1,120.00		
			ROADWAY										
									LIGHTHOUSE ENGINEERING INC			6,020.00	006659
7/08/25	00142	4/29/25	MR042920	202504	310	51300-11000				*	200.00		
			BUDGET WORKSHOP										
		5/15/25	MR051520	202505	310	51300-11000				*	200.00		
			BOS 5/15										
									MICHAEL RODRIGUEZ			400.00	006660
7/08/25	00171	6/24/25	246098	202506	330	57200-46100				*	145.00		
			MAINT FEE										
		6/30/25	246138	202506	330	57200-46100				*	862.65		
			STEPMILL RPR										
		6/30/25	246139	202506	330	57200-46100				*	1,406.95		
			TREADMILL RPR										
									PHENOMENAL EXERCISE EQUIPMENT			2,414.60	006661
7/08/25	00003	4/18/25	71541897	202504	330	57200-46008				*	500.00		
			SAFTEY INSPECTION										

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/01/25	81069476	202507	330-57200-46008				*	263.00		
			MAINT									
								SCHINDLER ELEVATOR CORPORATION			763.00	006662
7/08/25	00021	6/29/25	44385-06	202506	310-51300-48000				*	431.00		
			ADVERTISING									
								TIMES PUBLISHING COMPANY			431.00	006663
7/08/25	00233	6/26/25	0320749-	202506	330-57200-45310				*	992.50		
			POOL SUPPLIES									
		7/03/25	1320985	202507	330-57200-45310				*	665.00		
			POOL SUPPLIES									
								TRIANGLE POOL SERVICES			1,657.50	006664
7/08/25	00104	7/01/25	47674	202507	310-51300-35100				*	200.00		
			APP HOSTING									
								VENTURESIN.COM, INC.			200.00	006665
7/08/25	00060	6/23/25	81402	202506	330-57200-46006				*	254.98		
			ALGAE BLASTER									
								WELCH TENNIS COURTS, INC.			254.98	006666
7/18/25	00227	5/04/25	12303	202505	320-53900-45300				*	2,473.76		
			SIDE POND FOUNTAIN									
		7/15/25	12431	202507	330-57200-46005				*	1,790.01		
			BOAT LIFT ELECTRICAL RPRS									
								ADVANCED ENERGY SOLUTIONS OF AMERIC			4,263.77	006667
7/18/25	00184	6/30/25	33484	202506	310-51300-31500				*	24,843.42		
			LEGAL FEES									
								APPLETON REISS, PLLC			24,843.42	006668
7/18/25	00074	7/11/25	25-01964	202507	310-51300-48000				*	70.00		
			LEGAL ADVERTISING									
								BUSINESS OBSERVER			70.00	006669
7/18/25	00046	7/10/25	42365153	202507	330-57200-51210				*	1,258.59		
			SUPPLIES									
								CINTAS			1,258.59	006670
7/18/25	00213	7/14/25	92742	202507	330-57200-46016				*	1,416.50		
			COURT MAINTENANCE									
								DESPARD RACQUET SPORTS			1,416.50	006671
7/18/25	00210	6/30/25	PAR-0331	202506	330-57200-51300				*	2,660.00		
			PET WASTE STATION SRVC									
								DOODYCALLS OF PARRISH FL			2,660.00	006672

*** CHECK NOS. 006645-006687 HARBOR BAY-GENERAL FUND
BANK A GENERAL FUND BU

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/18/25	00077	7/14/25	01194727	202507	330-57200-45310				*	675.00		
			CHANGE OUT HP MOTOR									
								FLA POOLS, INC			675.00	006673
7/18/25	00040	7/08/25	56	202507	310-51300-34000				*	10,158.33		
			MGMT FEES JULY25									
		7/08/25	56	202507	310-51300-34010				*	4,571.25		
			MGMT FEES JULY25									
		7/08/25	56	202507	310-51300-35100				*	541.67		
			WEBSITE MAINT JULY25									
		7/08/25	56	202507	310-51300-31300				*	441.67		
			DISSSEMINATION AGENT JULY									
		7/08/25	56	202507	330-57200-51200				*	9,053.00		
			JANITORIAL JULY25									
		7/08/25	56	202507	320-57200-12000				*	31,699.08		
			ONSITE STAFFING JULY25									
		7/08/25	56	202507	330-57200-12100				*	3,185.25		
			LIFEGUARDS JULY25									
		7/08/25	56	202507	310-51300-49000				*	64.00		
			STORAGE									
		7/08/25	56	202507	310-51300-42500				*	98.25		
			PRINTING									
								GOVERNMENTAL MANAGEMENT SERVICES-TP			59,812.50	006674
7/18/25	00075	7/03/25	7282	202507	330-57200-46005				*	1,740.00		
			LIGHT INSTALL									
								L.K. INDUSTRIAL SERVICE			1,740.00	006675
7/18/25	00139	11/21/24	NOV06634	202411	320-53900-46208				*	800.00		
			REMOVE SCREW PINE									
		6/12/25	JUNE0674	202506	320-53900-46208				*	4,500.00		
			HWY 41 DRAIN CLEANOUT									
		6/12/25	JUNE0674	202506	320-53900-46202				*	1,800.00		
			PALM REMOVAL									
		6/18/25	JUNE0674	202506	320-53900-46206				*	41,250.00		
			MULCH 50% DEPOSIT									
		6/30/25	JUNE0674	202506	320-53900-46200				*	39,083.33		
			LANDSCAPE MAINT									
		6/30/25	JUNE0674	202506	320-53900-46207				*	2,083.33		
			LANDSCAPE MAINT									
		6/30/25	JUNE0675	202506	320-53900-46205				*	5,000.00		
			IRRIGATION MGMT/MAINT JUN									
		6/30/25	JUNE0675	202506	320-53900-46201				*	22,800.00		
			TURFGRASS MGMT JUNE25									
		6/30/25	JUNE0675	202506	320-53900-46211				*	500.00		
			WATER USE PERMIT REPORTIN									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/04/25	JULY0675	202507	320-53900-46205			*	260.00		
			IRRIGATION RPRS								
		7/08/25	JULY0676	202507	320-53900-46200			*	2,400.00		
			REMOVE 2 SCREW PINES								
		7/08/25	JULY0676	202507	320-53900-46208			*	700.00		
			SMOOTHING DIVOTS OUT								
							LEE TE KIM LAWN CARE & NURSERY			121,176.66	006676
7/18/25	00171	7/14/25	246160	202507	330-57200-46100			*	145.00		
			MAINTENANCE FEE								
							PHENOMENAL EXERCISE EQUIPMENT			145.00	006677
7/18/25	00017	6/17/25	0696-001	202507	320-53100-43004			*	1,464.53		
			WASTE CONTAINERS								
							REPUBLIC SERVICES #696			1,464.53	006678
7/18/25	00007	7/15/25	1744290J	202507	330-57200-43510			*	337.57		
			PEST CONTROL								
							TERMINIX PROCESSING CENTER			337.57	006679
7/18/25	00021	7/16/25	46397-07	202507	310-51300-48000			*	1,681.00		
			BUDGET ASSESSMENTS								
							TIMES PUBLISHING COMPANY			1,681.00	006680
7/18/25	00233	7/10/25	00011254	202507	330-57200-45310			*	280.00		
			LIQUID CHLORINE								
		7/17/25	00001146	202507	330-57200-45310			*	583.45		
			POOL SUPPLIES								
							TRIANGLE POOL SERVICES			863.45	006681
7/25/25	00219	7/16/25	LTAM1088	202507	330-57200-51215			*	152.96		
			SUPPLIES								
							ALSCO			152.96	006682
7/25/25	00196	7/21/25	40008928	202507	330-57200-54000			*	3,250.00		
			SPRINKLER SERVICE RPRS								
		7/21/25	40009012	202507	330-57200-54000			*	830.00		
			ALARM SYSTEMS EMERG. CALL								
							CENTURY FIRE PROTECTION, LLC			4,080.00	006683
7/25/25	00046	7/17/25	42372457	202507	330-57200-51210			*	728.69		
			SUPPLIES								
							CINTAS			728.69	006684
7/25/25	00139	7/22/25	JULY0676	202507	320-53900-46207			*	6,000.00		
			SEASONAL PLANT INSTALL								
							LEE TE KIM LAWN CARE & NURSERY			6,000.00	006685

*** CHECK NOS. 006645-006687 HARBOR BAY-GENERAL FUND
BANK A GENERAL FUND BU

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/25	00226	3/15/25	INVP-962 SIGNS	202503	330-57200-46004				*	686.19		
								SIGNARAMA			686.19	006686
7/25/25	00021	7/23/25	46371-07 LEGAL ADVERTISING	202503	310-51300-48000				*	410.00		
								TIMES PUBLISHING COMPANY			410.00	006687

TOTAL FOR BANK A 306,303.27

TOTAL FOR REGISTER 306,303.27

SECTION VI
Subsection D

Harbor Bay

Community Development District

Unaudited Financial Reporting

July 31, 2025

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Harbor Bay
Community Development District
Balance Sheet
July 31, 2025

	Governmental Fund Types					Total
	General Fund	*Mira Bay Fund*	*Evergreen Fund*	*Capital Reserve*	*Debt Service*	*Governmental Funds*
Assets						
Cash	$45,076	$84,293	$16,539	$25,040	---	$170,948
Due from Other Funds	$436,875	---	---	---	$18,200	$455,075
Due from Mira Bay Fund	$3,466	---	---	---	---	$3,466
Due from Evergreen Fund	$1,582	---	---	---	---	$1,582
Due from Other	$2,764	---	---	---	---	$2,764
Inventory:						
Outfitters	---	$4,265	---	---	---	$4,265
Café	---	$3,401	---	---	---	$3,401
Beverage	---	$17,404	---	---	---	$17,404
Supplies	---	$2,507	---	---	---	$2,507
Investments:						
FL FIT	$943,561	---	$204,771	$2,845,608	---	$3,993,941
Series 2019A:						
Reserve	---	---	---	---	$931,008	$931,008
Revenue	---	---	---	---	$483,222	$483,222
Prepayment A-1	---	---	---	---	$426	$426
Prepayment A-2 Area 1	---	---	---	---	$523	$523
Prepayment A-2 Area 2	---	---	---	---	$208	$208
Prepaid Expenses	$48,353	$1,669	---	---	---	$50,022
Total Assets	**$1,481,677**	**$113,538**	**$221,310**	**$2,870,648**	**$1,433,587**	**$6,120,760**
Liabilities						
Accounts Payable	$101,526	$11,143	$2,160	$67,000	---	$181,829
Accrued Expenses	$117,269	---	---	---	---	$117,269
Due to General Fund	---	$3,466	$1,582	$436,875	---	$441,922
Due to Debt Service	$18,200	---	---	---	---	$18,200
Sales Tax Payable	---	$2,045	---	---	---	$2,045
Deposits	---	$100	---	---	---	$100
Fund Equity						
Fund Balances						
Nonspendable- Prepaid	$48,353	$1,669	---	---	---	$50,022
Nonspendable- Reserved	$551,647	---	---	---	---	$551,647
Restricted for Debt Service	---	---	---	---	$1,433,587	$1,433,587
Restricted for Capital Reserve	---	---	---	$2,366,773	---	$2,366,773
Unassigned	$644,681	$95,116	$217,568	---	---	$957,365
Total Liabilities, Fund Equity, Other	**$1,481,677**	**$113,538**	**$221,310**	**$2,870,648**	**$1,433,587**	**$6,120,760**

Harbor Bay

Community Development District

General Fund

Statement of Revenues & Expenditures

For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actuals Thru 7/31/25	Variance
Special Assessments- Tax Roll	$ 4,307,805	$ 4,307,805	$ 4,318,048	$ 10,243
Interest Income	$ 82,000	$ 68,333	$ 66,300	$ (2,033)
Miscellaneous Income	$ 15,000	$ 12,500	$ 27,831	$ 15,331
Total Revenue	**$ 4,404,805**	**$ 4,388,638**	**$ 4,412,179**	**$ 23,541**
Expenditures				
Administrative				
Supervisor Fees	$ 13,000	$ 10,833	$ 10,600	$ 233
District Management	$ 121,900	$ 101,583	$ 101,583	$ 0
District Engineer	$ 115,000	$ 95,833	$ 41,263	$ 54,571
District Engineer-Special	$ -	$ -	$ 44,063	$ (44,063)
Disclosure Report	$ 5,300	$ 4,417	$ 4,917	$ (500)
Trustee Fees	$ 7,100	$ 5,917	$ 5,837	$ 80
Financial & Revenue Collection	$ 9,143	$ 7,619	$ 7,619	$ (0)
Accounting Services	$ 54,855	$ 45,713	$ 45,713	$ -
Auditing Services	$ 4,800	$ 4,700	$ 4,700	$ -
Arbitrage Rebate Calculation	$ 650	$ 542	$ -	$ 542
Miscellaneous Mailings	$ 700	$ 583	$ 2,910	$ (2,326)
Public Officials Liability Insurance	$ 6,224	$ 5,187	$ 5,263	$ (76)
Legal Advertising	$ 7,000	$ 5,833	$ 6,500	$ (667)
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -
Miscellaneous Fees	$ 1,000	$ 833	$ 1,925	$ (1,091)
Property Taxes	$ 4,500	$ 4,500	$ 3,799	$ 701
Website Hosting, Maintenance, & Backup	$ 8,930	$ 7,442	$ 7,447	$ (5)
District Counsel	$ 140,000	$ 116,667	$ 130,384	$ (13,717)
District Counsel-Special Counsel	$ 7,000	$ 5,833	$ 14,279	$ (8,445)
Administration Subtotal	**$ 507,277**	**$ 424,210**	**$ 438,974**	**$ (14,764)**
Field Operations				
Security Services				
Security Operations (Remote Security)	$ 202,386	$ 168,655	$ 174,302	$ (5,647)
Utility Services				
Street Lights	$ 150,000	$ 125,000	$ 124,915	$ 85
Utility- Recreation Facilities	$ 115,000	$ 95,833	$ 78,689	$ 17,144
Utility- Guardhouse & Gate Electric	$ 4,000	$ 3,333	$ 2,770	$ 564
Utility- Irrigation	$ 21,000	$ 17,500	$ 19,450	$ (1,950)
Utility- Gas Services	$ 4,000	$ 3,333	$ 5,683	$ (2,350)
Garbage- Recreation Facility	$ 11,500	$ 9,583	$ 12,056	$ (2,473)
Water/Sewer- Amenities	$ 35,000	$ 29,167	$ 18,987	$ 10,180
Water/Sewer- Irrigation	$ 17,500	$ 14,583	$ 14,751	$ (167)
Stormwater Control				
Aquatic Maintenance	$ 35,940	$ 29,950	$ 16,588	$ 13,362
Fountain Maintenance	$ 2,500	$ 2,083	$ 39,043	$ (36,960)
Mitigation Area Monitoring & Maintenance	$ -	$ -	$ 6,544	$ (6,544)
Other Physical Environment				
General Liability & Property Insurance	$ 165,000	$ 137,500	$ 155,932	$ (18,432)
Flood Insurance	$ 7,230	$ 6,025	$ 3,257	$ 2,768
Miscellaneous Maintenance	$ 25,000	$ 20,833	$ 27,000	$ (6,167)
Landscape Maintenance-(Turf Grass)	$ 273,600	$ 228,000	$ 228,000	$ -
Landscape Maintenance-LT Kim	$ 469,000	$ 390,833	$ 390,833	$ 0
Landscape Annuals-LT Kim	$ 25,000	$ 20,833	$ 44,833	$ (24,000)
Landscape Plant Installation-LT Kim	$ 50,000	$ 41,667	$ 34,025	$ 7,642
Landscape Mulch-LT Kim	$ 82,500	$ 68,750	$ 41,250	$ 27,500
Landscape Maintenance-Contingency	$ 100,250	$ 83,542	$ 15,097	$ 68,445
Landscape Irrigation-LT Kim	$ 60,000	$ 50,000	$ 50,000	$ -
Irrigation Repairs & Maintenance	$ 35,000	$ 29,167	$ 41,485	$ (12,318)
Water Management Monitoring & Reporting-LT Kim	$ 6,000	$ 5,000	$ 5,000	$ -
Landscape Replacement- Plants, Shrubs, Trees	$ 50,000	$ 41,667	$ 11,450	$ 30,217
Road & Street Facilities				
Street/Parking Lot Sweeping	$ 15,000	$ 12,500	$ 6,990	$ 5,510
Maintenance (Asphalt & Gate)	$ 15,000	$ 12,500	$ 24,794	$ (12,294)
Field Operations Subtotal	**$ 1,977,406**	**$ 1,647,838**	**$ 1,593,724**	**$ 54,114**

Harbor Bay

Community Development District

General Fund

Statement of Revenues & Expenditures

For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actuals Thru 7/31/25	Variance
Parks & Recreation				
Onsite Staffing/Employment	$ 350,033	$ 291,694	$ 316,961	$ (25,267)
Maintenance Supplies	$ 5,000	$ 4,167	$ 11,631	$ (7,464)
Repairs and Maintenance	$ 25,000	$ 20,833	$ 31,922	$ (11,089)
Janitorial Services	$ 84,554	$ 70,462	$ 90,825	$ (20,363)
Service Truck Repairs & Maintenance (GEM)	$ 1,000	$ 833	$ 1,753	$ (920)
Computer Support/Maintenance	$ -	$ -	$ 3,718	$ (3,718)
Pest Control	$ 14,000	$ 11,667	$ 8,592	$ 3,075
Rentals & Leases	$ -	$ -	$ 800	$ (800)
Cleaning Supplies	$ -	$ -	$ 29,555	$ (29,555)
Pool Operations & Maintenance	$ 60,000	$ 50,000	$ 70,175	$ (20,175)
Pool Amenity Lifeguards	$ 85,877	$ 71,564	$ 31,852	$ 39,712
Facility A/C & Heating Maintenance & Repair	$ 7,350	$ 6,125	$ 12,114	$ (5,989)
Laundry, Towels, Linens	$ -	$ -	$ 6,037	$ (6,037)
Sign Maintenance & Repair	$ 3,090	$ 2,575	$ 5,102	$ (2,527)
Printing Supplies	$ 4,120	$ 3,433	$ 2,036	$ 1,397
Office Supplies	$ 2,000	$ 1,667	$ 6,983	$ (5,316)
Playground Repairs	$ 10,000	$ 8,333	$ 488	$ 7,845
Telephone/Internet- Gate, Boat Lift & Club	$ 38,940	$ 32,450	$ 34,465	$ (2,015)
Boat Lift Sling Repairs & Maintenance	$ 13,000	$ 10,833	$ 12,012	$ (1,178)
Holiday Decorations	$ 20,000	$ 20,000	$ 19,119	$ 881
Tennis Court Maintenance & Supplies	$ 4,600	$ 3,833	$ 9,071	$ (5,238)
Tennis Court Maintenance Personnel	$ 57,730	$ 48,108	$ 30,421	$ 17,688
Refrigeration Equipment Maintenance & Repair	$ -	$ -	$ 3,406	$ (3,406)
Basketball Court Maintenance & Supplies	$ 2,500	$ 2,083	$ 8,914	$ (6,831)
Fitness Equipment Maintenance & Repair	$ -	$ -	$ 10,245	$ (10,245)
Elevator Maintenance	$ 3,156	$ 2,630	$ 5,616	$ (2,986)
Dog Waste Station Supplies	$ 9,800	$ 8,167	$ 25,122	$ (16,956)
Parks & Recreation Subtotal	**$ 801,750**	**$ 671,458**	**$ 788,936**	**$ (117,477)**
Admiral Point Operations				
Pool Operation & Maintenance	$ 8,500	$ 7,083	$ 2,445	$ 4,638
Electric- Amenity Facilities	$ 25,000	$ 20,833	$ 16,153	$ 4,680
Water/Sewer- Amenity Facility	$ 5,000	$ 4,167	$ 5,128	$ (961)
Clubhouse Pest Control	$ 840	$ 700	$ -	$ 700
Dues, License, & Subscriptions	$ 2,130	$ 1,775	$ 1,305	$ 470
Furniture, Fixtures, & Equipment	$ 1,000	$ 833	$ 4,495	$ (3,662)
Total Amenity Center	**$ 42,470**	**$ 35,392**	**$ 29,527**	**$ 5,865**
Contingency & Capital Projects				
Miscellaneous Contingency	$ 100,000	$ 83,333	$ 19,500	$ 63,833
Contingency & Capital Projects Subtotal	**$ 100,000**	**$ 83,333**	**$ 19,500**	**$ 63,833**
Total Expenditures	**$ 3,428,903**	**$ 2,862,232**	**$ 2,870,660**	**$ (8,429)**
Operating Income (Loss)	**$ 975,902**	**$ 1,526,407**	**$ 1,541,519**	**$ 15,112**
Other Sources/(Uses)				
Contributions-Park Square	$ -	$ -	$ 309,480	$ 309,480
Landscape Maintenance-Park Square	$ -	$ -	$ (309,480)	$ 309,480
Interfund Transfer Out - Capital Reserve	$ (755,600)	$ (755,600)	$ (755,600)	$ -
Interfund Transfer Out - Mira Bay Fund	$ (313,265)	$ (313,265)	$ (393,800)	$ (80,535)
Total Other Sources/(Uses)	**$ (1,068,865)**	**$ (1,068,865)**	**$ (1,149,400)**	**$ (80,535)**
Excess Revenues/ (Expenditures)	**$ (92,963)**		**$ 392,119**	
Beginning Fund Balance	**$ 92,963**		**$ 852,563**	
Ending Fund Balance	**$ -**		**$ 1,244,681**	

Harbor Bay
Community Development District
Month by Month- General Fund
For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Special Assessments- Tax Roll	$ -	$ 180,397	$ 2,269,641	$ 1,487,794	$ 128,902	$ 60,151	$ 116,734	$ 32,527	$ 41,172	$ 732	$ -	$ -	$ 4,318,048
Interest Income	$ 4,218	$ 1,804	$ 6,240	$ 11,528	$ 10,662	$ 9,627	$ 7,366	$ 6,286	$ 4,560	$ 4,009	$ -	$ -	$ 66,300
Miscellaneous Income	$ -	$ 2,315	$ 400	$ 2,208	$ -	$ 800	$ 1,200	$ 4,900	$ -	$ 16,009	$ -	$ -	$ 27,831
Total Revenue	**$ 4,218**	**$ 184,516**	**$ 2,276,281**	**$ 1,501,530**	**$ 139,564**	**$ 70,578**	**$ 125,299**	**$ 43,713**	**$ 45,731**	**$ 20,750**	**$ -**	**$ -**	**$ 4,412,179**
Expenditures													
Administrative													
Supervisor Fees	$ 1,000	$ 800	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,800	$ 2,000	$ -	$ -	$ 10,600
District Management	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ 10,158	$ -	$ -	$ 101,583
District Management-Billed at Hourly Rate	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
District Engineer	$ 9,578	$ -	$ 5,100	$ 5,525	$ 3,200	$ 4,000	$ 2,480	$ 3,675	$ 4,600	$ 3,105	$ -	$ -	$ 41,263
District Engineer-Special	$ -	$ -	$ 18,425	$ 1,450	$ 4,368	$ 3,500	$ 1,550	$ 1,025	$ 1,420	$ 12,325	$ -	$ -	$ 44,063
Disclosure Report	$ 942	$ 442	$ 442	$ 442	$ 442	$ 442	$ 442	$ 442	$ 442	$ 442	$ -	$ -	$ 4,917
Trustee Fees	$ 584	$ 584	$ 584	$ 584	$ 584	$ 584	$ 584	$ 584	$ 584	$ 584	$ -	$ -	$ 5,837
Financial & Revenue Collection	$ 762	$ 762	$ 762	$ 762	$ 762	$ 762	$ 762	$ 762	$ 762	$ 762	$ -	$ -	$ 7,619
Accounting Services	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ 4,571	$ -	$ -	$ 45,713
Auditing Services	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,700	$ -	$ -	$ -	$ -	$ -	$ 4,700
Arbitrage Rebate Calculation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Mailings	$ -	$ 150	$ 45	$ 13	$ 465	$ 52	$ 87	$ 15	$ -	$ 2,083	$ -	$ -	$ 2,910
Public Officials Liability Insurance	$ 526	$ 526	$ 526	$ 526	$ 526	$ 526	$ 526	$ 526	$ 526	$ 526	$ -	$ -	$ 5,263
Legal Advertising	$ 195	$ 85	$ 147	$ -	$ 223	$ 63	$ 3,040	$ 72	$ 514	$ 2,161	$ -	$ -	$ 6,500
Dues, Licenses & Fees	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Miscellaneous Fees	$ 238	$ 57	$ -	$ 1,348	$ 60	$ 64	$ 28	$ -	$ 64	$ 64	$ -	$ -	$ 1,925
Property Taxes	$ -	$ -	$ 3,799	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,799
Website Hosting, Maintenance, & Backup	$ 742	$ 742	$ 742	$ 772	$ 742	$ 742	$ 742	$ 742	$ 742	$ 742	$ -	$ -	$ 7,447
District Counsel	$ 10,408	$ 7,491	$ 8,387	$ 10,000	$ 15,345	$ 11,412	$ 12,117	$ 19,513	$ 24,843	$ 10,866	$ -	$ -	$ 130,384
District Counsel	$ 490	$ 350	$ 1,817	$ 375	$ 1,346	$ 7,964	$ 629	$ 140	$ 105	$ 1,063	$ -	$ -	$ 14,279
Administration Subtotal	**$ 40,369**	**$ 26,719**	**$ 56,505**	**$ 37,526**	**$ 43,792**	**$ 45,840**	**$ 42,416**	**$ 43,225**	**$ 51,131**	**$ 51,452**	**$ -**	**$ -**	**$ 438,974**

Harbor Bay
Community Development District
Month by Month- General Fund
For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Field Operations													
Security Services													
Security Operations (Remote Security)	$ 18,760	$ 17,627	$ 18,520	$ 17,447	$ 17,501	$ 17,714	$ 17,501	$ 17,600	$ 17,510	$ 14,125	$ -	$ -	$ 174,302
Utility Services													
Street Lights	$ 12,764	$ 12,764	$ 12,764	$ 12,539	$ 12,539	$ 12,597	$ 12,597	$ 12,597	$ 11,880	$ 11,873	$ -	$ -	$ 124,915
Utility- Recreation Facilities	$ 6,580	$ 6,244	$ 5,016	$ 6,194	$ 5,959	$ 8,317	$ 9,809	$ 9,611	$ 10,196	$ 10,763	$ -	$ -	$ 78,689
Utility- Guardhouse & Gate Electric	$ 215	$ 218	$ 243	$ 264	$ 224	$ 272	$ 288	$ 314	$ 370	$ 364	$ -	$ -	$ 2,770
Utility- Irrigation	$ 1,371	$ 1,954	$ 1,898	$ 2,445	$ 1,787	$ 1,830	$ 1,713	$ 2,406	$ 1,981	$ 2,065	$ -	$ -	$ 19,450
Utility- Gas Services	$ 361	$ 359	$ 337	$ 432	$ 459	$ 452	$ 448	$ 464	$ 482	$ 1,889	$ -	$ -	$ 5,683
Garbage- Recreation Facility	$ 1,060	$ 1,076	$ 1,194	$ 1,212	$ 1,474	$ 1,313	$ 1,771	$ 1,366	$ 1,591	$ -	$ -	$ -	$ 12,056
Water/Sewer- Amenities	$ 1,578	$ 1,834	$ 1,740	$ 1,633	$ 1,848	$ 1,785	$ 2,251	$ 2,360	$ 2,341	$ 1,616	$ -	$ -	$ 18,987
Water/Sewer- Irrigation	$ 1,022	$ 1,636	$ 1,827	$ 2,282	$ 1,711	$ 1,331	$ 1,892	$ 1,734	$ 891	$ 426	$ -	$ -	$ 14,751
Stormwater Control													
Aquatic Maintenance	$ 2,955	$ 2,955	$ 2,955	$ 2,955	$ 1,813	$ -	$ -	$ -	$ 2,955	$ -	$ -	$ -	$ 16,588
Fountain Maintenance	$ 16,682	$ -	$ -	$ 680	$ 4,185	$ 4,968	$ 3,299	$ 3,680	$ 3,075	$ 2,474	$ -	$ -	$ 39,043
Mitigation Area Monitoring & Maintenance	$ -	$ -	$ -	$ -	$ -	$ 245	$ 6,299	$ -	$ -	$ -	$ -	$ -	$ 6,544
Other Physical Environment													
General Liability & Property Insurance	$ 15,490	$ 15,490	$ 15,490	$ 15,490	$ 16,519	$ 15,490	$ 15,490	$ 15,490	$ 15,490	$ 15,490	$ -	$ -	$ 155,932
Flood Insurance	$ 320	$ 320	$ 320	$ 320	$ 320	$ 320	$ 320	$ 320	$ 349	$ 349	$ -	$ -	$ 3,257
Miscellaneous Maintenance	$ 2,000	$ -	$ 2,000	$ 2,500	$ 7,000	$ 2,200	$ 2,200	$ 4,400	$ 4,700	$ -	$ -	$ -	$ 27,000
Landscape Maintenance-(Turf Grass)	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ 22,800	$ -	$ -	$ 228,000
Landscape Maintenance-LT Kim	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ 39,083	$ -	$ -	$ 390,833
Landscape Annuals-LT Kim	$ 8,083	$ 2,083	$ 2,083	$ 6,000	$ 4,167	$ 2,083	$ 2,083	$ 8,083	$ 2,083	$ 8,083	$ -	$ -	$ 44,833
Landscape Plant Installation-LT Kim	$ -	$ 3,000	$ 500	$ -	$ 5,000	$ -	$ 6,375	$ 4,250	$ 6,500	$ 8,400	$ -	$ -	$ 34,025
Landscape Mulch-LT Kim	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,250	$ -	$ -	$ 41,250
Landscape Maintenance-Fertilization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance-Contingency	$ 4,400	$ -	$ -	$ -	$ 5,720	$ -	$ -	$ 4,977	$ -	$ -	$ -	$ -	$ 15,097
Landscape Irrigation-LT Kim	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ -	$ -	$ 50,000
Irrigation Repairs & Maintenance	$ 2,556	$ -	$ -	$ 4,508	$ 2,725	$ -	$ 3,500	$ 6,097	$ 4,218	$ 17,882	$ -	$ -	$ 41,485
Water Management Monitoring & Reporting-LT K	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ -	$ -	$ 5,000
Landscape Replacement- Plants, Shrubs, Trees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,550	$ 7,900	$ -	$ -	$ -	$ 11,450
Road & Street Facilities													
Street/Parking Lot Sweeping	$ -	$ -	$ 2,689	$ 891	$ 889	$ -	$ 901	$ 1,621	$ -	$ -	$ -	$ -	$ 6,990
Maintenance (Asphalt & Gate)	$ -	$ -	$ 14,609	$ -	$ 5,996	$ 1,150	$ -	$ 2,858	$ 181	$ -	$ -	$ -	$ 24,794
Field Operations Subtotal	**$ 163,581**	**$ 134,944**	**$ 151,567**	**$ 145,175**	**$ 165,218**	**$ 139,452**	**$ 156,121**	**$ 171,161**	**$ 162,075**	**$ 204,431**	**$ -**	**$ -**	**$ 1,593,724**

Harbor Bay
Community Development District
Month by Month- General Fund
For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Parks & Recreation													
Onsite Staffing/Employment	$ 31,699	$ 31,669	$ 31,699	$ 31,699	$ 31,699	$ 31,699	$ 31,699	$ 31,699	$ 31,699	$ 31,699	$ -	$ -	$ 316,961
Maintenance Supplies	$ 1,777	$ 2,985	$ 584	$ 1,177	$ 1,262	$ 1,087	$ 659	$ 978	$ 673	$ 449	$ -	$ -	$ 11,631
Repairs and Maintenance	$ 1,519	$ 2,659	$ 722	$ 611	$ 4,331	$ 3,883	$ 7,043	$ 3,124	$ 3,951	$ 4,080	$ -	$ -	$ 31,922
Janitorial Services	$ 9,053	$ 9,053	$ 9,223	$ 9,053	$ 9,053	$ 9,178	$ 9,053	$ 9,053	$ 9,053	$ 9,053	$ -	$ -	$ 90,825
Service Truck Repairs & Maintenance (GEM)	$ 385	$ 395	$ 175	$ -	$ 343	$ 359	$ -	$ 47	$ 49	$ -	$ -	$ -	$ 1,753
Computer Support/Maintenance	$ -	$ -	$ -	$ 450	$ 450	$ 450	$ 2,369	$ -	$ -	$ -	$ -	$ -	$ 3,718
Pest Control	$ -	$ 719	$ 726	$ -	$ 726	$ -	$ 1,306	$ 4,778	$ -	$ 338	$ -	$ -	$ 8,592
Rentals & Leases	$ 69	$ 69	$ 69	$ 248	$ 69	$ 69	$ -	$ 69	$ 69	$ 69	$ -	$ -	$ 800
Cleaning Supplies	$ -	$ 2,607	$ 2,745	$ 2,275	$ 3,730	$ 2,401	$ 3,059	$ 4,171	$ 4,357	$ 4,211	$ -	$ -	$ 29,555
Pool Operations & Maintenance	$ 17,126	$ 2,912	$ 3,024	$ 16,127	$ 6,405	$ 3,791	$ 3,753	$ 3,594	$ 4,717	$ 8,726	$ -	$ -	$ 70,175
Pool Amenity Lifeguards	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ 3,185	$ -	$ -	$ 31,852
Facility A/C & Heating Maintenance & Repair	$ 190	$ -	$ 1,400	$ -	$ -	$ 1,282	$ 7,087	$ -	$ 2,155	$ -	$ -	$ -	$ 12,114
Laundry, Towels, Linens	$ 551	$ 279	$ 414	$ 972	$ 553	$ 461	$ 766	$ 766	$ 616	$ 658	$ -	$ -	$ 6,037
Sign Maintenance & Repair	$ -	$ 1,905	$ -	$ -	$ 496	$ -	$ 221	$ -	$ 1,794	$ 686	$ -	$ -	$ 5,102
Printing Supplies	$ 421	$ -	$ -	$ 286	$ 180	$ -	$ 424	$ 54	$ -	$ 672	$ -	$ -	$ 2,036
Office Supplies	$ -	$ 6,034	$ -	$ -	$ -	$ 600	$ 121	$ 146	$ 58	$ 24	$ -	$ -	$ 6,983
Playground Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,299	$ (811)	$ -	$ -	$ 488
Telephone/Internet- Gate, Boat Lift & Club	$ 3,481	$ 3,508	$ 3,596	$ 3,256	$ 1,047	$ 5,519	$ 1,245	$ 5,744	$ 1,085	$ 5,984	$ -	$ -	$ 34,465
Boat Lift Sling Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ 1,580	$ -	$ 6,902	$ -	$ 3,530	$ -	$ -	$ 12,012
Holiday Decorations	$ 9,000	$ 706	$ 9,311	$ 101	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,119
Tennis Court Maintenance & Supplies	$ 1,478	$ -	$ 468	$ -	$ 642	$ 1,468	$ 2,180	$ 341	$ 1,700	$ 795	$ -	$ -	$ 9,071
Tennis Court Maintenance Personnel	$ 3,170	$ 3,170	$ 2,833	$ 2,833	$ 2,833	$ 2,833	$ 2,833	$ 2,833	$ 4,250	$ 2,833	$ -	$ -	$ 30,421
Equipment Maintenance & Repair	$ 853	$ -	$ 1,352	$ -	$ 400	$ 258	$ 544	$ -	$ -	$ -	$ -	$ -	$ 3,406
Basketball Court Maintenance & Supplies	$ -	$ -	$ -	$ -	$ 4,840	$ -	$ 2,979	$ -	$ 1,095	$ -	$ -	$ -	$ 8,914
Fitness Equipment Maintenance & Repair	$ -	$ 317	$ 563	$ 694	$ 755	$ 662	$ 872	$ 2,054	$ 3,110	$ 1,220	$ -	$ -	$ 10,245
Elevator Maintenance	$ 263	$ 263	$ 263	$ 263	$ 263	$ 2,301	$ 263	$ 263	$ 763	$ 711	$ -	$ -	$ 5,616
Dog Waste Station Supplies	$ -	$ 5,368	$ 2,792	$ -	$ 2,822	$ 5,016	$ 2,850	$ 3,078	$ 246	$ 2,951	$ -	$ -	$ 25,122
Parks & Recreation Subtotal	**$ 84,220**	**$ 77,804**	**$ 75,143**	**$ 73,229**	**$ 76,083**	**$ 78,080**	**$ 84,513**	**$ 82,879**	**$ 75,923**	**$ 81,061**	**$ -**	**$ -**	**$ 788,936**

Harbor Bay
Community Development District
Month by Month- General Fund
For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Admiral Point Operations													
Pool Operation & Maintenance	$ -	$ 1,500	$ 254	$ 122	$ 570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,445
Electric- Amenity Facilities	$ 1,294	$ 1,356	$ 1,579	$ 1,923	$ 1,679	$ 1,890	$ 1,720	$ 1,573	$ 1,560	$ 1,578	$ -	$ -	$ 16,153
Water/Sewer- Amenity Facility	$ 236	$ 359	$ 380	$ 415	$ 519	$ 492	$ 1,317	$ 471	$ 443	$ 496	$ -	$ -	$ 5,128
Clubhouse Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, License, & Subscriptions	$ -	$ -	$ 1,230	$ -	$ -	$ -	$ 75	$ -	$ -	$ -	$ -	$ -	$ 1,305
Furniture, Fixtures, & Equipment	$ 129	$ 1,153	$ -	$ -	$ 1,722	$ -	$ -	$ 1,491	$ -	$ -	$ -	$ -	$ 4,495
Admiral Point Subtotal	**$ 1,659**	**$ 4,368**	**$ 3,444**	**$ 2,460**	**$ 4,490**	**$ 2,382**	**$ 3,112**	**$ 3,535**	**$ 2,004**	**$ 2,073**	**$ -**	**$ -**	**$ 29,527**
Contingency & Capital Projects													
Miscellaneous Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,500	$ -	$ -	$ -	$ -	$ 19,500
Contingency & Capital Projects Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 19,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 19,500**
Total Expenditures	**$ 289,829**	**$ 243,834**	**$ 286,659**	**$ 258,390**	**$ 289,583**	**$ 265,754**	**$ 286,163**	**$ 320,299**	**$ 291,133**	**$ 339,018**	**$ -**	**$ -**	**$ 2,870,660**
Operating Income (Loss)	**$ (285,611)**	**$ (59,318)**	**$ 1,989,622**	**$ 1,243,140**	**$ (150,019)**	**$ (195,175)**	**$(160,863)**	**$(276,586)**	**$ (245,402)**	**$ (318,268)**	**$ -**	**$ -**	**$ 1,541,519**
Other Sources/(Uses)													
Contributions-Park Square	$ 152,431	$ -	$ -	$ -	$ -	$ -	$ -	$ 157,050	$ -	$ -	$ -	$ -	$ 309,480
Landscape Maintenance-Park Square	$ (152,431)	$ -	$ -	$ -	$ -	$ -	$ -	$(157,050)	$ -	$ -	$ -	$ -	$ (309,480)
Interfund Transfer Out- Capital Reserve	$ -	$ -	$ -	$ -	$ (755,600)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (755,600)
Interfund Transfer Out- Mira Bay Fund	$ (64,609)	$(104,596)	$ (54,596)	$ (45,000)	$ (25,000)	$ -	$ -	$ (50,000)	$ (50,000)	$ -	$ -	$ -	$ (393,800)
Total Other Sources/(Uses)	**$ (64,609)**	**$(104,596)**	**$ (54,596)**	**$ (45,000)**	**$ (780,600)**	**$ -**	**$ -**	**$ (50,000)**	**$ (50,000)**	**$ -**	**$ -**	**$ -**	**$ (1,149,400)**
Excess Revenues/ (Expenditures)	**$ (350,221)**	**$(163,914)**	**$ 1,935,027**	**$ 1,198,140**	**$ (930,619)**	**$ (195,175)**	**$(160,863)**	**$(326,586)**	**$ (295,402)**	**$ (318,268)**	**$ -**	**$ -**	**$ 392,119**

Harbor Bay

Community Development District

Mira Bay Fund

Statement of Revenues & Expenditures

For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actuals Thru 7/31/25	Variance
Revenue				
Merchandise Sales	$ 1,200	$ 1,000	$ 8,328	$ 7,328
Programs-Camps	$ 108,000	$ 90,000	$ 52,701	$ (37,299)
Programs-After School Care	$ 20,000	$ 16,667	$ 50,274	$ 33,607
Programs-Youth Other	$ -	$ -	$ 210	$ 210
Event Income	$ -	$ -	$ 1,577	$ 1,577
Sponsorship Income	$ -	$ -	$ 7,600	$ 7,600
Food Sales	$ 128,000	$ 106,667	$ 102,509	$ (4,158)
Beverage Sales	$ 16,480	$ 13,733	$ 8,984	$ (4,750)
Beer Sales	$ 48,410	$ 40,342	$ 32,200	$ (8,142)
Liqour Sales	$ 56,650	$ 47,208	$ 44,794	$ (2,414)
Wine Sales	$ 21,630	$ 18,025	$ 12,641	$ (5,384)
Interest Income	$ 350	$ 292	$ 58	$ (233)
Miscellaneous Income	$ 300	$ 250	$ 671	$ 421
Proximity Card Replacements	$ 6,000	$ 5,000	$ 5,685	$ 685
Gate Strike Income	$ -	$ -	$ 7,840	$ 7,840
Personal Training	$ 35,000	$ 29,167	$ 686	$ (28,481)
Group Exercise	$ 25,000	$ 20,833	$ 595	$ (20,238)
Tennis Lessons	$ 62,500	$ 52,083	$ 275	$ (51,808)
Swim Lessons	$ -	$ -	$ -	$ -
Merchant User Processing Fees	$ -	$ -	$ -	$ -
Facility Rental	$ 37,000	$ 30,833	$ 34,450	$ 3,617
Facility Rental -Bar Services	$ -	$ -	$ 18,797	$ 18,797
Total Revenue	**$ 566,520**	**$ 472,100**	**$ 390,874**	**$ (81,226)**
Expenditures				
General Operating				
Amenities Management	$ 205,739	$ 171,449	$ 260,238	$ (88,788)
F&B Operations	$ 132,114	$ 110,095	$ 111,862	$ (1,767)
Uniforms	$ -	$ -	$ 2,205	$ (2,205)
Postage and Shipping	$ 300	$ 250	$ 194	$ 56
General Liability Insurance	$ 9,869	$ 8,224	$ 8,345	$ (120)
Merchandise Retail	$ 2,000	$ 1,667	$ 7,583	$ (5,916)
Member & Guest Supplies	$ 65,000	$ 54,167	$ 8,760	$ 45,407
Office Supplies	$ 3,500	$ 2,917	$ 4,118	$ (1,201)
Access Cards	$ -	$ -	$ 2,846	$ (2,846)
Furniture, Fixtures, & Equipment	$ 13,000	$ 10,833	$ 6,331	$ 4,502
General Operating	$ -	$ -	$ 9,846	$ (9,846)
Housekeeping Operating	$ -	$ -	$ 27,046	$ (27,046)
Marketing & Promotions	$ 2,000	$ 1,667	$ 935	$ 732
Gate Strikes	$ -	$ -	$ 3,132	$ (3,132)
Employee Recognition	$ -	$ -	$ 1,695	$ (1,695)
Credit Card Processing	$ 19,570	$ 16,308	$ 14,728	$ 1,580
General Operating Subtotal	**$ 453,092**	**$ 377,577**	**$ 469,863**	**$ (92,286)**
Events				
Harvest Fest	$ -	$ -	$ 14,133	$ (14,133)
Winter Wonderland	$ -	$ -	$ 14,845	$ (14,845)
Santa Brunch	$ -	$ -	$ 2,658	$ (2,658)
Eggstravaganza	$ -	$ -	$ 3,784	$ (3,784)
Sunday Market	$ -	$ -	$ 1,233	$ (1,233)
Back to School Bash	$ -	$ -	$ 857	$ (857)
Other Events	$ -	$ -	$ 24,843	$ (24,843)
Program Operating	$ -	$ -	$ 3,782	$ (3,782)
Marketing & Promotions	$ -	$ -	$ 320	$ (320)
Events Subtotal	**$ -**	**$ -**	**$ 66,454**	**$ (66,454)**

Harbor Bay

Community Development District

Mira Bay Fund

Statement of Revenues & Expenditures

For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actuals Thru 7/31/25	Variance
Café				
Marketing & Promotions	$ -	$ -	$ -	$ -
Daily Ops Software	$ 6,000	$ 5,000	$ 3,169	$ 1,831
Café Operating	$ 18,334	$ 15,278	$ 17,632	$ (2,354)
COGS- Food	$ 80,000	$ 66,667	$ 71,826	$ (5,160)
COGS- Beverage	$ 6,562	$ 5,468	$ 6,119	$ (651)
COGS- Beer	$ 18,900	$ 15,750	$ 12,847	$ 2,903
COGS- Liquor	$ 15,296	$ 12,747	$ 20,141	$ (7,395)
COGS- Wine	$ 15,700	$ 13,083	$ 6,014	$ 7,069
COGS- Coffee	$ -	$ -	$ 22,433	$ (22,433)
COGS- Food Loss (Hurricane)	$ -	$ -	$ 1,824	$ (1,824)
Food & Fun Events	$ -	$ -	$ 2,025	$ (2,025)
Continuing Education	$ -	$ -	$ 1,209	$ (1,209)
Dues and Licenses	$ -	$ -	$ 1,959	$ (1,959)
Café Subtotal	**$ 160,792**	**$ 133,993**	**$ 167,199**	**$ (33,206)**
Programs				
After School Program	$ 90,000	$ 75,000	$ 2,743	$ 72,257
Camps	$ 20,000	$ 16,667	$ 9,225	$ 7,442
Youth Programs	$ 66,173	$ 55,144	$ 486	$ 54,658
Marketing & Promotions	$ -	$ -	$ -	$ -
Programs Subtotal	**$ 176,173**	**$ 146,811**	**$ 12,454**	**$ 134,357**
Aquatics				
Marketing & Promotions	$ -	$ -	$ -	$ -
Lifeguard Supplies	$ -	$ -	$ 2,463	$ (2,463)
Continuing Education-CPR	$ -	$ -	$ 178	$ (178)
Aquatics Subtotal	**$ -**	**$ -**	**$ 2,641**	**$ (2,641)**
On-Site Instruction				
Marketing & Promotions	$ -	$ -	$ -	$ -
Tennis Commissions	$ 43,750	$ 36,458	$ -	$ 36,458
Personal Training Commissions	$ 26,000	$ 21,667	$ -	$ 21,667
Swim Lesson Commissions	$ -	$ -	$ -	$ -
Group Fitness Commissions	$ -	$ -	$ -	$ -
On-Site Instruction Subtotal	**$ 69,750**	**$ 58,125**	**$ -**	**$ 58,125**
Rentals				
Bartending Events	$ -	$ -	$ 8,292	$ (8,292)
Rentals Subtotal	**$ -**	**$ -**	**$ 8,292**	**$ (8,292)**
Total Expenditures	**$ 859,807**	**$ 716,506**	**$ 726,902**	**$ (10,396)**
Operating Income (Loss)	**$ (293,287)**	**$ (244,406)**	**$ (336,028)**	**$ (91,622)**
Other Sources/(Uses)				
Interfund Transfer In- General Fund	$ 293,287	$ 293,287	$ 393,800	$ 100,513
Total Other Sources/(Uses)	**$ 293,287**	**$ 293,287**	**$ 393,800**	**$ 100,513**
Excess Revenues/ (Expenditures)	**$ -**		**$ 57,773**	
Beginning Fund Balance	**$ -**		**$ 39,012**	
Ending Fund Balance	**$ -**		**$ 96,785**	

Harbor Bay
Community Development District
Month by Month- Mira Bay Fund
For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenue													
Merchandise Sales	$ 48	$ 150	$ 959	$ 367	$ 2,238	$ 1,614	$ 980	$ 663	$ 824	$ 486	$ -	$ -	$ 8,328
Programs-Camps	$ -	$ -	$ 3,082	$ -	$ -	$ -	$ 810	$ 6,185	$ 21,989	$ 20,635	$ -	$ -	$ 52,701
Programs-After School Care	$ 5,446	$ 6,820	$ 5,810	$ 10,175	$ 7,780	$ 4,585	$ 5,048	$ 4,610	$ -	$ -	$ -	$ -	$ 50,274
Programs-Youth Other	$ -	$ 210	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210
Events	$ -	$ -	$ 1,577	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,577
Sponsorship Income	$ -	$ -	$ -	$ 1,075	$ 500	$ 2,585	$ 2,940	$ 500	$ -	$ -	$ -	$ -	$ 7,600
Food Sales	$ 4,077	$ 7,883	$ 3,796	$ 4,867	$ 8,742	$ 12,680	$ 14,247	$ 13,792	$ 15,295	$ 17,129	$ -	$ -	$ 102,509
Beverage Sales	$ 589	$ 774	$ 450	$ 459	$ 642	$ 952	$ 1,017	$ 1,252	$ 1,397	$ 1,451	$ -	$ -	$ 8,984
Beer Sales	$ 1,449	$ 3,567	$ 1,612	$ 1,316	$ 2,539	$ 4,500	$ 5,091	$ 4,381	$ 3,797	$ 3,949	$ -	$ -	$ 32,200
Liqour Sales	$ 2,654	$ 7,705	$ 4,014	$ 1,654	$ 2,434	$ 5,934	$ 4,639	$ 4,445	$ 5,036	$ 6,280	$ -	$ -	$ 44,794
Wine Sales	$ 773	$ 1,349	$ 681	$ 758	$ 1,668	$ 1,893	$ 1,686	$ 1,374	$ 1,172	$ 1,289	$ -	$ -	$ 12,641
Interest Income	$ 7	$ 3	$ 6	$ 7	$ 8	$ 5	$ 4	$ 5	$ 8	$ 5	$ -	$ -	$ 58
Miscellaneous Income	$ 41	$ 50	$ 128	$ 25	$ 46	$ 101	$ 30	$ 30	$ 66	$ 154	$ -	$ -	$ 671
Proximity Card Replacements	$ 75	$ 225	$ 150	$ 300	$ 705	$ 630	$ 1,290	$ 1,110	$ 600	$ 600	$ -	$ -	$ 5,685
Personal Training	$ -	$ -	$ -	$ -	$ -	$ -	$ 297	$ 98	$ 174	$ 117	$ -	$ -	$ 686
Group Exercise	$ -	$ -	$ -	$ -	$ -	$ 129	$ -	$ 279	$ 188	$ -	$ -	$ -	$ 595
Tennis Lessons	$ -	$ -	$ -	$ -	$ -	$ -	$ 91	$ 55	$ 99	$ 30	$ -	$ -	$ 275
Swim Lessons	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Strikes	$ -	$ -	$ 51	$ -	$ 51	$ 51	$ 51	$ 1,000	$ 5,638	$ 1,000	$ -	$ -	$ 7,840
Merchant User Processing Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facility Rental	$ 1,285	$ 2,465	$ 2,000	$ 4,579	$ 5,410	$ 5,150	$ 3,716	$ 2,320	$ 5,565	$ 1,960	$ -	$ -	$ 34,450
Facility Rental-Bar Services	$ 793	$ 2,946	$ 1,132	$ 3,215	$ 61	$ 641	$ 1,094	$ 945	$ 3,720	$ 4,250	$ -	$ -	$ 18,797
Total Revenue	**$ 17,238**	**$ 34,145**	**$ 25,447**	**$ 28,796**	**$ 32,823**	**$ 41,448**	**$ 43,031**	**$ 43,044**	**$ 65,567**	**$ 59,335**	**$ -**	**$ -**	**$ 390,874**
Expenditures													
General Operating													
Amenities Management	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ 26,024	$ -	$ -	$ 260,238
F&B Operations	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ -	$ -	$ 111,862
Uniforms	$ 547	$ -	$ -	$ -	$ -	$ 191	$ 38	$ 1,104	$ 325	$ -	$ -	$ -	$ 2,205
Postage and Shipping	$ -	$ -	$ -	$ -	$ 59	$ 36	$ -	$ -	$ 100	$ -	$ -	$ -	$ 194
General Liability Insurance	$ 834	$ 834	$ 834	$ 834	$ 834	$ 834	$ 834	$ 834	$ 834	$ 834	$ -	$ -	$ 8,345
Merchandise Retail	$ 1,086	$ 555	$ 1,728	$ 422	$ 481	$ 185	$ 937	$ 2,110	$ -	$ 81	$ -	$ -	$ 7,583
Member & Guest Supplies	$ 1,354	$ 489	$ 513	$ 3,267	$ 290	$ 113	$ 1,397	$ 310	$ 562	$ 465	$ -	$ -	$ 8,760
Office Supplies	$ 1,078	$ 456	$ 505	$ 290	$ 330	$ 866	$ 175	$ 187	$ 133	$ 98	$ -	$ -	$ 4,118
Access Cards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 814	$ -	$ 2,032	$ -	$ -	$ 2,846
Furniture, Fixtures, & Equipment	$ 293	$ -	$ 125	$ 100	$ 5,058	$ (1,211)	$ 1,184	$ -	$ 656	$ 126	$ -	$ -	$ 6,331
General Operating	$ -	$ 1,936	$ 1,428	$ 903	$ 515	$ 551	$ 521	$ 2,876	$ 718	$ 397	$ -	$ -	$ 9,846
Housekeeping Operating	$ 2,911	$ 2,218	$ 1,895	$ 2,775	$ 2,264	$ 2,194	$ 2,585	$ 4,207	$ 2,942	$ 3,056	$ -	$ -	$ 27,046
Marketing & Promotions	$ 926	$ -	$ 9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 935
Gate Strikes	$ -	$ -	$ 1,150	$ -	$ -	$ 450	$ 100	$ 400	$ 600	$ 431	$ -	$ -	$ 3,132
Employee Recognition	$ 185	$ -	$ 884	$ 64	$ 11	$ 24	$ 155	$ 148	$ -	$ 225	$ -	$ -	$ 1,695
Credit Card Processing	$ 833	$ 1,357	$ 996	$ 1,089	$ 1,271	$ 1,710	$ 1,731	$ 1,761	$ 1,681	$ 2,299	$ -	$ -	$ 14,728
General Operating Subtotal	**$ 47,256**	**$ 45,056**	**$ 47,276**	**$ 46,955**	**$ 48,322**	**$ 43,153**	**$ 46,868**	**$ 51,961**	**$ 45,760**	**$ 47,256**	**$ -**	**$ -**	**$ 469,863**
Events													
Harvest Fest	$ 9,833	$ -	$ -	$ -	$ -	$ -	$ 2,151	$ 1,650	$ 500	$ -	$ -	$ -	$ 14,133
Winter Wonderland	$ -	$ 804	$ 9,859	$ (746)	$ -	$ -	$ 2,404	$ -	$ 2,524	$ -	$ -	$ -	$ 14,845
Santa Brunch	$ -	$ 124	$ 2,494	$ -	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,658
Eggstravaganza	$ -	$ -	$ 1,292	$ -	$ -	$ -	$ 2,492	$ -	$ -	$ -	$ -	$ -	$ 3,784
Sunday Market	$ -	$ -	$ -	$ -	$ 25	$ 262	$ 758	$ 186	$ -	$ -	$ -	$ -	$ 1,233
Back to School Bash	$ -	$ -	$ -	$ 127	$ -	$ -	$ -	$ -	$ -	$ 730	$ -	$ -	$ 857
Other Events	$ -	$ 22	$ 1,236	$ 5,878	$ 1,566	$ 2,576	$ 3,434	$ 1,917	$ 6,063	$ 2,151	$ -	$ -	$ 24,843
Program Operating	$ 1,400	$ 1,272	$ (40)	$ 284	$ 665	$ 112	$ 42	$ 48	$ -	$ -	$ -	$ -	$ 3,782
Marketing & Promotions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 320	$ -	$ -	$ 320
Events Subtotal	**$ 11,233**	**$ 2,223**	**$ 14,841**	**$ 5,542**	**$ 2,296**	**$ 2,950**	**$ 11,281**	**$ 3,801**	**$ 9,087**	**$ 3,201**	**$ -**	**$ -**	**$ 66,454**

Harbor Bay
Community Development District
Month by Month- Mira Bay Fund
For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Café													
Marketing & Promotions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Daily Ops Software	$ 561	$ 135	$ 69	$ 141	$ 141	$ 144	$ 150	$ 604	$ 607	$ 619	$ -	$ -	$ 3,169
Café Operating	$ 865	$ 1,617	$ 1,461	$ 711	$ 1,177	$ 2,180	$ 3,647	$ 768	$ 3,351	$ 1,855	$ -	$ -	$ 17,632
COGS- Food	$ 1,507	$ 7,751	$ 5,132	$ 3,001	$ 3,011	$ 9,979	$ 11,491	$ 5,006	$ 11,984	$ 12,965	$ -	$ -	$ 71,826
COGS- Beverage	$ 14	$ 62	$ (1,033)	$ 31	$ 2,383	$ 64	$ 1,533	$ 109	$ 2,275	$ 681	$ -	$ -	$ 6,119
COGS- Beer	$ 427	$ 1,661	$ (156)	$ 764	$ 1,377	$ 1,129	$ 2,195	$ 1,440	$ 2,880	$ 1,130	$ -	$ -	$ 12,847
COGS- Liquor	$ 2,302	$ 2,158	$ 1,749	$ 915	$ (1,356)	$ 4,112	$ 2,224	$ (619)	$ 9,062	$ (405)	$ -	$ -	$ 20,141
COGS- Wine	$ 1,294	$ 2,111	$ (932)	$ (601)	$ 2,234	$ (454)	$ 1,141	$ (844)	$ 3,287	$ (1,223)	$ -	$ -	$ 6,014
COGS- Coffee	$ 1,550	$ 3,303	$ 1,395	$ 2,397	$ -	$ 1,100	$ -	$ 8,272	$ 714	$ 3,702	$ -	$ -	$ 22,433
COGS- Food Loss (Hurricane)	$ 1,824	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,824
Food & Fun Events	$ -	$ -	$ -	$ -	$ -	$ 2,025	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,025
Continuing Education	$ -	$ 340	$ -	$ 158	$ 158	$ -	$ -	$ -	$ 385	$ 168	$ -	$ -	$ 1,209
Dues and Licenses	$ 323	$ -	$ -	$ 273	$ -	$ 442	$ 376	$ -	$ 545	$ -	$ -	$ -	$ 1,959
Café Subtotal	**$ 10,667**	**$ 19,137**	**$ 7,685**	**$ 7,792**	**$ 9,125**	**$ 20,719**	**$ 22,757**	**$ 14,736**	**$ 35,089**	**$ 19,491**	**$ -**	**$ -**	**$ 167,199**
Programs													
After School Program	$ -	$ 255	$ 686	$ -	$ 847	$ 251	$ 131	$ 574	$ -	$ -	$ -	$ -	$ 2,743
Summer Camp	$ -	$ -	$ -	$ -	$ 244	$ -	$ 1,043	$ 3,351	$ 1,755	$ 2,831	$ -	$ -	$ 9,225
Youth Programs	$ 175	$ 49	$ 163	$ -	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 486
Marketing & Promotions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Programs Subtotal	**$ 175**	**$ 304**	**$ 849**	**$ -**	**$ 1,190**	**$ 251**	**$ 1,174**	**$ 3,925**	**$ 1,755**	**$ 2,831**	**$ -**	**$ -**	**$ 12,454**
Aquatics													
Marketing & Promotions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lifeguard Supplies	$ -	$ 134	$ 766	$ -	$ -	$ -	$ 785	$ 170	$ 355	$ 254	$ -	$ -	$ 2,463
Continuing Education-CPR	$ -	$ -	$ 54	$ -	$ -	$ -	$ 124	$ -	$ -	$ -	$ -	$ -	$ 178
Aquatics Subtotal	**$ -**	**$ 134**	**$ 820**	**$ -**	**$ -**	**$ -**	**$ 909**	**$ 170**	**$ 355**	**$ 254**	**$ -**	**$ -**	**$ 2,641**
On-Site Instruction													
Marketing & Promotions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tennis Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Personal Training Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Swim Lesson Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group Fitness Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
OnSite Instructios Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Rentals													
Bartending Events	$ 653	$ 2,529	$ 1,203	$ 1,070	$ 189	$ 253	$ -	$ -	$ 641	$ 1,752	$ -	$ -	$ 8,292
Rental Subtotal	**$ 653**	**$ 2,529**	**$ 1,203**	**$ 1,070**	**$ 189**	**$ 253**	**$ -**	**$ -**	**$ 641**	**$ 1,752**	**$ -**	**$ -**	**$ 8,292**
Total Expenditures	**$ 69,984**	**$ 69,383**	**$ 72,675**	**$ 61,359**	**$ 61,124**	**$ 67,325**	**$ 82,989**	**$ 74,593**	**$ 92,688**	**$ 74,785**	**$ -**	**$ -**	**$ 726,902**
Operating Income (Loss)	**$ (52,746)**	**$ (35,237)**	**$ (47,228)**	**$ (32,563)**	**$ (28,300)**	**$ (25,877)**	**$ (39,958)**	**$ (31,549)**	**$ (27,120)**	**$ (15,449)**	**$ -**	**$ -**	**$ (336,028)**
Other Sources/(Uses)													
Interfund Transfer In- General Fund	$ 64,609	$ 104,596	$ 54,596	$ 45,000	$ -	$ -	$ 25,000	$ 50,000	$ 50,000	$ -	$ -	$ -	$ 393,800
Total Other Sources/(Uses)	**$ 64,609**	**$ 104,596**	**$ 54,596**	**$ 45,000**	**$ -**	**$ -**	**$ 25,000**	**$ 50,000**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ 393,800**
Excess Revenues/ (Expenditures)	**$ 11,863**	**$ 69,358**	**$ 7,368**	**$ 12,437**	**$ (28,300)**	**$ (25,877)**	**$ (14,958)**	**$ 18,451**	**$ 22,880**	**$ (15,449)**	**$ -**	**$ -**	**$ 57,773**

Harbor Bay
Community Development District
Evergreen Fund
Statement of Revenues & Expenditures
For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actual Thru 7/31/25	Variance
Revenues				
Interest Income	$ 300	$ 250	$ 7,732	$ 7,482
Boat Registrations	$ 9,000	$ 7,500	$ 15,050	$ 7,550
Boat Renewals	$ 14,000	$ 11,667	$ 4,900	$ (6,767)
Resident Fines	$ 250	$ 208	$ -	$ (208)
Total Revenues	**$ 23,550**	**$ 19,625**	**$ 27,682**	**$ 8,057**
Expenditures				
Field Operations				
Harbor Patrol	$ 30,000	$ 25,000	$ 23,230	$ 1,770
Canal Inspections	$ 1,200	$ 1,000	$ -	$ 1,000
Navigational Post & Sign Repairs	$ 5,000	$ 4,167	$ 13,712	$ (9,546)
Total Expenditures	**$ 36,200**	**$ 30,167**	**$ 36,942**	**$ (6,776)**
Excess Revenues/(Expenditures)	**$ (12,650)**		**$ (9,261)**	
Beginning Fund Balance	**$ 240,192**		**$ 226,829**	
Ending Fund Balance	**$ 227,542**		**$ 217,568**	

Harbor Bay

Community Development District

Month by Month- Evergreen Fund

For the Period Ending July 31, 2025

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Interest Income	$ 842	$ 801	$ 797	$ 769	$ 701	$ 779	$ 747	$ 770	$ 748	$ 778	$ -	$ -	$ 7,732
Boat Registrations	$ -	$ -	$ 500	$ 1,000	$ 5,000	$ 3,050	$ 3,000	$ -	$ 1,000	$ 1,500	$ -	$ -	$ 15,050
Boat Renewals	$ -	$ -	$ 175	$ 250	$ 2,950	$ 925	$ 350	$ 150	$ 75	$ 25	$ -	$ -	$ 4,900
Resident Fines	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 842**	**$ 801**	**$ 1,472**	**$ 2,019**	**$ 8,651**	**$ 4,754**	**$ 4,097**	**$ 920**	**$ 1,823**	**$ 2,303**	**$ -**	**$ -**	**$ 27,682**
Field Operations													
Boat	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Harbor Patrol	$ 2,135	$ 1,890	$ 2,405	$ 2,440	$ 2,720	$ 2,160	$ 2,160	$ 2,440	$ 2,440	$ 2,440	$ -	$ -	$ 23,230
Canal Inspections	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Navigational Post & Sign Repairs	$ 1,559	$ -	$ 916	$ 2,928	$ -	$ 6,896	$ 1,413	$ -	$ -	$ -	$ -	$ -	$ 13,712
Total Expenditures	**$ 3,694**	**$ 1,890**	**$ 3,321**	**$ 5,368**	**$ 2,720**	**$ 9,056**	**$ 3,573**	**$ 2,440**	**$ 2,440**	**$ 2,440**	**$ -**	**$ -**	**$ 36,942**
Excess Revenues/ (Expenditures)	**$ (2,853)**	**$ (1,089)**	**$ (1,849)**	**$ (3,348)**	**$ 5,931**	**$ (4,302)**	**$ 524**	**$ (1,520)**	**$ (617)**	**$ (137)**	**$ -**	**$ -**	**$ (9,261)**

Harbor Bay
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actual Thru 7/31/25	Variance
Revenues				
Interfund Transfer In- General Fund	$ 755,600	$ 755,600	$ 755,600	$ -
Interfund Transfer In [1]	$ 92,963	$ 92,963	$ 122,370	$ 29,407
Interest Income	$ 33,557	$ 27,964	$ 99,654	$ 71,690
Total Revenues	**$ 882,120**	**$ 876,527**	**$ 977,624**	**$ 101,097**
Expenditures				
Exercise Equipment	$ 80,342	$ 66,952	$ -	$ 66,952
Paint Finish Applications, Exterior, Phased	$ 60,000	$ 50,000	$ -	$ 50,000
Asphalt Pavement, Mill and Overlay, Phase 2	$ 288,822	$ 240,685	$ -	$ 240,685
Irrigation System, Irrigation Pumps	$ 150,000	$ 125,000	$ -	$ 125,000
Park Square Landscape Maintenance	$ 180,000	$ 150,000	$ 150,000	$ -
Access Control Center	$ -	$ -	$ 5,250	$ (5,250)
Sidewalks, Partial	$ 72,886	$ 60,738	$ 20,740	$ 39,998
Pickelball Courts	$ -	$ -	$ 66,317	$ (66,317)
Hurricane Repairs			$ 862,914	$ (862,914)
Other Capital Projects	$ -	$ -	$ 3,000	$ (3,000)
Total Expenditures	**$ 832,050**	**$ 693,375**	**$ 1,108,220**	**$ (414,845)**
Excess Revenues/(Expenditures)	**$ 50,070**		**$ (130,596)**	
Beginning Fund Balance	**$ 2,552,429**		**$ 2,497,369**	
Ending Fund Balance	**$ 2,602,499**		**$ 2,366,773**	

[1] Per Section 4.07(f) of the Fifth Supplemental Trust Indenture dated August 1, 2019, "…on or after each November 2, the trustee shall transfer to the District at the written direction of the District the balance on deposit in the Series 2019 Revenue Account on such November 2 to be used for any lawful District purpose…"

Harbor Bay
Community Development District

Capital Reserve Fund

Capital Outlay Check Register Detail

For the Period Ending July 31, 2025

Date	Vendor	Detail		Amount
10/23/24	Lee Te Kim Lawn Care	Removal Palms-Tennis Court	$	3,000.00
11/06/24	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
12/09/24	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
01/07/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
01/27/25	Steve Simmons Concrete	Sidewalk Repairs	$	19,025.00
02/21/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
03/05/25	Mor-Sports Group Inc.	Pickleball Courts	$	12,019.05
03/05/25	Mor-Sports Group Inc.	Pickleball Courts	$	25,083.00
03/05/25	Mor-Sports Group Inc.	Pickleball Courts	$	29,214.87
03/14/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
03/14/25	Steve Simmons Concrete	Sidewalk Repairs	$	1,715.00
04/09/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
05/22/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
05/05/25	Premier Technologies	Install/Setup Access Control	$	5,250.00
06/11/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
07/18/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
07/31/25	Lee Te Kim Lawn Care	Park Square Maintenance	$	15,000.00
Total			**$**	**245,306.92**

Hurricane Capital Outlay

10/23/24	Lee Te Kim Lawn Care	Hurricane Repairs	$	2,738.84
10/23/24	Rightway Restoration	Hurricane Repairs	$	6,500.00
10/23/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	7,500.00
10/29/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	19,440.00
10/29/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	12,000.00
10/29/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	3,000.00
10/29/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	12,000.00
10/29/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	63,470.00
10/31/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	948.77
11/06/24	Lee Te Kim Lawn Care	Hurricane Repairs	$	11,160.00
11/06/24	Florida Commercial Roof	Hurricane Repairs	$	13,618.00
11/19/24	Main Gate Enterprise	Hurricane Repairs	$	640.21
11/19/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	2,500.00
11/19/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	1,500.00
11/19/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	800.00
11/30/24	Bank United Debit Card Purchase	Hurricane Repairs	$	2,599.95
12/09/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	895.00
12/09/24	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	2,060.00
12/09/24	GMS-CF, LLC	Hurricane Repairs	$	1,800.00
12/09/24	Main Gate Enterprise	Hurricane Repairs	$	325.00

Harbor Bay
Community Development District

Capital Reserve Fund

Capital Outlay Check Register Detail

For the Period Ending July 31, 2025

Date	Vendor	Detail		Amount
12/09/24	Florida Commercial Roof	Hurricane Repairs	$	13,618.00
12/09/24	Total Maintenance of Pasco County	Hurricane Repairs	$	3,100.00
12/09/24	GMS-Tampa, LLC	Hurricane Repairs	$	74.21
12/31/24	Bank United Debit Card Purchase	Hurricane Repairs	$	313.38
01/07/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	60,810.00
01/16/25	Main Gate Enterprise	Hurricane Repairs	$	15,942.00
01/16/25	J@L Mobile Marine Services	Hurricane Repairs	$	28,160.00
01/16/25	J@L Mobile Marine Services	Hurricane Repairs	$	11,275.00
01/16/25	Total Maintenance of Pasco County	Hurricane Repairs	$	19,500.00
01/16/25	Triple D Fencing	Hurricane Repairs	$	60,810.00
01/31/25	Bank United Debit Card Purchase	Hurricane Repairs	$	132.27
01/31/25	TV Liquidator	Hurricane Repairs	$	6,020.00
02/28/25	Bank United Debit Card Purchase	Hurricane Repairs	$	1,583.94
03/05/25	Lee Te Kim Lawn Care	Hurricane Repairs	$	1,000.00
03/14/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	1,000.00
03/14/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	1,000.00
03/14/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	800.00
03/14/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	800.00
03/14/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	1,500.00
03/14/25	Rightway Restoration Inc.	Hurricane Repairs-Lighthouse Repairs	$	77,500.00
03/14/25	Rightway Restoration Inc.	Hurricane Repairs-Daycare Rebuild	$	35,000.00
03/14/25	Best Price Roofing, Inc.	Hurricane Repairs-Daycare Rebuild	$	14,500.00
04/09/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	30,750.00
04/22/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	1,500.00
04/22/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	3,000.00
04/22/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	300.00
04/22/25	Lee Te Kim Lawn Care	Hurricane Repairs-Landscaping	$	1,000.00
04/22/25	Best Price Roofing, Inc.	Deposit-Metal Roof	$	59,000.00
04/30/25	Bank United Debit Card Purchase	Hurricane Repairs	$	2,139.94
05/05/25	Rightway Restoration	Hurricane Repairs	$	79,638.83
05/27/25	Lee Te Kim Lawn Care	Hurricane Repairs	$	36,700.00
06/11/25	Lee Te Kim Lawn Care	Hurricane Repairs	$	1,800.00
06/11/25	Lee Te Kim Lawn Care	Hurricane Repairs	$	1,800.00
06/11/25	Lee Te Kim Lawn Care	Hurricane Repairs	$	36,700.00
07/08/25	Lee Te Kim Lawn Care	Hurricane Restoration	$	34,150.00
07/08/25	Ledgewood Roofing & Constructio	Clubhouse Tarp Removal	$	2,500.00
08/05/25	Rightway Restoration	Hurricane Repairs	$	(79,638.83)
08/05/25	Rightway Restoration	Hurricane Repairs	$	29,139.00
08/05/25	Rightway Restoration	Hurricane Repairs	$	102,500.00
			$	**862,913.51**
Grand Total			**$**	**1,108,220.43**

Harbor Bay
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues & Expenditures
For the Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 7/31/25	Actual Thru 7/31/25	Variance
Revenues				
Special Assessments- Series 2019A-1	$ 1,028,590	$ 1,028,590	$ 1,026,736	$ (1,854)
Special Assessments- Series 2019A-2 (Area 1)	$ 199,177	$ 199,177	$ 200,288	$ 1,110
Special Assessments- Series 2019A-2 (Area 2)	$ 648,741	$ 648,741	$ 648,511	$ (231)
Interest Income	$ 44,404	$ 37,003	$ 58,933	$ 21,930
Total Revenues	**$ 1,920,912**	**$ 1,913,512**	**$ 1,934,467**	**$ 20,956**
Expenditures				
Interfund Transfer Out [1]	$ 92,963	$ 92,963	$ 122,370	$ (29,407)
Series 2019A-1				
Interest Expense 11/1	$ 306,389	$ 306,389	$ 306,389	$ -
Principal Expense 5/1	$ 410,000	$ 410,000	$ 410,000	$ -
Interest Expense 5/1	$ 306,389	$ 306,389	$ 305,187	$ 1,202
Special Call 11/1	$ -	$ -	$ 60,000	$ (60,000)
Series 2019A-2 (Area 1)				
Interest Expense 11/1	$ 26,550	$ 26,550	$ 26,550	$ -
Principal Expense 5/1	$ 145,000	$ 145,000	$ 145,000	$ -
Interest Expense 5/1	$ 26,550	$ 26,550	$ 26,550	$ -
Series 2019A-2 (Area 2)				
Interest Expense 11/1	$ 95,423	$ 95,423	$ 95,423	$ -
Principal Expense 5/1	$ 460,000	$ 460,000	$ 460,000	$ -
Interest Expense 5/1	$ 95,423	$ 95,423	$ 94,860	$ 563
Special Call 11/1	$ -	$ -	$ 30,000	$ (30,000)
Total Expenditures	**$ 1,964,686**	**$ 1,964,686**	**$ 2,082,328**	**$ (117,643)**
Excess Revenues/(Expenditures)	**$ (43,773)**		**$ (147,861)**	
Beginning Fund Balance	**$ 550,803**		**$ 1,581,448**	
Ending Fund Balance	**$ 507,030**		**$ 1,433,587**	

[1] Per Section 4.07(f) of the Fifth Supplemental Trust Indenture dated August 1, 2019, "…on or after each November 2, the trustee shall transfer to the District at the written direction of the District the balance on deposit in the Series 2019 Revenue Account on such November 2 to be used for any lawful District purpose…"

Harbor Bay
Community Development District
Long Term Debt Report
FY 2025

Series 2019A-1 Capital Improvement Revenue Bond	
Interest Rate:	3.1-4.1%
Maturity Date:	5/1/48
Optional Redemption Date:	5/1/29
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	$514,639
Reserve Fund Balance:	$516,212
Revenue Account - Excess Funds - Section 4.07(f) [1]	$122,370
Bonds Outstanding- 9/30/24	$15,695,000
Less: November 1, 2024 (Special Call)	($60,000)
Less: May 1, 2025 (Mandatory)	($410,000)
Current Bonds Outstanding	**$15,225,000**

Series 2019A-2 (Area 1) Capital Improvement Revenue Bond	
Interest Rate:	3.1-3.7%
Maturity Date:	5/1/33
Optional Redemption Date:	5/1/29
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	$100,365
Reserve Fund Balance:	$100,365
Bonds Outstanding- 9/30/23	$1,520,000
Less: May 1, 2024 (Mandatory)	($145,000)
Current Bonds Outstanding	**$1,375,000**

Series 2019A-2 (Area 2) Capital Improvement Revenue Bond	
Interest Rate:	3.1-3.75%
Maturity Date:	5/1/34
Optional Redemption Date:	5/1/29
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	$323,693
Reserve Fund Balance:	$323,693
Bonds Outstanding- 9/30/24	$5,385,000
Less: November 1, 2024 (Special Call)	($30,000)
Less: May 1, 2025 (Mandatory)	($460,000)
Current Bonds Outstanding	**$4,895,000**

Total Current Bonds Outstanding	**$21,495,000**

[1] Per Section 4.07(f) of the Fifth Supplemental Trust Indenture dated August 1, 2019, "…on or after each November 2, the trustee shall transfer to the District at the written direction of the District the balance on deposit in the Series 2019 Revenue Account on such November 2 to be used for any lawful District purpose…"

HARBOR BAY

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

FY 2025

Gross Assessments	$ 4,568,200.50	$ 1,086,216.28	$ 211,890.78	$ 686,080.00	$ 6,552,387.56
Net Assessments	$ 4,294,108.47	$ 1,021,043.30	$ 199,177.33	$ 644,915.20	$ 6,159,244.31
	69.72%	16.58%	3.23%	10.47%	100.00%

Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2019A-1 Debit Service*	*2019A-2 (A1) Debt Service*	*2019A-2 (A2) Debt Service*	*Total*
11/05/24	10/01/24-10/31/24	$ 91,007.20	$ 1,731.21	$ 4,446.81	$ -	$ 84,829.18	$ 59,141.30	$ 14,062.48	$ 2,743.20	$ 8,882.20	$ 84,829.18
11/15/24	11/01/24-11/10/24	$ 143,519.26	$ 2,755.57	$ 5,740.74	$ -	$ 135,022.95	$ 94,135.44	$ 22,383.31	$ 4,366.37	$ 14,137.83	$ 135,022.95
11/22/24	11/11/24-11/17/24	$ 41,348.21	$ 793.88	$ 1,653.94	$ -	$ 38,900.39	$ 27,120.62	$ 6,448.68	$ 1,257.96	$ 4,073.14	$ 38,900.40
12/03/24	11/18/24-11/25/24	$ 323,237.70	$ 6,206.17	$ 12,929.51	$ -	$ 304,102.02	$ 212,014.17	$ 50,412.24	$ 9,834.04	$ 31,841.57	$ 304,102.02
12/06/24	11/26/24-11/30/24	$ 2,653,012.39	$ 50,937.85	$ 106,119.92	$ -	$ 2,495,954.62	$ 1,740,132.29	$ 413,764.68	$ 80,714.06	$ 261,343.60	$ 2,495,954.63
12/17/24	12/01/24-12/10/24	$ 483,938.93	$ 9,293.81	$ 19,248.24	$ -	$ 455,396.88	$ 317,494.08	$ 75,493.02	$ 14,726.60	$ 47,683.18	$ 455,396.88
01/06/25	12/11/24-12/31/24	$ 2,260,817.48	$ 43,411.97	$ 90,219.21	$ -	$ 2,127,186.30	$ 1,483,034.00	$ 352,632.44	$ 68,788.84	$ 222,731.02	$ 2,127,186.30
01/31/25	INTEREST	$ -	$ -	$ -	$ 6,826.98	$ 6,826.98	$ 4,759.64	$ 1,131.74	$ 220.77	$ 714.83	$ 6,826.98
02/07/25	01/01/25-01/31/25	$ 193,551.28	$ 3,773.26	$ 4,888.32	$ -	$ 184,889.70	$ 128,901.60	$ 30,649.93	$ 5,978.95	$ 19,359.22	$ 184,889.70
03/09/25	02/01/25-02/28/25	$ 88,974.05	$ 1,760.76	$ 935.99	$ -	$ 86,277.30	$ 60,150.90	$ 14,302.54	$ 2,790.03	$ 9,033.83	$ 86,277.30
04/04/25	03/01/25-03/31/25	$ 167,870.90	$ 3,355.50	$ 95.96	$ -	$ 164,419.44	$ 114,630.12	$ 27,256.49	$ 5,316.99	$ 17,215.85	$ 164,419.45
04/22/25	INTEREST		$ -	$ -	$ 3,017.02	$ 3,017.02	$ 2,103.41	$ 500.14	$ 97.56	$ 315.90	$ 3,017.01
05/07/25	04/01/25-04/30/25	$ 46,607.75	$ 952.15	$ (1,000.01)	$ -	$ 46,655.61	$ 32,527.41	$ 7,734.29	$ 1,508.75	$ 4,885.16	$ 46,655.61
06/06/25	05/01/25-05/31/25	$ 43,197.99	$ 889.88	$ (1,295.94)	$ -	$ 43,604.05	$ 30,399.92	$ 7,228.42	$ 1,410.07	$ 4,565.64	$ 43,604.05
06/18/25	TAX SALE	$ 15,306.48	$ 315.31	$ (459.19)	$ -	$ 15,450.36	$ 10,771.70	$ 2,561.27	$ 499.63	$ 1,617.76	$ 15,450.36
07/17/25	INTEREST	$ -	$ -	$ -	$ 1,049.25	$ 1,049.25	$ 731.52	$ 173.94	$ 33.93	$ 109.86	$ 1,049.25
	TOTAL	**$ 6,552,389.62**	**$ 126,177.32**	**$ 243,523.50**	**$ 10,893.25**	**$ 6,193,582.05**	**$ 4,318,048.12**	**$ 1,026,735.61**	**$ 200,287.75**	**$ 648,510.59**	**$ 6,193,582.07**

100.00% **Gross Percent Collected**

SECTION VI
Subsection E - 1

Exhibit D

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR REVIEW OF DOCK & BOAT LIFT PLANS

The undersigned owner seeks review by the Harbor Bay Community Development District of the following proposed improvement ("**Improvements**"): [X] Dock OR [X] Boat Lift OR [ ] Other (Specify here: 1046 Signet Drive, Apollo Beach FL 33572), at the following location:

Construct a 5' X 12' walkway out which turns right to a 5' X 26' dock. Dock will be built with wood pilings and synthetic decking

will have a 13k capacity Hurricane boat lift at the end of the dock..

Application Must Include

A. Complete specifications for the dock, mechanical lift or applicable option.
B. Drawing showing dock / lift layout, location and spacing of the outer lift piling and showing the required wrapping of the piling.
C. Provide the contractor's name and attach a copy of their current license and proof of all necessary current and up-to-date insurance coverage.
D. Recorded Dock Easement.

The CDD has adopted the MiraBay Master Dock Plan for Canal Lots ("Canal Lots Master Dock Plan") and the MiraBay Master Dock Plan for Lagoon Lots ("Lagoon Lots Master Dock Plan," and together with the Canal Lots Master Dock Plan, "Master Dock Plans"). The CDD's review of the plans for the Improvements is limited to a determination of whether the Improvements are consistent with the Master Dock Plans, the District's Southwest Florida Water Management District ERP No. 44-18838 (as amended from time to time), and the District's rules, including but not limited to the Rule Regarding District Waterways and Boating Facilities. The undersigned property owner and listed contractor hereby acknowledge and agree that the undersigned shall be solely responsible for determining whether the improvements, alterations and/or additions described herein comply with all applicable laws, rules and regulations, code and ordinances, including, without limitation, zoning ordinances, subdivision regulations and current building codes, and shall further be responsible for obtaining all necessary legal rights to conduct the work and install and operate the Improvements, including but not limited to applicable permits, real estate rights, licenses, easements, HOA approvals, etc. The CDD shall have no liability or obligation to determine whether such improvements, alterations and/or additions comply with any such laws, rules, regulations, easements, codes or ordinances and/or whether any such rights and/or approvals have been obtained. Only the Improvements described herein are allowed. No substitutions, changes and/or alterations will be allowed without the express written approval of the CDD.

Applications must be received by the CDD Manager patricia.comings-thibault@dpfg.com, 250 International Parkway, Suite 280, Lake Mary, Florida 32746, (321)263-0132. **I agree to not begin work on improvements until I am notified in writing of the approval of the CDD. A fine may be imposed for any work started prior to approval.**

I understand and agree as follows:

a) I have reviewed the Master Dock Plans and the rules and policies of the CDD.

b) My lot may be permitted to have a dock only if: 1) the dock is shown on the applicable dock plan, whether that is the Canal Lots Master Dock Plan or the Lagoon Lots Master Dock Plan, 2) the type of dock I propose is shown on the applicable dock plan, whether that is the Canal Lots Master Dock Plan or the Lagoon Lots Master Dock Plan, and 3) the dock is approved in writing.

c) All Power Boats must be registered with the CDD, and the total number of registered Power Boats permitted in MiraBay is limited. Therefore, I may not be allowed to register more than one Power Boat if my dock is approved. Any registrations issued for Power Boats in excess of one Power Boat per lot are revocable at any time by the District in the District's sole discretion. The submission of this form to the District shall operate as the applicant's absolute consent to this potential revocation and waiver of any right to compensation from the District as a result of such revocation.

I further acknowledge and agree that in the event I, or any other owner or occupant of my lot violates any of these requirements, or violates any other rules or guidelines governing docks, lifts, accessories, and the docking of vessels, that I will be personally liable for all costs and expenses related to bringing these items into compliance, plus attorney fees and costs, including attorney fees and costs on appeal. I further acknowledge and agree that the CDD shall have all rights and remedies available at law or equity to enforce these requirements, rules, and guidelines, including but not limited to imposition of a reasonable fine pursuant to the CDD's rules and policies, as may be amended from time to time.

Property Owner Signature: _____

Property Owner Name: Josiah Varner Date: 5/12/25

Address: 1046 Signet Drive, Apollo Beach FL 33572

City / State / Zip: Apollo Beach, FL 33572

Phone Number: 813-493-9401

Contractor Signature: _____

Contractor Name: Joseph P Voth Date: 5/12/25

Address: 905 Apollo Beach Blvd

City / State / Zip: Apollo Beach, FL 33572

Phone Number: 813-645-3625

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

[CONTINUED ON NEXT PAGE]

RECOMMENDATION OF DISTRICT ENGINEER:

[ ] RECOMMEND APPROVAL, contingent on: _____

_____

[ ] RECOMMEND DENIAL because _____

_____

CDD BOARD APPROVAL:

[ ] APPROVED, contingent on: _____

NOTE: If this is for a Personal Water Craft lift located on the canal wall, the applicant must complete (1) the Canal Wall Connection Application; and (2) the License Agreement (Personal Watercraft Lift). **Please see the attached Exhibit 1, incorporated by this reference, for the Canal Wall Application and License Agreement (Personal Watercraft Lift).**

[ ] DENIED because _____

_____

Exhibit 1

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
250 International Parkway, Suite 280, Lake Mary, Florida 32746
ATTN: District Manager

CANAL WALL CONNECTION APPLICATION

The undersigned ("**Owner**") represent that they are the owners of record for the property described below ("**Property**"). The Owner desires to install and maintain a mechanical personal watercraft lift ("**Lift**") on the canal retaining wall (a/k/a seawall) adjacent to the Property owned and maintained by the Harbor Bay Community Development District ("**CDD**"), and are submitting this application for that approval.

Owner(s) Name(s) Josiah Varner

Lot Street Address Lot #90, 1046 Signet Drive

City, State and Zip Code Apollo Beach, Fl 33572

Phone Number 813-493-9401

Lot Tax Folio Number 054191-2730

For Lifts being installed, please identify:

Contractor Name and License Number Joseph P Vath #SCC131151418

Contractor Phone Number 813-645-3625

(Attach Certificate of Insurance from Contractor)

Expected Start Date: 5/30/25 Expected Completion Date: 12/31/25

This Canal Wall Connection Application, as well as the attached *License Agreement (Personal Watercraft Lift)*, is to be signed by all parties named as grantee or transferee in the most recent deed or other conveyance instrument recorded in the Official Records of Hillsborough County for the Property. **Owner agrees to abide by the terms of the License Agreement (Personal Watercraft Lift).**

Owner Signature: _____ Date: 20JUN25

Co-Owner Signature: _____ Date: _____

Date: _____

Received by: _____

Harbor Bay Community Development District

For Office Use Only

APPROVED ___ DISAPPROVED ___

Explanation for Disapproval (if applicable): _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

ATTACHMENTS: LICENSE AGREEMENT & CDD SPECIFICATIONS (IF APPLICABLE)

This instrument was prepared by and upon recording should be returned to:

District Counsel, Harbor Bay CDD
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

Parcel ID for Property: U-29-31-19-C7Y-000000-00090.0

LICENSE AGREEMENT
(PERSONAL WATERCRAFT LIFT)

This License Agreement (Personal Watercraft Lift) ("**Agreement**") is entered into as of this 12 day of May, 20 25, by and among:

The Harbor Bay Community Development District ("CDD"), a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*; and

Joslah Varner and 1046 Signet Drive, Apollo Beach, FL (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 90, Block 0, as per the plat ("**Plat**") identified as C7Y | MARISOL POINTE, and recorded in Plat Book 142, Pages 57 et seq., of the Public Records of Hillsborough County, Florida.

WITNESSETH:

WHEREAS, CDD is a special-purpose unit of local government that provides community infrastructure for the MiraBay community, including the community's master storm water system and, as part of that, a canal retaining wall, which is also referred to as a seawall ("**Canal Wall**"); and

WHEREAS, Owner owns the Property within MiraBay; and

WHEREAS, as part of the Plat, among other things, CDD holds certain drainage and other easements ("**Easements**") on the Property that allow CDD to install and maintain the Canal Wall and its related components; and

WHEREAS, Owner has requested authorization to install and maintain a mechanical personal watercraft lift ("**Lift**") on the Canal Wall immediately adjacent to the Property; and

WHEREAS, subject to the terms of this Agreement, CDD desires to grant Owner a license to install and maintain the Lift;

NOW, THEREFORE, in exchange for the mutual promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Installation & Maintenance of Lift; Limitation.** Subject to the terms of this Agreement, CDD hereby grants Owner a non-exclusive, revocable license for the sole purpose of

installing and maintaining the Lift on the Canal Wall. Owner acknowledges that this Agreement authorizes only installation and maintenance of the Lift on the Canal Wall, and does not authorize any other impact or other alteration to the Canal Wall.

3. **Owner Responsibilities.** Owner has the following responsibilities:

a. Owner shall be fully responsible for the installation and maintenance of the Lift, including all costs, and shall conduct such work in accordance with any CDD-approved specifications, as amended from time to time.
b. Owner shall use a licensed and insured contractor to perform any installation and maintenance work pursuant to this Agreement.
c. Owner shall ensure that the installation and maintenance of the Lift does not interfere with the CDD's rights in the Easements, and does not damage any property of CDD or any third party's property. Among other things, Owner shall be responsible for restoring any impact to the grass swale behind the Canal Wall, and shall further ensure that any installation and/or maintenance does not damage the Canal Wall or other related improvements, including, but not limited to, tie-back anchors, cap, and sheeting. In the event of any such damage, Owner shall immediately notify CDD, in which case CDD, at CDD's option, shall either direct Owner to repair the damage at Owner's expense, or shall conduct such repairs at Owner's expense.
d. Owner shall be responsible for ensuring that the installation and maintenance of the Lift is conducted in compliance with all applicable laws, rules, and regulations, including, but not limited to, building codes and set back requirements.
e. Owner shall keep CDD's Easements free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.
f. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for connection of the Lift. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work, including, but not limited to, any approvals (if any) of the MiraBay Homeowners Association, Inc. ("**Association**") and any other necessary legal interests and approvals.
g. Upon completion of the installation, the Lift will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Lift, and agrees to maintain the Lift in good condition and consistent with any CDD-approved specifications, as amended from time to time.

4. **Existing Rights.** Nothing herein is intended to limit or diminish in any way the CDD's existing rights in the Easements. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Easements described above and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, without notice, and without recourse against the CDD, the CDD may revoke this Agreement and remove the Lift at Owner's expense, and that the CDD is not obligated to re-install the Lift as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend, and hold harmless the CDD, the Association, Hillsborough County, the Southwest Florida Water Management District, and any property management companies of the CDD and Association, as well as any officers, supervisors, staff, engineers, attorneys, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, Owner shall advise the subsequent owner of the terms and conditions of this Agreement. The CDD may at its option record this Agreement in the public records of Hillsborough County.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Attorney's Fees & Costs.** The substantially prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees, paralegal fees, expert witness fees, and costs.

9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement (Personal Watercraft Lift) to be executed the day and date first above written.

Witnesses:

By: Robert C Adair

Robert C Adair

Print Name

By: Luis Prieto

Luis Prieto

Print Name

Owner

By: Josiah Varner

JOSIAH VARNER

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 12 day of May, 2025 by Josiah Varner. He/she [ ] is personally known to me or [X] produced Florida Drivers License as identification. #V165643492248O

Mary Hope Vath

NOTARY PUBLIC

MARY HOPE VATH
MY COMMISSION # HH 464688
EXPIRES: April 8, 2026

Mary Hope Vath

(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (PERSONAL WATERCRAFT LIFT)]

Witnesses:

By: Robert L Adams III

Print Name

By: Luis Plata

Print Name

Owner

By: Josiah Varner

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of, [ ] physical presence or [ ] online notarization this 12 day of May, 2025, by Josiah Varner. He/she [ ] is personally known to me or [X] produced Florida Driver License as identification.

MARY HOPE VATH
MY COMMISSION # HH 464888
EXPIRES: April 9, 2025

NOTARY PUBLIC

Mary Hope Vath

(Print, Type or Stamp Commissioned Name of Notary Public)

[*Signatures continue on following page*]

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
250 International Parkway, Suite 280, Lake Mary, Florida 32746
ATTN: District Manager

UTILITIES CONNECTION APPLICATION

The undersigned ("**Owner**") represent that they are the owners of record for the property described below ("**Property**"). The Owner desires to install (which shall include, without limitation, any reconnection work) and maintain power and water lines through the canal retaining wall (a/k/a seawall) adjacent to the Property owned and maintained by the Harbor Bay Community Development District ("**CDD**"), and are submitting this application for that approval.

Owner(s) Name(s) Josiah Varner

Lot Street Address Lot #90, 1046 Signet Drive

City, State and Zip Code Apollo Beach, FL 33572

Phone Number 813-499-9401

Lot Tax Folio Number 054191-2730

For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:
Contractor Name and License Number Robert Wade Electric # EC13004328

Contractor Phone Number 813-770-8660

(Attach Certificate of Insurance from Contractor)

Expected Start Date: 5/30/25 Expected Completion Date: 12/31/2025

This Utilities Connection Application, as well as the attached *License Agreement (Utilities Connection)*, is to be signed by all parties named as grantee or transferee in the most recent deed or other conveyance instrument recorded in the Official Records of Hillsborough County for this property. **Owner agrees to abide by the terms of the License Agreement (Utilities Connection).**

Owner Signature: _____ Date: 20 JUN 25

Co-Owner Signature: _____ Date: _____

Date: _____

Received by: _____

Harbor Bay Community Development District

For Office Use Only
APPROVED ___ DISAPPROVED ___
Explanation for Disapproval (if applicable): _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

ATTACHMENTS: LICENSE AGREEMENT & CDD SPECIFICATIONS (IF APPLICABLE)

This instrument was prepared by and upon recording should be returned to:

District Counsel, Harbor Bay CDD
HOPPING GREEN & SAMS PA
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

Parcel ID for Property: U-29-31-19-C7Y-000000-00090.0

LICENSE AGREEMENT
(UTILITIES CONNECTION)

This License Agreement (Utilities Connection) ("**Agreement**") is entered into as of this 12 day of May, 20 25, by and among:

The Harbor Bay Community Development District ("CDD"), a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*; and

Josiah Varner and 1046 Signet Drive, Apollo Beach, FL 33572 (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 90, Block 0, as per the plat ("**Plat**") identified as C7Y | MARISOL POINTE and recorded in Plat Book 142, Pages 57 et seq., of the Public Records of Hillsborough County, Florida.

WITNESSETH:

WHEREAS, CDD is a special purpose unit of local government that provides community infrastructure for the MiraBay community, including the community's master storm water system and, as part of that, a canal retaining wall, which is also referred to as a seawall ("**Canal Wall**"); and

WHEREAS, Owner owns the Property within MiraBay; and

WHEREAS, as part of the Plat, among other things, CDD holds certain drainage and other easements ("**Easements**") on the Property that allow CDD to install and maintain the Canal Wall and its related components; and

WHEREAS, Owner has requested authorization to install (which shall include, without limitation, any reconnection work) and maintain power and water utility lines ("**Utility Lines**") through the Canal Wall and to Owner's dock; and

WHEREAS, in order to accommodate such requests, CDD has installed conduits in the Canal Wall for certain lots, and/or established a specification for the placement of Utility Lines through the Canal Wall for other lots (together, "**Utility Pass-Throughs**"); and

WHEREAS, subject to the terms of this Agreement, CDD desires to grant Owner a license to install and maintain the Utility Lines using the Utility Pass-Throughs;

NOW, THEREFORE, in exchange for the mutual promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Installation & Maintenance of Utility Lines; Limitation.** Subject to the terms of this Agreement, CDD hereby grants Owner a non-exclusive, revocable license to use the CDD-authorized Utility Pass-Throughs for the sole purpose of installing and maintaining the Utility Lines through the Canal Wall and to the dock at the Property. Owner acknowledges that this Agreement authorizes only the connection and maintenance of power and water utilities through the Canal Wall, and does not authorize any other impact or other alteration to the Canal Wall.

3. **Owner Responsibilities.** Owner has the following responsibilities:

a. Owner shall be fully responsible for the installation and maintenance of the Utility Lines, including all costs, and shall conduct such work in accordance with any CDD-approved specifications, as amended from time to time.
b. Owner shall ensure that any connection of Utility Lines through the Canal Wall is done using the CDD-authorized Utility Pass-Throughs.
c. Owner shall use a licensed and insured contractor to perform any installation and maintenance work pursuant to the Agreement.
d. Owner shall ensure that the installation and maintenance of the Utility Lines does not interfere with the CDD's rights in the Easements, and does not damage any property of CDD or any third party's property. Among other things, Owner shall be responsible for restoring any impact to the grass swale behind the Canal Wall, and shall further ensure that any installation and/or maintenance does not damage the Canal Wall or other related improvements, including, but not limited to, tie-back anchors, cap, and sheeting. In the event of any such damage, Owner shall immediately notify CDD, in which case CDD, at CDD's option, shall either direct Owner to repair the damage at Owner's expense, or shall conduct such repairs at Owner's expense.
e. Owner shall be responsible for ensuring that the installation and maintenance of the Utility Lines are conducted in compliance with all applicable laws, rules, and regulations, including, but not limited to, building codes and set back requirements.
f. Owner shall keep CDD's Easements free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.
g. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for connection of the Utility Lines. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work, including, but not limited to, any approvals (if any) of the MiraBay Homeowners Association, Inc. ("**Association**") and any other necessary legal interests and approvals.
h. Upon completion of the installation, the Utility Lines will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Utility Lines, and agrees to maintain the Utility Lines in good condition and consistent with any CDD-approved specifications, as amended from time to time.

4. **Existing Rights.** Nothing herein is intended to limit or diminish in any way the CDD's existing rights in the Easements. The permission granted herein is given to Owner as an accommodation

and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Easements described above and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, without notice, and without recourse against the CDD, the CDD may revoke this Agreement and remove the Utility Lines at Owner's expense, and that the CDD is not obligated to re-install the Utility Lines as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend, and hold harmless the CDD, the Association, Hillsborough County, the Southwest Florida Water Management District, and any property management companies of the CDD and Association, as well as any officers, supervisors, staff, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, Owner shall advise the subsequent owner of the terms and conditions of this Agreement. The CDD may at its option record this Agreement in the public records of Hillsborough County.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Attorney's Fees & Costs.** The substantially prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees, paralegal fees, expert witness fees, and costs.

9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement (Utilities Connection) to be executed the day and date first above written.

Witnesses:

By: _____

Robert C Adams III

Print Name

By: _____

Luis Plata

Print Name

Owner

By: _____

Josiah Varner

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 12 day of May, 2025 by Josiah Varner. He/she [ ] is personally known to me or [X] produced Florida Drivers License as identification. #V665-423-92-248-0

MARY HOPE VATH
MY COMMISSION # HH 464888
EXPIRES: April 9, 2025

NOTARY PUBLIC

Mary Hope Vath

(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (UTILITIES CONNECTION)]

Witnesses:

By: _____

Robert L Adams III

Print Name

By: _____

Luis Prieto

Print Name

Owner

By: _____

Josiah Varner

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 12 day of May, 2025, by Josiah Varner. He/she [ ] is personally known to me or [X] produced Florida Drivers License as identification. #V165643492480

MARY HOPE VATH
MY COMMISSION # HH 464888
EXPIRES: April 9, 2025

_____
NOTARY PUBLIC

_____
(Print, Type or Stamp Commissioned Name of Notary Public)

[*Signatures continue on following page*]

Instrument #: 2024418478, Pg 1 of 5, 10/7/2024 3:30:09 PM DOC TAX PD(F.S. 201.02) $24.50, Deputy Clerk: OSERVICE Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Consideration: $3,500.00
Documentary Stamps Paid: $24.50

Prepared by and when
Recorded return to:

Shutts & Bowen LLP
Tirso M. Carreja, Jr., Esq.
4301 W. Boy Scout Boulevard
Suite 300
Tampa, Florida 33607

DECLARATION OF DOCK EASEMENT, COVENANTS AND RESTRICTIONS FOR LOT 90, MARISOL POINTE PER PLAT BOOK 142, PAGE 57-68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

THIS DECLARATION OF DOCK EASEMENT, COVENANTS AND RESTRICTIONS (the "Dock Easement Declaration") is made, executed, granted, imposed and declared this 24 day of September, 2024, by PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company ("Park Square") to and in favor of the Owner (as that term is defined below) of Lot 90, MARISOL POINTE, according to the plat thereof (the "Plat") recorded in Plat Book 142, Page 57-68, of the Public Records of Hillsborough County, Florida ("Benefitted Lot").

RECITALS

A. The term "Owner" shall mean and refer to the fee simple record owner of the Benefitted Lot. The term "Dock Structure" shall refer to a dock consisting of a deck/walking surface on pilings and/or floatation devices or materials now or hereafter constructed in the Tract (hereinafter defined), and which is located adjacent to the rear boundary line of the Benefitted Lot, and may include boat lift pilings as described in Article I below, all subject to approval as provided in Article III below.

B. Park Square is the fee simple record owner of TRACT "C" shown and described on the Plat (the "Tract").

C. The Tract contains a canal (the canal sometimes being referred to herein as the "Waterbody"), which is adjacent to, and shares a common boundary line with, the Benefitted Lot. Park Square wishes to grant to the Owner of the Benefitted Lot certain rights to own, maintain and enjoy a Dock Structure located in the Waterbody, subject to the terms and conditions set forth herein.

ARTICLE I
EASEMENT FOR DOCK STRUCTURE

For $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, Park Square does hereby give, grant and convey to the Owner of the Benefitted Lot a perpetual non-exclusive easement (the "Dock Easement") to own, maintain, repair and replace, at Owner's sole cost and expense, a Dock Structure adjacent to the Benefitted Lot. The Dock Easement granted by this Article is on and over that portion of the Tract lying immediately under the Dock Structure at the location where the Dock Structure is approved as provided in Article III below, and includes the right to own, maintain, repair and replace pilings on the bottom

of the Tract at the locations where the pilings supporting the Dock Structure and/or boat lift are approved pursuant to Article III below (the "Dock Easement Area"). The Dock Easement includes the right, and the Owner of the Benefitted Lot is hereby granted, a perpetual non-exclusive easement to install boat lift pilings (i.e., inner and outer boat lift pilings, which are designed as the supports of a boat lift) on the bottom of the Tract, subject to approval of any such boat lift pilings as described in Article III below.

After the Dock Structure is approved pursuant to Article III below, Park Square shall have the right (but not the obligation) to record in the public records a notice (a "Notice of Dock Easement Area") describing (by metes and bounds description or by means of a sketch) the Dock Easement Area, in order to provide future purchasers of the Benefitted Lot record notice of the Dock Easement Area covered by this Dock Easement. No party other than Park Square shall be required to join in, or consent to, the Notice of Dock Easement Area in order to make it effective and binding on the Owner or any mortgagee of the Benefitted Lot. The Dock Easement granted by this Article I shall be confined to the Dock Easement Area.

ARTICLE II
EASEMENT FOR OTHER DOCK ENCROACHMENTS

Some portions of the Dock Structure may inadvertently encroach slightly into a "dock easement area" serving an adjoining Lot, and the "dock structure" constructed on an adjoining Lot may encroach slightly into the Dock Easement Area serving the Benefitted Lot. If such an encroachment exists as the result of the original construction of a "dock structure" or the Dock Structure as approved, as applicable, any such encroaching structure shall also automatically have and is hereby granted an easement for such encroachment so long as it exists. In the event any encroaching dock structure or the Dock Structure must be replaced in the future, the replacement dock structure or Dock Structure, as applicable, shall have an easement for an encroachment of the same degree and size as the original encroaching structure, subject to approval of any replacement structure as required by Article III below.

ARTICLE III
APPROVAL OF DOCK STRUCTURE

This Dock Easement Declaration grants only easement rights in the Tract owned by Park Square, as expressly provided herein. Nothing in this Dock Easement Declaration shall be deemed an authorization to construct, or the approval of, any Dock Structure, associated pilings, any boat, other watercraft, any water fixtures, or any other improvement, fixtures, or property associated with the Dock Structure, or otherwise, within the Waterbody, all of which are subject to the approval of Harbor Bay Community Development District (its successors or assigns, the "CDD") in accordance with the MiraBay Master Dock Plan, the Harbor Bay Community Development District Rule Regarding District Waterways and Boating Facilities (as amended, restated, and/or supplemented from time to time), and any other rules, restrictions, requirements or guidelines promulgated by the CDD, from time to time, related to improvements and property within the Waterbody (collectively, the "Dock Rules"). Owner should obtain the Dock Rules from the CDD, and Owner must obtain the CDD's approval prior to constructing any improvement or maintaining any property within the Waterbody. Park Square makes no representation or warranty that the CDD will grant any approvals to Owner.

ARTICLE IV
COVENANTS AND RESTRICTIONS

1. The Dock Rules may include, without limitation, rules regarding approval and registration of boats and other watercraft, the total number of watercraft in MiraBay, the maximum length of watercraft that may be docked in MiraBay (all of which may differ between the Benefitted Lot and any other lot in MiraBay), and rules regarding the maintenance of dock structures, watercrafts, and other improvements and property within the Waterbody. The existence of any dock, watercraft, property or fixture, or the condition thereof, shall not be

deemed a representation or warranty that any such dock, watercraft, property, fixture, or condition will be approved or permitted with respect to the Benefitted Lot.

2. The Owner of the Benefitted Lot shall repair and maintain the Dock Structure in good condition and repair, at Owner's sole cost and expense, and if necessary shall replace the Dock Structure from time to time, all subject to the Dock Rules. If Owner fails to maintain, repair or replace the Dock Structure as required by this section, then Park Square shall have the right, but not the obligation, to perform such maintenance, repair or replacement at the Owner's sole cost and expense, and Owner shall reimburse such amounts to Park Square within ten (10) days of written demand to Owner. If Owner fails to reimburse Park Square as required by this section within such 10-day period, then the amount due by Owner to Park Square shall accrue interest at the rate of ten percent (10%) per annum from the date due until actually paid, and Park Square shall have the right to record a lien in the Public Records against title to the Benefitted Lot and/or Owner's interest in the Dock Easement and Dock Easement Area, to secure any amount owed by Owner to Park Square in accordance with this section, and to foreclose on such lien in accordance with Florida law.

3. The Owner of the Benefitted Lot, by joining herein or by taking title to the Benefitted Lot, as applicable, agrees to and shall indemnify and hold harmless Park Square, the CDD, the MiraBay Homeowners Association, Inc., Park Square Enterprises, LLC d/b/a Park Square Homes, and their respective officers, directors, partners, members, shareholders, employees, agents and affiliates of every tier, and each affiliate's officers, directors, agents and employees (all of the foregoing collectively, the "Indemnified Parties"), from and against any claims, losses or liabilities arising out of or related to the easement rights granted herein or construction or use of any Dock Structure, watercraft, fixtures, or other property or improvements, by any party. The Owner's obligation to indemnify the Indemnified Parties shall include, without limitation: (a) claims arising out of accidents occurring on, or as a result of a person falling or jumping from, a Dock Structure, watercraft, fixtures, or other property or improvements; (b) claims arising out of the utilization of the Dock Structure or other improvements to tie up or hoist a watercraft; (c) claims arising out of watercraft or persons running into the Dock Structure, fixtures, or other property or improvements; (d) claims arising out of Owner's, its family, guests, contractors and subcontractors, and employees dumping of any debris in the Waterbody; and (e) Owner's, its guests' or invitees' non-compliance with the Dock Rules, or failure to obtain approval of any Dock Structure, watercraft, fixtures, or other property or improvements as required by Article III above.

ARTICLE V
MISCELLANEOUS

Article and paragraph captions are for reference only, and shall not be considered in interpreting the contents of any Article or paragraph, nor shall they be deemed to limit the scope of any Article of paragraph. In any legal or arbitration proceeding arising out of or related to this Dock Easement Declaration, the prevailing party shall be entitled to recover its attorneys' fees and costs incurred in connection with such proceeding. This Dock Easement Declaration shall constitute covenants and restrictions running with the land, both benefitting and burdening title to the Benefitted Lot and the portion of the Tract constituting the Dock Easement Area. This Dock Easement Declaration may not be amended except in writing signed by the fee simple owner of the Benefitted Lot and the fee simple owner of the Tract.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

(SIGNATURES PAGE TO FOLLOW)

IN WITNESS WHEREOF, the Park Square has executed this Dock Easement Declaration.

Signed, sealed and delivered
in the presence of:

Diana L Mooney
Print Name: Diana L Mooney
Address: 504 S. Kings Ave
Brandon, FL 33511

Print Name: Heather Cash
Address: 205 Manasota Harbor Dr
Apollo Beach FL 33572

PARK SQUARE ENTERPRISES, LLC,
a Delaware limited liability company

By:
Name: Randy Turkovics
Title: VP of OPS
Date: 11/24/21
Address: 5200 Vineland Road, Ste. 200
Orlando, FL 32811

STATE OF FLORIDA)
)
COUNTY OF Hillsborough)

I, Diana L Mooney, a Notary Public for said County and State, do hereby certify that Randy Turkovics appeared before me this day by means of ☑ physical presence or ☐ online notarization and is either ☑ personally known to me or ☐ produced _____ as identification and acknowledged that s/he is the VP of OPS of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company, and that s/he, as VP of OPS, being authorized to do so, executed this Dock Easement Declaration on behalf of PARK SQUARE ENTERPRISES, LLC. a Delaware limited liability company.

Notary Public State of Florida
Diana L Mooney
My Commission HH 349192
Expires 4/5/2027

(AFFIX NOTARY SEAL)

Diana L Mooney
Notary Public – State of Florida
Print Name: Diana L Mooney
My Commission Expires: 4/05/2027

JOINDER AND CONSENT OF OWNER(S)

The undersigned Owner(s) hereby joins in and consents to the Dock Easement, Covenants and Restrictions to which this joinder and consent is attached.

WITNESSES:

Diana L Mooney
Print Name: Diana L Mooney
Address: 604 S. Kings Ave
Brandon, FL 33511

Heather Espin
Print Name: Heather Espin
Address: 265 Mona Hunter Dr
Apollo Beach FL 33572

OWNER:

Joslah Nathaniel Varner
Date: 9/24/2024
Address: 1046 Signet Drive
Apollo Beach, FL 33572

STATE OF FLORIDA
COUNTY OF Hillsborough

I, Diana L Mooney, a Notary Public for said County and State, do hereby certify that Joslah Nathaniel Varner appeared before me this day by means of ☒ physical presence or ☐ online notarization and is either ☐ personally known to me or ☒ produced drivers license as identification and acknowledged that he/she, being authorized to do so, executed this Joinder and Consent of Owner to Dock Easement, Covenants and Restrictions.

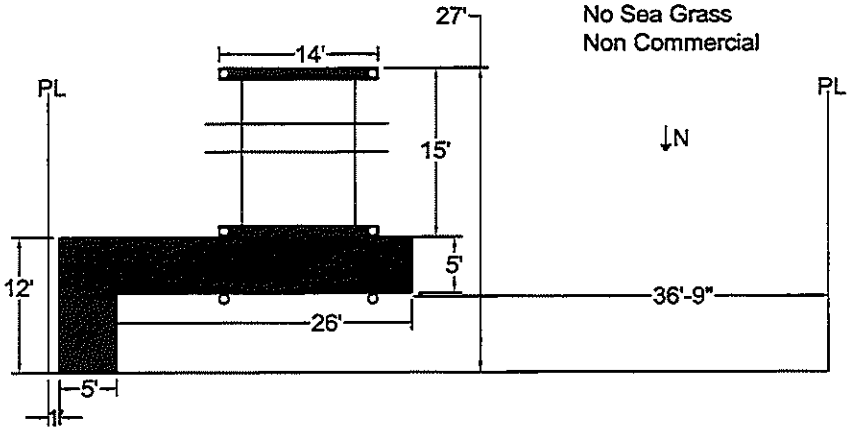
(AFFIX NOTARY SEAL)

Notary Public State of Florida
Diana L Mooney
My Commission HH 349192
Expires 4/5/2027

Diana L Mooney
Notary Public – State of Florida
Print Name: Diana L Mooney
My Commission Expires: 4/05/2027

Distance Across Canal is 120'

No Mangroves
No Oysters
No Sea Grass
Non Commercial



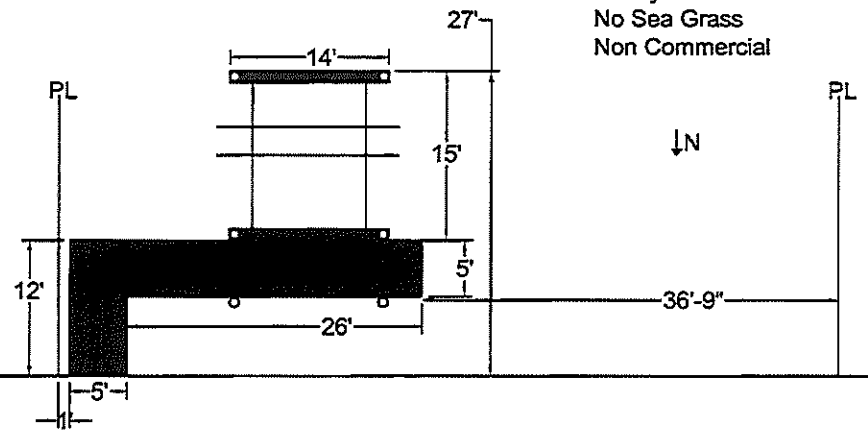
Applicant's Name: JOSIAH VARNER
1046 SIGNET DR
APOLLO BEACH, FL 33572

Agent:
Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com

Customer Approval of Design:_____ Date: _____

Distance Across Canal is 120'

No Mangroves
No Oysters
No Sea Grass
Non Commercial



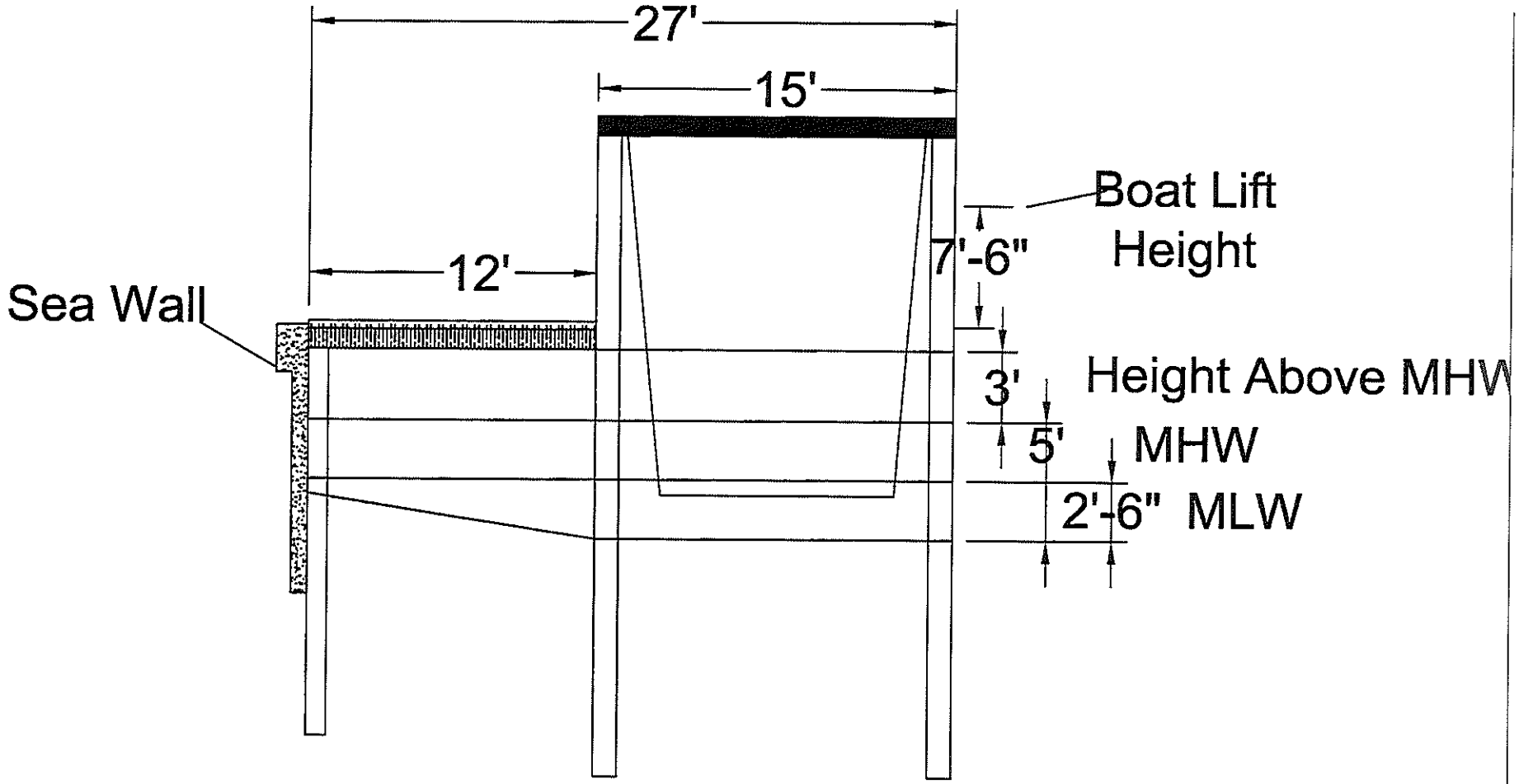
E. APO
PARK SQUARE ENTERPRISES LLC;
5200 VINELAND RD STE 200
ORLANDO, FL 32811

W. APO
SIMPSON DREW DOUGLAS;
SIMPSON MELANIE ANNE;
1050 SIGNET DR
APOLLO BEACH, FL 33572

Applicant's Name: JOSIAH VARNER
1046 SIGNET DR
APOLLO BEACH, FL 33572

Agent:
Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
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Customer Approval of Design:_____ Date: _____



Applicant's Name: JOSIAH VARNER
1046 SIGNET DR
APOLLO BEACH, FL 33572

Agent:

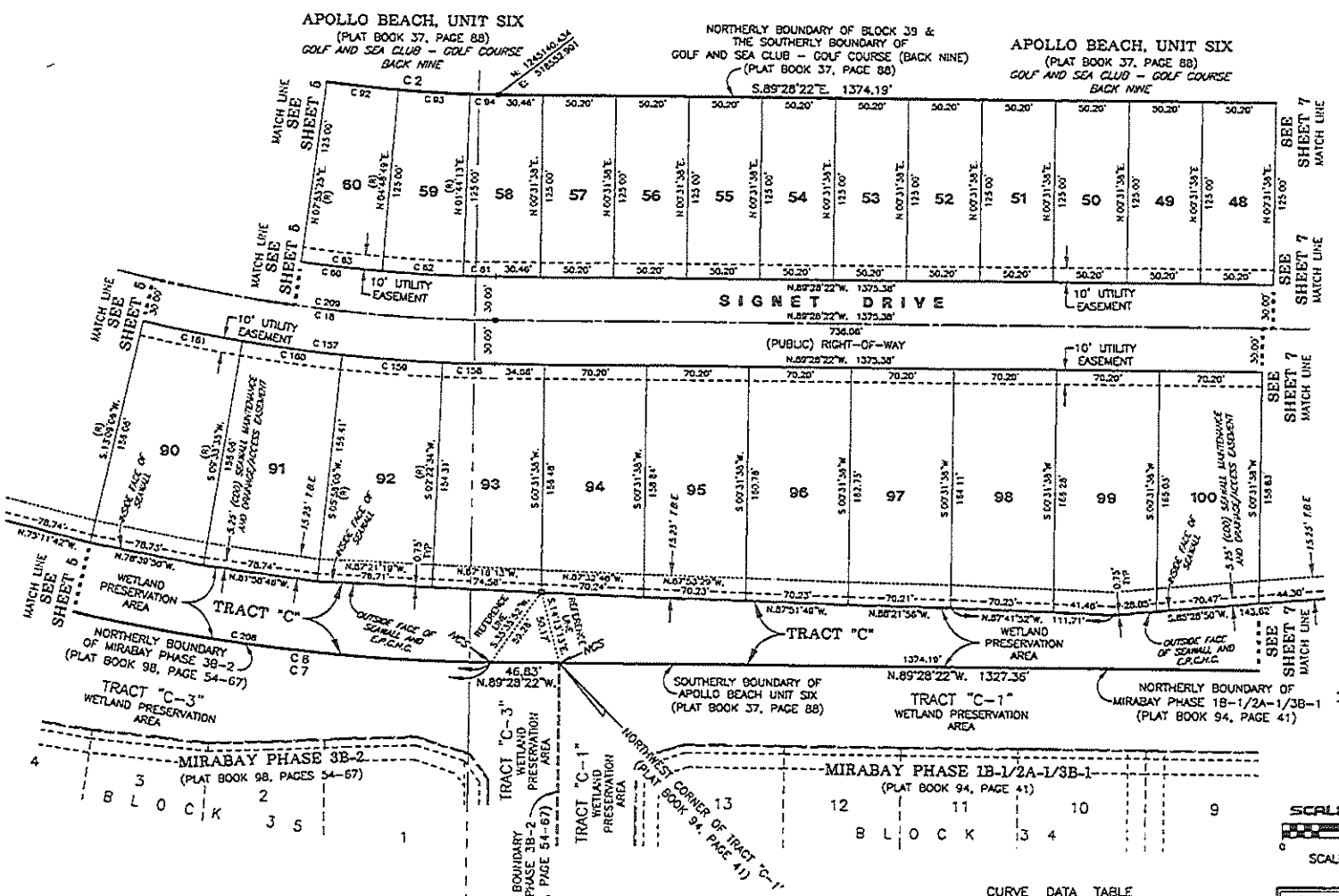
Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com

Customer Approval of Design:_____ Date: _____

PLAT BOOK 142 PAGE 62

MARISOL POINTE

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



LEGEND

1. Symbol ⊕ indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol ⊙ indicates (P.R.M.) Offset Permanent Reference Monument Nail and Brass Disk "LB7778 PRM" in Concrete Seawall Cap.
3. Symbol ⊕ indicates (P.C.P.) Permanent Control Point "LB7778"
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB – Reference Bearing
7. O.R. – Official Records Book
8. TYP – Typical
9. E.P.C.H.C. – Environmental Protection Commission of Hillsborough County Wetland Line
10. W.C.A.S.L. – Wetland Conservation Area Setback Line
11. NCS – No P.R.M. set or found, falls in water
12. (CDD) – Harbor Bay Community Development District
13. T.B.E. – Tieback Easement

WETLAND (CONSERVATION/PRESERVATION) AREA NOTE:

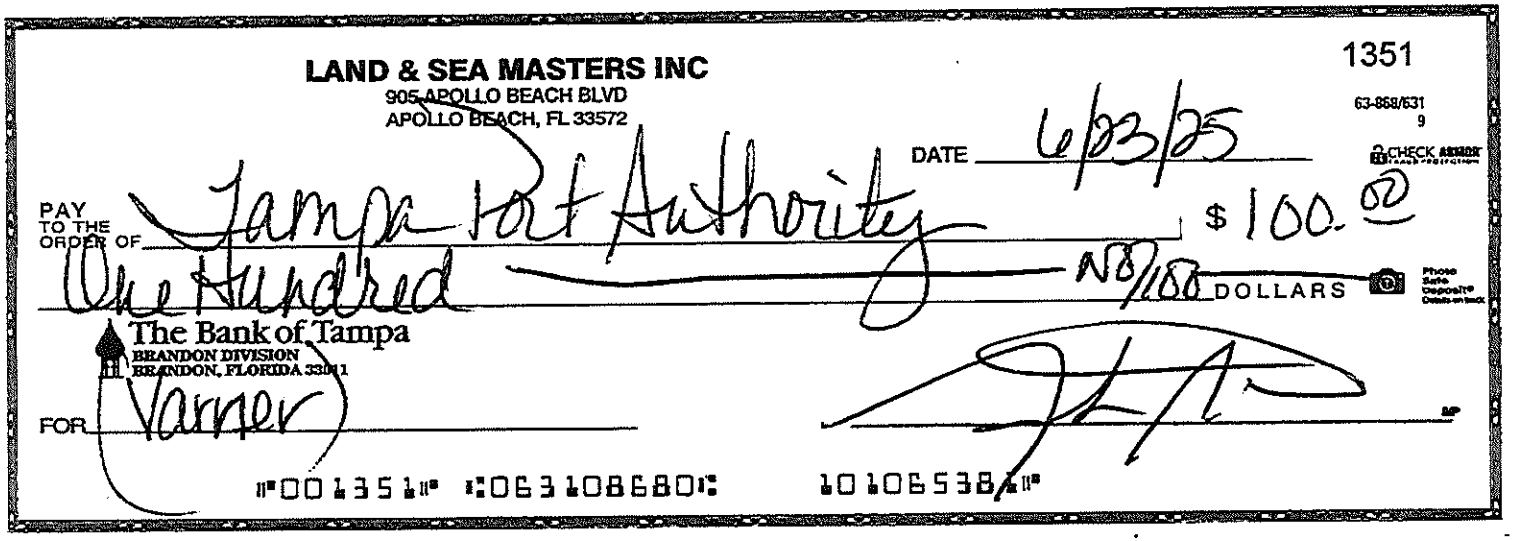
The Wetland Conservation/Wetland Preservation Area shall be retained in a natural state pursuant to Hillsborough County, FL, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a setback from any Wetland Conservation Areas is required and shall conform to the provisions stipulated within the Land Development Code.

CURVE DATA TABLE

NO	RADIUS	DELTA	ARC	CHORD	BEARING
2	915.00	77°53'00"	1243.78	1150.21	S.00°31'50"E.
7	1305.00	63°14'01"	1441.39	1371.00	N.53°51'21"W.
8	1305.00	58°19'14"	1328.34	1271.74	N.60°18'45"W.
10	1070.00	74°59'08"	1400.33	1302.53	N.31°58'49"W.
60	1040.00	74°58'19"	1360.24	1265.34	N.32°00'12"W.
61	1040.00	01°12'35"	21.96	21.96	N.68°52'04"W.
62	1040.00	03°04'38"	55.84	55.84	N.66°43'29"W.
63	1040.00	03°04'38"	55.84	55.84	N.63°38'53"W.
92	915.00	03°04'38"	49.13	49.13	S.63°38'53"E.
93	915.00	03°04'38"	49.13	49.13	S.66°43'29"E.
94	915.00	01°12'35"	19.32	19.32	S.68°52'04"E.
157	1100.00	75°01'44"	1440.45	1339.71	N.51°57'30"W.
158	1100.00	01°50'56"	35.50	35.49	N.88°32'54"W.
159	1100.00	03°35'31"	68.98	68.95	N.85°49'41"W.
160	1100.00	03°35'31"	68.98	68.95	N.82°14'10"W.
161	1100.00	03°35'31"	68.98	68.95	N.78°38'40"W.
208	1305.00	29°04'32"	662.24	655.16	N.73°12'11"W.
209	1070.00	46°56'48"	876.73	852.41	N.85°59'58"W.

SEE SHEET 12 OF 12 FOR SEAWALL DETAIL
SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200



LAND & SEA MASTERS INC
905 APOLLO BEACH BLVD
APOLLO BEACH, FL 33572

1351

63-868/631
9

DATE 6/23/25

PAY TO THE ORDER OF Tampa Port Authority $ 100.00

One Hundred NO/100 DOLLARS

The Bank of Tampa
BRANDON DIVISION
BRANDON, FLORIDA 33511

FOR Varner

⑈001351⑈ ⑆063108680⑆ 10106538⑈

Environmental Protection Commission of Hillsborough County (EPC)
Roger P. Stewart Center
3629 Queen Palm Drive · Tampa, FL 33619
Ph: (813) 627-2600 · Fax: (813) 627-2630

Owner/Applicant Acknowledgement, Authorization to Access Property, and Designation of Authorized Representative

Instructions: Owner/Applicant must complete this authorization form. For multiple properties, please provide a separate form for each property. For business organizations (e.g. LLC, corporations, partnerships), this form must be signed by a person authorized to bind the organization. A business organization or person who has sufficient real property interest is required to authorize access to the property.

A. OWNER/APPLICANT ACKNOWLEDGEMENT

By signing below, I or the business organization, am applying for a permit(s)* to conduct the activity(ies) described in the application. I am familiar with the information contained in the application and represent that it is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval may be a violation. I understand that this application and any permit issued thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of activities. I agree to operate and maintain the proposed activity in compliance with permits and laws, unless the EPC authorizes transfer of the permit to a different responsible entity. I understand that my application will not be processed if there is any missing, insufficient, or invalid information or insufficient fees. I understand I may have to provide any additional information/data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable environmental standards/laws. I agree that upon written concurrence, the EPC may make changes to the application based on revised drawings and/or additional information provided by agent or applicant. I further agree EPC can unilaterally change non-substantive typographical errors. I understand that knowingly making any false statement or representation in this application is a violation of EPC Act and rules and may result in, among other things, revocation of the permit or denial of the application.

B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY

By signing below, I certify that I, or the business organization, possess sufficient real property interest in or control over the land upon which the activities described in this application are proposed and that I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the EPC to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize EPC, its agents, and assigns to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

C. DESIGNATION OF AUTHORIZED REPRESENTATIVE (IF APPLICABLE)

By signing below, I authorize the representative listed below to act on my behalf, or on behalf of the organization, to process the application; to negotiate revisions; to accept or agree to conditions or stipulations; and to furnish, upon request, supplemental information in support of the application. In addition, I authorize the representative listed below to bind me, or the organization, to perform any requirements that may be necessary to procure the permit or authorization.

Authorized Representative Name Luis Plata

Telephone 813-645-3625 **Email** Permitting@645Dock.com

Owner/Applicant Signature _____ **Date** _____

Print Name _____ **Folio Number** _____

Business Organization *(if applicable)* _____ **Title** _____

*The term "permit" is used generally herein to mean a permit, an authorization, a wetland delineation, etc. For a wetland delineation request, it is understood that this is not an application to impact wetlands or conduct activities in wetlands other surface waters.

PORT TAMPA BAY

ENVIRONMENTAL DEPARTMENT
1101 Channelside Dr. Tampa, FL 33602
Ph: (813) 905-5031 · Fax: (813) 905-5050
www.tampaport.com

MINOR WORK PERMIT APPLICATION TO PERFORM WORK IN WATERS OF THE HILLSBOROUGH COUNTY PORT DISTRICT

For Official Use Only: Application # | Date Received:

☒ NEW ☐ PERMIT REVISION ☐ AFTER-THE-FACT *WN#* _____

SECTION I

1. MINOR WORK PERMIT APPLICATION - Brief Project Description:

Construction of a 5' X 8' walkway out which turns right to a 5' X 26 dock with a 13K Hurricane boat lift at the end of the dock.

2. PROPERTY OWNER / APPLICANT INFORMATION

☐ *Request to be present at site inspection*

First Name: Josiah Last Name: Varner
Company Name/Title:
Mailing Address: 1046 Signet Drive
City: Apollo Beach State: FL Zip Code: 33572
Telephone Number:
Email Address: Josiahv92@gmail.com

3. AUTHORIZED AGENT INFORMATION

☐ *Request to be present at site inspection*

First Name: Bob Last Name: Adams
Company Name/Title: Land & Sea Master's, Inc.
Mailing Address: 905 Apollo Beach Blvd
City: Apollo Beach State: FL Zip Code: 33572
Telephone Number: 813-645-3625
Email Address: permitting@645dock.com

4. CONTRACTOR INFORMATION

☐ *Request to be present at site inspection*

First Name: Joseph Last Name: Vath
Company Name/Title: Land and Sea Master's, Inc
Mailing Address: 905 Apollo Beach Blvd
City: Apollo Beach State: FL Zip Code: 33572
Telephone Number: 813-645-3625
Email Address: permitting@645dock.com

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 1046 Signet Drive
City: Apollo Beach State: FL Zip Code: 33572
Folio Number(s): 054191-2770
Section: 29 Township: 31 Range: 19
Name of Water Body at Project: Mira Bay Tidal Canal

2. PROPOSED USE

☒ Private Single-Family Dwelling ☐ Private Multi-Family Dwelling (Condominium, Apartment, etc.)
☐ Commercial ☐ Other (explain): _____

3. OWNER OF SUBMERGED LANDS: Park Square Enterprises, LLC

☐ ***Leased Port Property or Port Easement*** *(Check box if applicable and attach information.)*

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): _____ Date: _____

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

☒ NEW WORK ☐ MAINTENANCE ☐ ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

a. 68.96' Linear Ft.

b. Number of Proposed Docks: _____ No. of Boat Slips/Lifts: 0 / 1

c. Length from M/OHW to Waterward Edge of Structure: 26 Ft.

d. Width of Structure: 30 Ft. Mooring Water Depth at M/OLW: 2.5 Ft.

e. Existing Structure Area: 0 Sq. Ft.

f. Proposed Structure Area: 333 Sq. Ft.

g. Overall Area of Facility: 333 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

a. Length of Shoreline at Site: _____ Linear Ft.

b. Length of Work Proposed along Shoreline: _____ Linear Ft.

c. Seawall Vertical Height: _____ Ft.

d. Rip-Rap Slope: Horizontal Distance: _____ Ft.; Vertical Height: _____ Ft.

e. Type of Material: _____

f. Volume: _____ Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) Construct a dock and add a boat lift per attached drawings

For Utility Pipeline Projects: Refer to the Guidelines and Engineering Standards for Submerged Land Utility Crossing

B. DREDGING / EXCAVATION

☐ NEW WORK ☐ MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

a. Length: _____ Ft. Width _____ Ft.; Total Area: _____ Sq. Ft.

b. Depths: Existing _____; Proposed _____

c. Volume: Above MHW _____ ; Below MHW _____ ; Total _____ Cubic Ft.

d. Area: Above MHW _____ ; Below MHW _____ ; Total _____ Sq. Ft.

2) TYPE OF MATERIAL: _____

3) STORAGE OF MATERIAL: ☐ On-site Storage ☐ Off-site Disposal Site: _____

If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project.

C. FILLING

1) VOLUME: Above MHW _____ ; Below MHW _____ ; Total _____ Cubic Ft.

2) AREA: Above MHW _____ ; Below MHW _____ ; Total _____ Sq. Ft.

3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____

4) TYPE OF MATERIAL: _____

5) SOURCE OF MATERIAL: ☐ On-site ☐ Off-site: _____

Refer to the Fill Checklist for material sampling requirements and other applicable information.

6. **WORK SCHEDULE:** To Begin Project On: _____ And Be Completed By: _____

REMARKS / COMMENTS FOR PROJECT:
NO ADVERSE AFFECTS TO WILDLIFE OR RESOURCES

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
(Please include Name, Address, Telephone Number, and Email)

W. APO
Owner Name(s)

Drew and Melanie Simpson
Company Name/ Title

1050 Signet Drive
Mailing Address

Apollo Beach, FL 33572
City; State; Zip Code

Telephone Number/Email

E. APO
Owner Name(s)

Park Square Enterprises
Company Name/ Title

5200 Vineland Rd STE 200
Mailing Address

Orlando, FL 32811
City; State; Zip Code

Telephone Number/Email

SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: **(Must Check the Appropriate Box)**

☒ I am the record owner, lessee, or record easement holder of the property described below.

☐ I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)
See attached HCPA Information

JOSIAH VARNER
Print Name of Owner/Applicant

Signature of Owner/Applicant

Sworn to and subscribed before me at Hillsborough County, Florida
, this 12 day of May 20 25

MARY HOPE VATH
MY COMMISSION # HH 484889
EXPIRES: April 9, 2026

Notary Public

My Commission Expires

SECTION V

CERTIFICATION & AUTHORIZATION:

a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.

b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.

c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.

d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.

Signature of Owner/Applicant

5/12/25
Date

NOTE: **This application must be signed** by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, **attach proof of authorization for the agent to bind the property owner.**

PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:
TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602