Rizzetta & Company

# Harbor Bay
# Community Development District

## Board of Supervisors'
## Regular Meeting
## December 18, 2025

**District Office:**
**5020 W. Linebaugh Ave Ste 240**
**Tampa, Florida 33624**
**813.933.5571**

**www.harborbaycdd.org**

Professionals in Community Management

# HARBOR BAY
# COMMUNITY DEVELOPMENT DISTRICT AGENDA

at the MiraBay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, Forida 33572

| | | |
|---|---|---|
| **District Board of Supervisors** | Steve Finley | Chairman |
| | Dean Walters | Vice Chairman |
| | Dan Leventry | Assistant Secretary |
| | Micheal Rodriguez | Assistant Secretary |
| | Tim Nargi | Assistant Secretary |
| **District Manager** | Lynn Hayes | Rizzetta & Company, Inc. |
| **District Attorney** | Andy Cohen | Persson, Cohen, Mooney, Fernandez & Jackson, PA |
| **District Engineer** | Bradley Foran | Lighthouse Engineering |

**All cellular phones and pagers must be turned off during the meeting.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.harborbaycdd.org

December 10, 2025

**Zoom Link: https://zoom.us/j/91993427543**
**Meeting ID: 919 9342 7543**
**Passcode: 129708**
**Phone: 929-205-6099**

Board of Supervisors
**Harbor Bay Community**
**Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbor Bay Community Development District will be held on **Thursday, December 18, 2025 at 6:00 p.m.**, at the MiraBay Clubhouse Lagoon Room located at 107 Manns Harbor Drive Apollo Beach, FL, 33572. The following is the agenda for this meeting:

**BOS MEETING**

**1. CALL TO ORDER/ROLL CALL**
**2. PLEDGE OF ALLEGIANCE**
**3. AUDIENCE COMMENTS ON AGENDA ITEMS**
**4. BUSINESS ITEMS**
- A. Consideration of Roofing Proposals ..... Tab 1
- B. Consideration of Radar Sign Proposals..... Tab 2
- C. Consideration of Rizzetta District Services Addendum..... Tab 3
- D. Consideration of Premier Technologies Email Proposal Tab 4
- E. Consideration of Revised Tennis Courts Maintenance Proposal ..... Tab 5
- F. Discussion of Additional Integrity and Disclosure Guidelines
- G. Discussion of Investigator Proposals

**5. STAFF REPORTS**
- A. Aquatic Report
  - i. Blue Water Fountain Report ..... Tab 6
  - ii. Blue Water Aquatic Report ..... Tab 7
- B. Presentation of LT Kim Landscape Reports ..... Tab 8
  - i. Consideration of Landscape Proposals ..... Tab 9
  - ii. Discussion of MiraBay Entrance Landscape Project

C. District Counsel
D. District Engineer
   i. Consideration of Dock & Boat Lift Application.....Tab 10
   ii. Consideration of Price Site and Civil LLC Villemaire Shoulder Grading Proposal.....Tab 11
   iii. Discussion of Mirabay 8.2 Acres Rezoning Process.....Tab 12
   iv. Consideration of Seawall Repair Proposal .....Tab 13
E. District Manager
   i. Presentation of District Manager Report.....Tab 14
F. Onsite Manager Reports
   i. Director of Operations Report.....Tab 15
   ii. Field Operations Manager Report.....Tab 16

**6. CONSENT AGENDA/BUSINESS ADMINISTRATION**
A. Consideration of Minutes of the Board of Supervisors' Regular Meeting Minutes of November 20, 2025 .....Tab 17
B. Ratification of Operation & Maintenance Expenditures For October 2025 .....Tab 18
C. Presentation of October 2025 Financial Statement.....Tab 19

**7.** Discussion on Clarification on Clarification of Statements Made November 20, 2025

**8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

**9. SUPERVISOR REQUESTS**

**10. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

*Lynn Hayes*

Lynn Hayes
District Manager

# Tab 1

**HARBOR BAY ROOFING RFP SUMMARY SCORING SHEETS - 12/18/2025**

| | | 1 | 2 | 3 | 4 | 5 | 6 | 6 |
|---|---|---|---|---|---|---|---|---|
| | | Completeness of Proposal | Experience | Qualifications of Key Personnel | Machinery, Equipment, and Manpower | References | Cost | Total Points |
| | | *5 Points* | *20 Points* | *10 Points* | *20 Points* | *15 Points* | *30 Points* | *100 Points* |
| A | Advanced Roofing | | | | | | | |
| B | All Pro Roofing | | | | | | | |
| C | CMM Roofing | | | | | | | |
| D | Farha Roofing | | | | | | | |
| E | Michale Manning Roofing | | | | | | | |
| F | Lewis Walker Roofing | | | | | | | |
| G | Quality Roofing | | | | | | | |
| H | TradeMark Roofing | | | | | | | |

Supervisor: _____
Signature

_____
Name Printed

_____
Date

# MIRA BAY CLUB - NEW ROOF BID COMPARISON

*The following is based on information provided by the bids submitted*

| BASE BID - FIXED PRICE WORK - Main Clubhouse | Advanced Roofing | All Pro Roofing | CMM Roofing | Farha Roofing | Michale Manning Roofing | Lewis Walker Roofing | Quality Roofing | TradeMark Roofing |
|---|---|---|---|---|---|---|---|---|
| General Conditions | $3,700.00 | Included | $4,000.00 | $16,860.91 | $18,817.00 | $39,020.00 | $14,000.00 | |
| Mobilization | $3,500.00 | $31,749.61 | $4,000.00 | $5,563.68 | $1,836.00 | $2,044.00 | $29,000.00 | |
| Properly remove and dispose of existing roofing materials | $31,140.00 | $24,716.72 | $41,684.00 | $34,392.60 | $18,038.00 | $24,968.00 | $73,000.00 | |
| Inspect plywood and renail all | $1,000.00 | $4,780.40 | $41,684.00 | $9,234.78 | $2,553.00 | $16,639.00 | $8,000.00 | |
| Install new roof membrane, 35 year | $23,350.00 | $15,874.80 | $41,684.00 | $31,118.56 | $24,516.00 | $22,672.00 | $35,000.00 | |
| Remove/reinstall existing gutters, downspouts | $500.00 | $4,505.28 | $12,000.00 | $28,417.78 | $8,580.00 | $5,094.00 | $9,000.00 | $69,975.00 |
| Remove and reinstall lightning protection, with certification | $16,840.00 | Included | Included | $15,949.20 | $24,876.25 | included | included | |
| Subtotal | $80,030.00 | $81,626.81 | $145,052.00 | $141,537.51 | $99,216.25 | $110,437.00 | $168,000.00 | |
| Option: Install 25 year galvalum standing seam roof | $296,222.00 | $158,748.04 | $83,368.00 | $172,850.41 | $171,415.00 | $148,022.00 | $132,000.00 | |
| Total | **$376,252.00** | **$240,374.85** | **$228,420.00** | **$314,387.92** | **$270,631.25** | **$258,459.00** | **$300,000.00** | $268,677.00 |
| Option: Install 35 year painted standing seam roof | $366,461.00 | $153,124.00 | $127,242.00 | $150,213.67 | $174,207.00 | $152,842.00 | $140,000.00 | |
| Total | **$446,491.00** | **$234,750.81** | **$272,294.00** | **$291,751.18** | **$273,423.25** | **$263,279.00** | **$308,000.00** | $298,251.00 |
| Option: Install 40+ year Aluminum standing seam roof | $366,462.00 | $209,879.32 | $190,662.00 | $203,078.78 | $174,685.00 | $234,260.00 | $159,000.00 | |
| Total | **$446,492.00** | **$291,506.13** | **$335,714.00** | **$344,616.29** | **$273,901.25** | **$344,697.00** | **$327,000.00** | $345,465.00 |

| BASE BID - FIXED PRICE WORK - Youth Clubhouse | Advanced Roofing | All Pro Roofing | CMM Roofing | Farha Roofing | Michale Manning Roofing | Lewis Walker Roofing | Quality Roofing | TradeMark Roofing |
|---|---|---|---|---|---|---|---|---|
| General Conditions | $750.00 | Included | $500.00 | $1,322.29 | $1,738.00 | $3,757.00 | $2,000.00 | |
| Mobilization | $1,500.00 | $10,026.19 | $500.00 | $436.32 | $128.00 | $2,044.00 | $3,000.00 | |
| Properly remove and dispose of existing roofing materials | $2,476.00 | $7,805.28 | $4,500.00 | $2,697.20 | $1,468.00 | $10,972.00 | $7,000.00 | |
| Inspect plywood and renail all | $500.00 | $1,509.60 | $4,500.00 | $724.23 | $192.00 | $1,372.00 | $2,000.00 | |
| Install new roof membrane, 35 year | $1,930.00 | $5,013.10 | $4,500.00 | $2,440.44 | $1,553.00 | $1,970.00 | $4,000.00 | |
| Remove/reinstall existing gutters, downspouts | $200.00 | $1,422.72 | $2,000.00 | $5,580.22 | $1,353.00 | $1,125.00 | $1,000.00 | $7,775.00 |
| Remove and reinstall lightning protection, with certification | $2,560.00 | Included | Included | $1,250.79 | $973.75 | included | included | |
| Subtotal | $9,916.00 | $25,776.89 | $16,500.00 | $14,451.49 | $7,405.75 | $21,240.00 | $19,000.00 | |
| Option: Install 25 year galvalum standing seam roof | $64,664.00 | $50,130.96 | $9,000.00 | $13,555.59 | $19,605.00 | $18,998.00 | $12,000.00 | |
| Total | **$74,580.00** | **$75,907.85** | **$25,500.00** | **$28,007.08** | **$27,010.75** | **$40,238.00** | **$31,000.00** | **$29,853.00** |
| Option: Install 35 year painted standing seam roof | $73,359.00 | $48,354.96 | $13,500.00 | $11,780.33 | $20,896.00 | $19,408.00 | $14,000.00 | |
| Total | **$83,275.00** | **$74,131.85** | **$30,000.00** | **$26,231.82** | **$28,301.75** | **$40,648.00** | **$33,000.00** | **$33,142.00** |
| Option: Install 40+ year Aluminum standing seam roof | $73,359.00 | $66,277.68 | $18,000.00 | $15,926.22 | $22,300.00 | $25,110.00 | $15,000.00 | |
| Total | **$83,275.00** | **$92,054.57** | **$34,500.00** | **$30,377.71** | **$29,705.75** | **$46,350.00** | **$34,000.00** | **$44,391.00** |

| Unit Priced Work | | | Advanced Roofing | | All Pro Roofing | | CMM Roofing | | Farha Roofing | | Michale Manning Roofing | | Lewis Walker Roofing | | Quality Roofing | | TradeMark Roofing | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plywood Replacement | 1/2 Sheet | 50 | $120.00 | $6,000.00 | $45.00 | $2,250.00 | $70.00 | $3,500.00 | $40.00 | $2,000.00 | $36.00 | $1,800.00 | $62.00 | $3,100.00 | $48.00 | $2,400.00 | $95.00 | $4,750.00 |
| | Full Sheet | 50 | $240.00 | $12,000.00 | $45.00 | $2,250.00 | $80.00 | $4,000.00 | $80.00 | $4,000.00 | $72.36 | $3,618.00 | $125.00 | $6,250.00 | $96.00 | $4,800.00 | $95.00 | $4,750.00 |
| Lumber, 2x4 | per 4' | 50 | $16.00 | $800.00 | $32.00 | $1,600.00 | $28.00 | $1,400.00 | $6.00 | $300.00 | $5.87 | $293.50 | $5.00 | $250.00 | $6.00 | $300.00 | $40.00 | $2,000.00 |
| Lumber 2x6 | per 4' | 50 | $20.00 | $1,000.00 | $32.00 | $1,600.00 | $30.00 | $1,500.00 | $8.00 | $400.00 | $8.26 | $413.00 | $10.00 | $500.00 | $8.00 | $400.00 | $40.00 | $2,000.00 |
| Gutter, Match existing | per LF | 75 | $30.00 | $2,250.00 | *$16.00* | $1,200.00 | $14.00 | $1,050.00 | $54.00 | $4,050.00 | $39.27 | $2,945.25 | not provided | #VALUE! | $20.00 | $1,500.00 | $27.00 | $2,025.00 |
| Fascia repailacement, match existing | per LF | 100 | $25.00 | $2,500.00 | not provided | #VALUE! | $14.00 | $1,400.00 | $12.00 | $1,200.00 | $3.34 | $334.00 | not provided | #VALUE! | $20.00 | $2,000.00 | $2.00 | $200.00 |
| Repair stucco, not related to fixed price work | per SF | 100 | $30.00 | $3,000.00 | not provided | #VALUE! | $18.00 | $1,800.00 | $66.50 | $6,650.00 | $43.76 | $4,376.00 | not provided | #VALUE! | $40.00 | $4,000.00 | $40.00 | $4,000.00 |
| Guestimated Cost for Unit Price Work | | | $27,550.00 | | Cannot be estimated for comparison | | $14,650.00 | | $18,600.00 | | $13,779.75 | | Cannot be estimated for comparison | | $15,400.00 | | $19,725.00 | |

| Other Pricing and Considerations: | Advanced Roofing | All Pro Roofing | CMM Roofing | Farha Roofing | Michale Manning Roofing | Lewis Walker Roofing | Quality Roofing | TradeMark Roofing |
|---|---|---|---|---|---|---|---|---|
| Material Testing (estimate, direct cost) | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 |
| Payment and Performance Bond | 1.50% | not provided | 3.00% | 3.00% | 3.00% | 3.50% | 1.05% | 3.50% |
| Permit - Assume 1.5% construction costs (direct cost if needed) | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% |
| Recommended Contingency | 10.00% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| **Labor and Materials for work not outlined above** | | | | | | | | |
| *Material Markup* *%* | *20%* | 5% | *20%* | *10%* | *10%* | *10%* | *25%* | *20%* |
| Project Manager Per Hr | $90.00 | $75.00 | $40.00 | $65.00 | $42.00 | $150.00 | $110.00 | $100.00 |
| Site Super Per Hr | $100.00 | $50.00 | $30.00 | $95.00 | $36.00 | $115.00 | $110.00 | $100.00 |
| Skilled Labor Per Hr | $75.00 | $32.00 | $25.00 | $95.00 | $26.50 | $95.00 | $88.00 | $50.00 |
| Unskilled Labor Per Hr | $60.00 | $16.00 | $20.00 | $75.00 | $18.50 | $85.00 | $78.00 | $40.00 |
| **CONTRACT TIME & MOBILIZATION** | | | | | | | | |
| Time to Complete in Calendar Days - Mira Bay Club | 84 | 60 | 50 | 15 | 60 | 80 | 40 | 18 |
| Time to Complete - Youth Clubhouse | 21 | Included | 10 | 6 | 14 | 10 | 20 | 3 |
| Date to Mobilize | 15-Jan | 12-Jan | 19-Jan | 13-Jan | 5-Jan | 12-Jan | 5-Jan | 2-Jan |
| Closeout time | 30-Apr | 13-Mar | 20-Mar | 3-Feb | 20-Mar | 12-Apr | 6-Mar | 23-Jan |

| *Opinion of probable project construction costs* | Advanced 25 | Advanced 35 | Advanced 40 | CMM 25 | CMM 35 | CMM 40 | Farha 25 | Farha 35 | Farha 40 | Manning 25 | Manning 35 | Manning 40 | Quality 25 | Quality 35 | Quality 40 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mira Bay Fixed Price | $376,252.00 | $446,491.00 | $446,492.00 | $228,420.00 | $272,294.00 | $335,714.00 | $314,387.92 | $291,751.18 | $344,616.29 | $270,631.25 | $273,423.25 | $273,901.25 | $300,000.00 | $308,000.00 | $327,000.00 |
| Youth Club Fixed Price | $74,580.00 | $83,275.00 | $83,275.00 | $25,500.00 | $30,000.00 | $34,500.00 | $28,007.08 | $26,231.82 | $30,377.71 | $27,010.75 | $28,301.75 | $29,705.75 | $31,000.00 | $33,000.00 | $34,000.00 |
| Guestimated Unit Price Work | $27,550.00 | $27,550.00 | $27,550.00 | $14,650.00 | $14,650.00 | $14,650.00 | $18,600.00 | $18,600.00 | $18,600.00 | $13,779.75 | $13,779.75 | $13,779.75 | $15,400.00 | $15,400.00 | $15,400.00 |
| Recommended Contingency | $45,083.20 | $45,083.20 | $45,083.20 | $25,392.00 | $25,392.00 | $25,392.00 | $31,798.30 | $31,798.30 | $31,798.30 | $29,764.20 | $29,764.20 | $29,764.20 | $33,100.00 | $33,100.00 | $33,100.00 |
| Project Costs Listed Above | $17,203.96 | $19,571.98 | $19,572.01 | $14,728.29 | $16,905.12 | $19,961.52 | $19,175.70 | $18,077.16 | $20,642.65 | $16,853.37 | $17,037.10 | $17,121.79 | $11,177.25 | $11,432.25 | $11,942.25 |
| Total | $540,669.16 | $621,971.18 | $621,972.21 | $308,690.29 | $359,241.12 | $430,217.52 | $411,969.00 | $386,458.46 | $446,034.95 | $358,039.32 | $362,306.05 | $364,272.74 | $390,677.25 | $400,932.25 | $421,442.25 |
| | | Highest bidder | | | Labor rates way too low | | | Time to complete for project way too quick | | | Labor rates way too low | | | Best Bond Rate, least risk | |

# RESPONSE TO REQUEST FOR PROPOSALS (Harbor Bay Community Development District REROOFING PROJECT ENCLOSED

District Manager, Harbor Bay Community Development District,
c/o Rizzetta & Company, Inc.,
3434 Colwell Avenue, Suite 200,
Tampa, Florida 33614
Attention: Lynn Hayes
lhayes@rizzetta.com, 813.994.1001

**Bid Due:**
November 21st, 2025 by 12:00 pm


Advanced Roofing, Inc.
**CCC024413 – Roofing**
**CGC1507377 - GC**
**CAC1818806 - Mechanical**
**EC13006050 - Electrical**
**CVC56792 - Solar**
**PE36852 / PE85793 - Professional Engineer (2)**
**PV-101913-002781 / PVSI-072019-028634 / PV-120521-013589 – NABCEP Certifications (3)**
4909 W Knollwood Street
Tampa, FL 33634
(813) 885-5811

PEAKENGINEERING & CONSULTING

# BID FORM

## PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ 3,700.00 LS

Youth Clubhouse $ 750.00 LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $3,500.00 LS

Youth Clubhouse $1,500.00 LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 31,140.00 LS

Youth Clubhouse $ 2,476.00 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 1,000.00 LS

Youth Clubhouse $500.00 LS

E. Install new peel and stick roofing underlayment, as speciified

Mira Bay Club $ 23,350.00 LS

Youth Clubhouse $1,930.00 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year Galvamax - Mira Bay Club $ 296,222.00 LS

25 Year Galvamax Youth Clubhouse $ 64,664.00 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 366,461.00 LS

35 Year Painted – Youth Clubhouse $ 73,359.00 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 366,461.00 LS

40+ Year Aluminum - Youth Clubhouse $ 73,359.00 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 500.00 LS

Youth Clubhouse $ 200.00 LS

H.

Mira Bay Club $ 16,840.00 LS

Youth Clubhouse $2,560.00 LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

| | | | | | |
|---|---|---|---|---|---|
| A. | Plywood Sheet, to match existing thickness | (7/16") | | $ 120.00 | 1/2 |
| | | (1/2") | | $ 96.00 | Sheet |
| | | (7/16") | | $ 240.00 | Full |
| | | (1/2)" | | $ 192.00 | Sheet |
| B. | Lumber, per 4' length | | $ 8.00 1x4 | $ 16.00 | 2x4 |
| | | | $ 12.00 1x6 | $ 20.00 | 2x6 |
| C. | Gutter, Match Existing | | | $ 30.00 | LF |
| D. | Fascia, Match existing (paint and size) | | | $ 25.00 | LF |
| E. | Repair stucco and paint, not associated with fixed price work | | | $ 30.00 | SF |

1.06 **ALTERNATE FIXED PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

| | | | |
|---|---|---|---|
| A. | Add (2) 1x2 purlins & paint, on eave to accommodate fastening | $ 7,500.00 | LS |
| B. | Add plywood on eave and paint, to accommodate fastening. | $ 24,326.00 | LS |
| C. | White silicone coating for flat roof cupola, 20 year | $ 7,023.00 | LS |

1.07 **LABOR & MATERIALS:** The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 20%

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 90.00 per hour
2. Site Super $ 100.00 per hour

PEAKENGINEERING & CONSULTING

3. Skilled Labor $ 75.00 per hour

4. Unskilled Labor $ 60.00 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 1.5 %

1.09 **TIME**: The Bidder proposes the following:

A. **Total Contract Time for Fixed Price Work (calendar days)**
Mira Bay Club 84 Days
Youth Clubhouse 21 Days

B. **Proposed Starting Date:** Jan 15 2026

C. **Proposed Date of Substantial Completion (Demobilization complete)** April 30, 2026

D. **Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered)** May 8, 2026

PART 2

2.1 SUBCONTRACTOR LIST:

A. All South Lightning Protection

B. N/A

C. N/A

2.2 MANUFACTURERS & MATERIALS

A. WRB Polystick XFR

B. Metal Panels Galvamax & Petersen

C. Paint Sherwin William Kynar finish

2.3 Signature:

Signature of Company Authorized Agent: [signature]

Name and Title: Robert P. Kornahrens, President

Firm Registered Business Name: Advanced Roofing, Inc.

Address: 4909 W Knollwood St.

City, State, ZIP: Tampa, FL, 33634

Telephone: 813-885-5811

Email: BillL@advancedroofing.com

CGC License Holder: Robert P. Kornahrens License# CGC1507377

Commercial Roofing License Holder Robert P. Kornahrens License# CCC024413

DATE SIGNED 11/21/2025

END OF DOCUMENT

**ADDENDUM #1**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 10, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposals for the Reroofing Project states that "(a)ny and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after 12:00 p.m. on November 12, 2025, will not be answered." An extension of this deadline is being made to accommodate a request for a pre-bid non-mandatory meeting.

CLARIFICATION: A non-mandatory pre-bid meeting will be held on **Friday, November 14, 2025 at 12:00 p.m.** at the MiraBay Clubhouse located at 107 Manns Harbor Dr, Apollo Beach, Florida 33572. As a result, the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**

Please acknowledge receipt of this Addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #1 received by: Maria Golovko

Contractor Name: Advanced Roofing, Inc.

Date: 11/13/2025

**ADDENDUM #2**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 17, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposal for the Reroofing Project Addendum #1 states that "the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**"

Attached to this Addendum #2 is a consolidated response to all submitted questions along with minutes from November 14, 2025 pre-bid meeting and updated bid form. This response and information will be provided all prospective contractors at the email address on file as of today, Monday, November 17, 2025.

Please acknowledge receipt of this addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #2 (Including consolidated responses to all submitted questions, minutes from November 14, 2025 pre-bid meeting and updated bid form.)

Received by: Maria Golovko

Contractor Name: Advanced Roofing, Inc.

Date: 11/17/2025

PAC-CLAD
PETERSEN

2025

Mr. Mihir Patel
Advanced Roofing inc.
1950 NW 22nd St.
Ft. Lauderdale, FL 33311

MihirP@advancedroofing.com
P: (954) 522-6868
C: 954-258-3091

Re: Division 07:
Metal Roof Panels, Soffit, Wall Panels and all Related Sheet Metal Flashings.

Re: "Approved Installer" status: Advanced Roofing inc.

This letter is to confirm that Advanced Roofing inc., is an "approved installer" of all PAC-manufactured Roofing Systems, Soffit Systems, Wall Panels Systems and Sheet Metal Flashings/Coping Systems as manufactured by Petersen Aluminum Corporation.

PAC will jointly underwrite the applicable twenty-year Weathertightness Warranties with Advanced Roofing inc. as the installer-of-record. Normal PAC review procedures and normal PAC inspection procedures will be applicable.

This "approved installer" status of Advanced Roofing inc. has been in place since 2015 and will remain in effect until such time as rescinded by either of Advanced Roofing inc. or PAC.

Please contact me directly should you have any questions.

Sincerely,
*Royal Casey*
Royal Casey
PETERSEN ALUMINUM CORPORATION
FL Sales Manager
407-848-4174

# PAC-CLAD® 35 Year Finish Limited Warranty

Owner:
Address:
Contractor: of
Customer:
Invoice & Date:
Date Warranty Begins: Date Warranty Ends:
Job Name:

**PART I**

PETERSEN ALUMINUM CORPORATION (hereinafter referred to as "PAC") hereby issues the following limited warranty to the above referenced owner (hereinafter referred to as OWNER) exclusively. Subject to the terms and conditions listed below, PAC warrants that upon delivery its standard color Fluropon® / Illumipon® coating (hereinafter referred to as the "COATING") applied to aluminum, G-90 hot-dipped galvanized steel or AZ50 zinc-aluminum alloy steel sheet and coil that has been fabricated, roll-formed or otherwise manufactured, within one year from the date of shipment thereof by PAC, and sold for use as painted roofing panels, fascia, mansard, soffit or other building components, will for a period of thirty-five (35) years from the project completion date listed above (hereinafter referred to as the "WARRANTY PERIOD"), meet the following quality standards:

A. WILL NOT chalk in excess of ASTM D-4214 number eight (8) rating.

B. WILL NOT change color more than five (5.0) Hunter ΔE units as determined by ASTM method D-2244-02 after removal of external deposits and chalk. It is understood by all the parties herein named, that fading or color change may not be uniform in appearance between surfaces not equally exposed to the sun and other weathering elements. This paragraph is not applicable in its entirety for all PAC-CLAD® metallic colors or custom Fluropon® / Illumipon® Classic or Fluropon® / Illumipon® Classic II colors.

C. WILL NOT crack, check, peel or otherwise lose adhesion. The terms, crack, check and peel, used herein shall not include minute fracturing of the COATING incurred during proper fabrication. In addition, loss of adhesion of the COATING as a result of substrate corrosion, however caused, and either from the front side or the backside of the substrate is specifically excluded from this warranty.

The following additional terms, conditions and other limitations are also included as part of this warranty:

**PART II**

1.) This warranty and all term s, conditions and exclusions contained herein apply to PAC's COATING only. In regards to either the aluminum, G-90 hot-dipped galvanized steel or AZ50 zinc-aluminum alloy steel substrates to which the COATING has been applied or any solar panels/solar film applied to the COATING, PAC makes no representations or other warranties whatsoever. ALL BASE METAL SUBSTRATES AND SOLAR PANEL/FILMS ARE SOLD AS IS. In addition, PAC makes no representations or otherwise warrants the weather tightness of the roofing panels, fascia, mansard, soffit or other building components referred to in Part I. Further, PAC is expressly to be held harmless for failures, leaks or consequential damages caused by the roofing panels, fascia, mansard, soffit or other building components.

2.) This warranty applies to the COATING installed on structures within the continental United States that have been exposed to normal weather and atmospheric conditions only. Failure of the COATING caused by exposure to harmful fumes, cement dust, falling sand, animal waste or its decomposition by-products, dust particles and other foreign substances in the air, chemical fumes, chemical sprays and installations with a proximity of less than a one-half mile radius from a seacoast, saltwater or other brackish water environment are all excluded from this warranty. In addition, this warranty does not apply to failure of the COATING caused by or as a result of fire, other accident or casualty, vandalism, radiation, falling objects, explosions, riots or acts of God. Also, the warranty is void for areas where materials / items such as snow guards, solar panels or solar films are attached to the COATING. In addition, the warranty is void if the COATING is perforated. Finally, this warranty does not apply to failure of the COATING caused by the following: damage incurred during shipment, improper storage, improper fabrication or improper installation, improper seaming techniques, surface scratches or other abrasions however caused, damage caused by contact with areas subject to water run-off from lead, copper or other incompatible flashings or areas in metallic contact with lead, copper or other dissimilar metals, damage caused by failure to provide free drainage of water, including internal condensation from overlaps, and all other surfaces of the roofing panels, fascia, mansard, soffit or other building components, damage caused by failure to remove debris or other accumulations of foreign substances from the surface of the roofing panels, fascia, mansard, soffit or other building components, damage caused by contact with green or wet lumber, damage caused by contact with or close proximity to damp underlayment, insulation, soil, vegetation or other corrosive materials and/or damage caused by use of unsuitable fasteners or flashings. Selection of suitable long-lasting fasteners as well as appropriate flashings rests solely with the OWNER.

3.) This warranty does not apply to failure of the COATING in the following additional circumstances: forming where the bend is tighter than 2T, forming which involves severe reverse bending, or which subjects the COATING to alternate compression and tension, roofing applications where the slope of the roof, or sections of the roof, are flatter than ½": 12", applications where the COATING is sheltered from periodic washing by natural rainfall such as underside eaves and soffits, or discoloration or damage to the COATING caused by failure to remove factory applied protective strippable film (where applicable).

**PART III**

1.) All claims filed under the provisions of this warranty must be presented by the OWNER to PAC, in writing, during the WARRANTY PERIOD and not more than thirty (30) days after discovery of any apparent defects, delivered by Registered or Certified mail to the following address:

Petersen Aluminum Corp.
1005 Tonne Rd.
Elk Grove Village, IL 60007
ATTN: Warranty Claims

In submitting a claim under the provisions of this warranty, it is the responsibility of the OWNER to provide adequate documentation of the COATING involved in the claim, including date of installation, name of installer and contractor (if different), PAC order number, PAC invoice number and proof of payment to PAC for all such materials included as part of the claim. In no event will any claims be honored under the provisions of this warranty if invoices from PAC have not been previously satisfied in full within PAC's standard credit terms. OWNER further agrees to allow PAC to inspect all such documentation.

2.) After receipt of claim from owner, PAC will be given a reasonable opportunity to examine or cause to be examined, the COATING claimed to be non-conforming. OWNER shall further use reasonable care to protect any disputed material until PAC has had time to conduct its own inspection and make disposition.

3.) If after inspection it is determined by PAC that the claim is valid under the terms of this warranty, then PAC agrees, at its option, to refinish, repair or replace the defective COATING on the following basis:

a. If the COATING is to be refinished then PAC shall bear the cost of materials and labor reasonably necessary to repaint those areas showing failure. Further, PAC shall use normal painting practices to apply a Kynar 500® or Hylar 5000® coating system or other suitable alternative. The choice of appropriate coating system to use rests exclusively with PAC.

b. In the case of repair or replacement of the defective COATING, PAC shall at its option, and F.O.B. PAC plant, furnish either replacement components or sufficient sheet to fabricate replacement components, for those areas of the building where the COATING is determined to be defective. However, in no event shall PAC be liable for the cost of labor expended by others on any nonconforming material or for any special, indirect or consequential damages to anyone by reason of the fact that such material may have been nonconforming.

This warranty shall apply to the part or parts of the COATING refinished, repaired or replaced by PAC, but only for the unexpired portion of the WARRANTY PERIOD applicable to the original COATING only. It will be at the discretion of PAC what appropriate measure shall be taken; that is whether the COATING should be refinished, repaired or replaced. However, in lieu of any of the foregoing alternatives PAC also reserves the right to refund to the OWNER a cash amount equal to PAC's original invoiced price of the nonconforming material as satisfaction in full for all claims under this warranty. In addition, should repair or replacement of the nonconforming materials necessitate the removal of solar panels/solar films PAC assumes no responsibility for either the original, replacement or reinstallation costs of these solar panels/solar films. At no time does this warranty confer upon the OWNER the right to refinish, repair or replace those areas of COATING under dispute without written notice and agreement by a duly authorized officer of PAC. Any unauthorized refinish, repair or replacement of the COATING shall result in this warranty becoming null and void.

**PART IV**

1.) Except as provided herein, PAC makes no warranty or guarantee, express or implied, including without limitation, WARRANTIES OF FITNESS AND MERCHANTABILITY. Further, OWNER acknowledges that PAC shall have no other liability to any other person, firm, or corporation with respect thereto, including, without limitations, any liability for indirect, consequential or resultant damages, whether based upon breach of warranty or negligence.

2.) PAC extends this warranty solely to the OWNER listed herein. This warranty is non-transferable and non-assignable.

3.) This Warranty shall be governed by and enforced in accordance with the laws in the applicable County/State.

4.) If any provision of this warranty shall be held by any Court of competent jurisdiction to be invalid or unenforceable in whole or in part, the remaining provisions of this warranty shall be effective to the same extent as if such invalid or unenforceable provision had never been contained herein.

5.) PAC reserves the right to terminate this warranty at any time upon thirty (30) day written notice. However, termination shall not affect the rights accruing to the OWNER prior to such termination.

6.) Both the supplier of the PAC COATING and the applicator thereof have made certain warranties to PAC which are similar to the warranties made by PAC to the OWNER under this limited warranty. In the event that the supplier and or applicator (or its successors or assigns) of the coating can no longer perform, or is not willing to perform, its obligations to PAC, then the limited warranty contained herein shall be of no further force or effect.

7.) The terms hereof shall constitute the entire agreement and understanding of the parties hereto respecting the subject matter hereof and no provision or statement contained at any time in any other writing, including without limitation, OWNERS, customers and/or contractors purchase orders, architects specifications or PAC's acceptance forms shall be effective to change the provisions hereof, unless contained in a subsequent agreement, in writing, signed by both the OWNER and PAC expressly stating that it is intended thereby to modify or supplement this instrument.

**PETERSEN ALUMINUM CORPORATION**

By: _____
*Vice President*

****** Not valid without Authorized Signature******

Date:

Fluropon® is a registered trademark of Sherwin-Williams
Illumipon® is a registered trademark of Sherwin-Williams
Hylar 5000® is a registered trademark of Ausimont USA, Inc.

Kynar 500® is a registered trademark of Atochem N.A.
PAC-CLAD® is a registered trademark of Petersen Aluminum Corporation

PAC-CLAD
A CARLISLE COMPANY

**Date:** November 20, 2025

**Re:** **Manns Harbor**
**Apollo Beach, FL**

**Project Review Number: PACACW25609**

PAC Clad has reviewed the bid documents for the above referenced project and has concluded that the roof assembly is eligible for the Petersen 20-Year Type #2 Standard Weather Tightness Warranty (WTW) per the project specifications.

The following is the approved FL #32994.6 assembly as specified for the metal roofing and included in our total system warranty package unless otherwise noted below:

Metal Roof Panel

- PAC-CLAD .040 Snap Clad Panels 16" o.c.
- Snap Clad Stainless Steel UL Clips
- #10-12 PHW Stainless Steel Fasteners, two per clip
- Grace HT Ice and Water Shield
- Panel clip fasteners installed into min. ½" plywood
- Clip Spacing per FL #32994.6
  - 6" o/c -174.2 PSF
  - 12" o/c -158.1 PSF
  - 18" o/c -141.9 PSF
  - 24" o/c -128.8 PSF
  - 30" o/c -109.6 PSF
  - 36" o/c -93.5 PSF
- Complexity Level = 3

Notes:

- This review was performed from an Eagleview take off. Any field deviations from the provided Eagleview report or areas that could not be observed must be addressed by the field service representative and could impact the warranty.
- This project must have a pre-installation inspection with the field service representative to go over any potential issues not seen from Eagleview takeoff.
- If the job is awarded, proper project coordination is required to produce shop drawings and we will require quality photos of existing conditions.

Warranties:

- 35yr Non Pro-rated Standard Paint Finish Warranty
- 20-Year Type #2 Standard Weather Tightness Warranty (WTW)

Exclusions: Standard warranty language (vented flashing, crickets, penetrations, gutters, etc.). Engineering Calculations.

The above assembly is based upon information provided at the time of the review. Any changes or deviations must be re-submitted for review before installation or could result in a decline of the warranty.

** No project wind design criteria were provided.

Please contact me if you have any questions.

Respectfully,

Ben Wildasin
Design Analyst
Ben.wildasin@carlisleccm.com

PAC-CLAD

PETERSEN

A CARLISLE COMPANY

1234 Gardiner Lane – Louisville, KY 40213 – (833) 714-1198 – (800) PAC-CLAD – www.pac-clad.com

SAMPLE

# *20-YEAR WEATHER TIGHTNESS LIMITED WARRANTY AGREEMENT*

**Warranted Building:**
**Address:**

**Telephone:**

**Building Owner:**
**Address:**

**Telephone:**

**General Contractor:**
**Address:**

**Telephone:**

**Panel Fabricator:**
**Address:**

**Telephone:**

**Installation Contractor:**
**Address:**

**Telephone:**

Area of Metal Roof: _____ Square Feet

Warranty Start Date: _____ Corporate File Number:

Type of Product Approved and Applied: _____

## WARRANTY PROVISIONS FOR MATERIAL AND WORKMANSHIP

PAC-CLAD, A Carlisle Company (hereinafter "PAC") and the Installation Contractor identified above hereby jointly and severally warrant to the Building Owner identified above (hereinafter "the Owner") that, subject to each and every item, condition, limitation and allocation of warranty and responsibility stated herein, for a period of twenty (20) years commencing with the date of completion of installation of the roofing system identified above (hereinafter "roofing system"), should leaks develop in the roofing system due solely to defects in the material provided by PAC, manufacturing defects, ordinary wear and tear by the elements or workmanship on the part of the Installation Contractor, then PAC and the Installation Contractor shall be responsible for repairs necessary to return the roofing system to a water tight condition, within cost limitations stated within. PAC's and Installation Contractor's total cumulative liability under this warranty is limited to: (FIRST) PAC for the cost of replacement materials and (SECOND) Installation Contractor for the replacement labor. In no event shall the total cost of such repairs exceed the original payment of the installed roofing system. Repairs shall carry a warranty against leaks only for the then remaining balance of the original twenty (20) year Warranty period. This Warranty only covers those leaks that have been reported to PAC in writing within thirty (30) days of discovery by the Owner.

Notwithstanding anything contained herein to the contrary, during the first two (2) years after completion of the roofing system on the building identified above, PAC warrants only against water leaks caused by defects in the material provided by PAC. The Installation Contractor shall be solely responsible for all costs and expenses for the repair and/or replacement of the roofing system arising as a result of defective workmanship or installation during the first two (2) years after completion of installation of the roofing system, extended by successive twenty-four (24) month periods from the date of any leaks reported or repaired within the relevant two (2) year period. For the remaining term of this Warranty, PAC warrants to the Owner, should leaks develop in the Roofing System due solely to manufacturing defects, ordinary wear and tear by the elements or workmanship on the part of the Installation Contractor, then subject to each and every term, condition and limitation contained herein, shall be responsible for completing such repairs to the Roof System as necessary to return it to a watertight condition.

NEITHER PAC NOR THE INSTALLATION CONTRACTOR, MAKE ANY OTHER WARRANTY WHATSOEVER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY AND WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. ALL WARRANTIES WHICH EXCEED, DIFFER FROM OR EXTEND BEYOND THOSE EXPRESSLY PROVIDED HEREIN ARE DISCLAIMED BY EACH AND ALL THE PARTIES HERETO AND ARE EXCLUDED FROM THIS 20-YEAR WEATHER TIGHT LIMITED WARRANTY. IN NO EVENT SHALL PAC OR THE INSTALLATION CONTRACTOR HAVE ANY LIABILITY FOR COMMERCIAL LOSS, CLAIMS FOR LABOR, CONSEQUENTIAL DAMAGES OR LOSS TO THE BUILDING, ITS CONTENTS OR ITS OCCUPANTS, OR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OF ANY TYPE, WHETHER THE OWNER'S CLAIM BE BASED IN CONTRACT, TORT WARRANTY, STRICT LIABILITY OR ON ANY OTHER THEORY OR CAUSE OF ACTION. ALL RIGHTS, OBLIGATIONS, REMEDIES AND LIABILITIES OF THE PARTIES HERETO RELATING TO OR ARISING FROM CLAIMS OF DEFECTIVE GOODS AND/OR WORKMANSHIP SHALL BE GOVERNED EXCLUSIVELY BY THE TERMS OF THIS 20-YEAR WEATHER TIGHT LIMITED WARRANTY AND THOSE TERMS MAY NOT BE MODIFIED OR AMENDED ORALLY. IT IS EXPRESSLY AGREED THAT THE OWNER'S REMEDIES EXPRESSLY PROVIDED HEREIN ARE THE OWNER'S EXCLUSIVE REMEDIES.

## EXCLUSIONS

This Limited Warranty shall apply only to roofing systems installed in areas of normal atmospheric exposure and specifically does not cover leaks caused in whole or in part by the following:

1. Marine (saltwater) atmosphere or regular spray of either salt or fresh water. If an Aluminum roof system is installed, the Substrate Warranty guidelines and Maintenance Instructions must be followed as stated in the Non-Prorated 35-Year Paint and Aluminum Substrate Warranty to avoid exclusion.
2. Exposure to or fallout from corrosive chemicals, ash or fumes from any chemical plant, foundry, plating works, kiln, fertilizer manufacturing plant, paper manufacturing plant or the like. Any harmful or corrosive substance or any condensate contained within or generated or released from inside the building.
3. Gutters, downspouts, penetrations, roof curbs, skylights, vented flashings, or vent pipe flashing manufactured from rubber-based products.
4. Any condensation or corrosion which is or was caused at any time, in part or in whole, as a result of (a) the use of an inadequate vapor barrier (perm rating of 0.05 or less with sealed joints and perimeter) when the insulation is installed immediately beneath the roof panels and/or (b) inadequate ventilation of the attic space between a roof panel and insulation when the insulation is installed directly on top of an existing roof.
5. Worker traffic on the roof, other than traffic during the course of installation.
6. Hail, fire, explosion, lightning, wind pressures in excess of xx.xx PSF per UL 580, hurricane, tornado, earthquake or any other act of God.
7. Alterations such as, but not limited to, the placement of structures, fixtures or utilities upon or to the roof without prior written authorization from PAC.

SAMPLE

8. Repairs performed to the roof and/or materials furnished with regard to such repairs by an entity or entities other than PAC or the Installation Contractor.
9. Failure by the Owner or any lessee or other occupant or user of the Building to take reasonable care in maintaining the roof system, such as, but not limited to, failure to clean the gutter, valleys, etc., so as to allow water to run off without interruption.
10. Improper fabrication of panels or flashings if fabricated by an entity other than PAC. Improper jobsite handling or storage of materials, including failure to permit drainage of standing water.
11. Birds, vermin, rodents, insects or other animals or pests.
12. Faulty building design or construction. Settlement, failure or cracking of the roof deck, walls or foundation of the Building, or defects or failures of coping gravel-stop due to cracking of walls or any part of the building structure.
13. Vandalism, falling objects, civil commotion, riot, acts of war, atomic radiation or any other event, occurrence or cause beyond the control of PAC and/or the Installation Contractor.
14. Failures due to the use of fasteners other than stainless steel and without an adequate barrier, that comes in contact with Pressure Treated/ACQ Treated Lumber.

In addition, PAC shall have no liability or responsibility under or in connection with this Warranty if the Installation Contractor or any subcontractor fails to use all roof curbs, roof jacks, sealants, mastics, sub-framing, roof panels, clips, fasteners, and flashings provided by PAC or approved or required by PAC, nor shall PAC have any liability or responsibility under or in connection with this Warranty if the Installation Contractor fails to follow PAC's standard recommended installation instructions for the layout, design and erection of the roofing system, or if the roofing system is constructed in such a manner as not to permit proper drainage of water from all surfaces, but rather to permit standing or ponding water.

Installation of warranted roofing system shall be supervised by a qualified Installation Contractor pre-approved by PAC. A PAC representative shall have access to inspect the roof premises prior to, during, and at the completion of installation. Failure by the Installation Contractor to fully correct or remedy all installation issues as noted in writing by a PAC representative shall relieve PAC of any liability or responsibility under or in connection with this Warranty. This Warranty is intended only for use on reroofing of an existing building or new roof application on conventional construction, and does not apply to installation over new, pre-engineered metal building structures.

## NOTICE OF CLAIMS AND GENERAL PROVISIONS

All claims hereunder must be submitted in writing to PAC within the Warranty Period and within thirty (30) days of discovery of any leak in the roofing system. Failure of the Owner to do so shall automatically relieve both PAC and the Installation Contractor of any and all responsibility and/or liability under this 20-Year Weather Tightness Limited Warranty. Upon receipt of a warranty claim, from either the Owner or the Installation Contractor, PAC will send a representative to the location specified for an inspection of the roof. The Owner shall allow a PAC representative a reasonable opportunity to inspect the material or installed condition claimed to be defective prior to removal or repair. If during PAC's inspection PAC determines that the leak or leaks in the roof are not covered by this Warranty, the party requesting PAC's inspection shall be liable for all direct expenses incurred by PAC to conduct the roof inspection. If after the inspection by PAC, it is determined that the leak has taken place after the twenty-four (24) month leak free period provided by the installation contractor in accordance with this warranty, PAC will repair, restore or replace, at PAC's discretion, the defective condition of the roof system in accordance with this warranty. It is further understood that normal exposure to the elements may preclude an exact color match with the replacement material and refinishing will be performed using standard finishing practices and materials as selected by PAC. The warranty on any refinished or replaced material shall be for the remainder of the original warranty period.

FAILURE TO FOLLOW THESE GUIDELINES MAY VOID THIS WARRANTY AND RELIEVE PAC OF ANY AND ALL RESPONSIBILITY AND/OR LIABILITY UNDER THE TERMS OF THE WARRANTY.

All notices given pursuant to this Warranty shall be in writing and sent by certified mail, return receipt requested, to PAC and the Installation Contractor to the following address:

**PAC-CLAD, A Carlisle Company**
Technical Department
1234 Gardiner Lane
Louisville, KY 40213

**INSTALLATION CONTRACTOR:**

During the term of this Warranty, PAC and the Installation Contractor, their sales representatives and employees, shall have free access to the roof during regular business hours upon reasonable notice to the Owner. Notwithstanding any other provision contained herein, PAC shall not have any liability or responsibility under this Warranty for any roofing products or materials that were not supplied by PAC and this Warranty applies only to those portions of the roofing system which was constructed solely with products and materials supplied by PAC.

SAMPLE

This document constitutes the entire Warranty made by PAC and the Installation Contractor. No modification or amendment to this Warranty shall be binding on PAC or the Installation Contractor unless made in writing and signed by both parties authorized representatives. The terms, conditions and provisions contained in this Warranty may be waived only in writing and signed by a PAC authorized representative. No oral statements, course of conduct, or course of dealing shall be deemed or constitute a waiver.

The invalidity or unenforceability of any provisions of the Warranty shall not affect the enforceability and validity of any remaining provisions, and this Warranty shall be construed in all respects as if the invalid or unenforceable provisions were omitted.

This Warranty is tendered for the sole benefit of the Owner identified above and is not transferable or assignable. Neither PAC nor the Installation Contractor shall have any obligation under this Warranty unless all invoices for materials, installation and services have been paid in full by or on behalf of the Owner.

Neither PAC's nor the Installation Contractor's failure at any time to enforce any of the terms or conditions of this Warranty shall be deemed or construed as a waiver of any provision herein or of the ability to exercise their rights in the future in accordance with this Warranty. This Warranty shall be governed by and enforced in accordance with the laws in the applicable County/State.

Executed this: _____ Day of _____ , 2023

By: Franklin Oswald

Title: WTW/Field Services Manager – Technical and Warranty Services
(Carlisle Construction Materials)

SAMPLE

# ADVANCED ROOFING, INC.

## WATERTIGHT ROOF SYSTEM WARRANTY

ARI JOB NO.: N/A - FOR BIDDING PURPOSES ONLY

BUILDING NAME AND ADDRESS: N/A

OWNER'S NAME: N/A

OWNERS' ADDRESS: N/A

COMPLETION DATE: N/A - FOR BIDDING PURPOSES ONLY RFG SYS: N/A AREA: N/A

**ADVANCED ROOFING, INC.**, ("**ADVANCED**") warrants to the Owner, that for the period of two (2) years ("Warranty Term") commencing on the Completion Date reflected above, and for all covered claims causing leaks due to workmanship deficiencies, ADVANCED will effectuate all repairs necessary to the above referenced Roof System in order to return the Roof System to a watertight condition. The Owner accepts this Watertight Roof System Warranty ("Warranty") in lieu of any and all other warranties from ADVANCED, whether implied, or based on contract or statute, and this Warranty shall supersede and take precedence over any other warranty terms. ADVANCED's total liability under this Warranty shall not exceed the lesser of: (a) the cost to return the Roof System to a watertight condition, or (b) the amount paid by Owner for the installation of the Roof System.

**COVERAGE:**
During the Warranty Term, ADVANCED will take appropriate action to repair covered warranty claims subject to the limitations and conditions stated herein. The terms of this Warranty extend solely to the Owner and shall not apply to any unnamed third party beneficiaries. Full payment to ADVANCED of all sums due and owing for the installation of the Roof System and any associated work is an express condition precedent to any obligation of ADVANCED under this Warranty. If the Roof System is covered under a Manufacturer's Warranty/Guarantee, then ADVANCED's liability under this Warranty is secondary to the Manufacturer's liability under its Warranty/Guarantee. This Warranty shall only accrue to and be for the benefit of the original Owner named herein, and is NOT assignable or transferable without prior written approval and inspection by ADVANCED.

**OWNER RESPONSIBILITIES**:
The Owner shall, at the Owner's expense, initiate an ongoing maintenance program, to include annual inspections of the Roof System and the proper maintenance of pitch pans, roof drains, sealing of sheet metal and other miscellaneous items necessary to maintain the serviceability of the Roof System, and as required by the Manufacturer of the Roof System. The Owner shall also be responsible to inspect and keep all walls, projections, equipment, and fixtures watertight, and not to permit penetrations or other work on the roof, all which could let water into the Roof System if not properly attended to. The Owner, at its option, may enter into a five (5) year preventative maintenance agreement with ADVANCED with respect to the Roofing System and, if so, this Warranty and Warranty Term shall be extended from two (2) years to five (5) years. This Warranty extension is contingent upon: (a) Owner maintaining the preventative maintenance agreement through ADVANCED for the full five (5) year period; (b) Owner restricting and limiting access to the roof to only those employees or third parties performing essential functions; (c) Owner maintaining a sign-in log of all employees or third parties who access the roof for the performance of any work, including work on roof top equipment, general cleaning, installation of swing stages or the like and send ADVANCED a copy of the log on a monthly basis; (d) notify Advanced in writing within 24 hours of any damage to the Roof System; (e) Owner being in compliance with and not in default or breach of the terms of the preventative maintenance agreement; and (f) all other terms and conditions of this Warranty.

**IN THE EVENT OF A LEAK:**
In the event a leak occurs through the Roof System, the Owner shall notify the corporate office of ADVANCED (listed below) in writing within twenty-four hours. This Warranty shall not cover damage due to delays in reporting leaks to ADVANCED. In response to this notification, ADVANCED will arrange for the inspection of the Roof System and, if the leak(s) are covered by this Warranty, will make the repairs necessary to return the Roof System to a watertight condition; or, if the leak(s) are not covered by this Warranty, will advise the Owner of the type and extent of repairs required to be made at the Owner's expense. The Owner's failure to make the recommended repairs within a reasonable time and in a workmanlike manner will void any further obligation under this Warranty. Owner shall be responsible for payment of a service fee associated with any leak or warranty claim investigated by ADVANCED that is determined not to be associated with the Roof System. Failure to pay the service fee shall void this Warranty. Failure to provide written notice to ADVANCED of a leak in the Roof System within fifteen (15) days of the start of the leak shall void this Warranty.

**LIMITATIONS:**
**THIS WARRANTY IS NOT A MAINTENANCE AGREEMENT OR AN INSURANCE POLICY**. This Warranty shall not apply to and expressly excludes damages resulting from (a) natural disasters including, but not limited to: earth movement, lightning, windstorm, hailstorm, hurricanes, tornadoes, high wind and gales, (b) misuse, neglect, abuse, materials supplied or installed by others, exposure to damaging substances such as oil, solvents, etc. or unauthorized alterations of the Roof System or the buildings usage, (c) failure of its substrate or components of the buildings structure not installed by ADVANCED, (d) improper drainage, (e) lack of recommended maintenance, (f) any claim related in any way to damage or injuries from mold, spores, fungus, animal or vegetable intrusion, any organic pathogen or exposure to toxic substances or vapors, (g) damage resulting from water entry from any portion of the building structure not a part of the Roof System , (h) repairs or damages necessary due to deficiencies in the plans or specifications provided to ADVANCED by the Owner or on its behalf or due to the failure of products selected by Owner or someone on its behalf other than ADVANCED to perform as intended, or (i) water entry not related to deficiencies of workmanship of ADVANCED.

**TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ADVANCED DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. ADVANCED SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE STRUCTURE (UPON WHICH THE ROOF SYSTEM IS AFFIXED) OR ITS CONTENTS, LOSS OF TIME OR PROFITS OR ANY INCONVENIENCE, PERSONAL INJURY OR CLAIMS OF THIRD PARTIES, WHETHER BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS WARRANTY. INCIDENTAL AND CONSEQUENTIAL DAMAGES SHALL NOT BE RECOVERABLE EVEN IF THE REMEDIES PROVIDED FOR HEREIN FAIL OF THEIR PURPOSE.**

**NO ONE IS AUTHORIZED TO CHANGE, ALTER, OR MODIFY THE PROVISIONS OF THIS WARRANTY OTHER THAN A CORPORATE OFFICER OF ADVANCED.**

**IN WITNESS WHEREOF, ADVANCED** has caused this Warranty to be duly executed and issues to cover the Roof System described above.

ADVANCED ROOFING, INC.
1950 NW 22nd St.
Ft. Lauderdale, FL 33311

FOR BIDDING PURPOSES ONLY

_____
Robert P. Kornahrens, President

Rev. 1/4/23

# 150MS

**1.5" MECHANICAL 24GA**

24ga (min) 1.5" Mechanical Seam over 15/32" (min) plywood



## Metal Alliance, Inc:

2120 SW Poma Dr | Palm City FL 34990

Produced by Metal Alliance's Network of Approved Regional Manufacturers

## Product Description

Mechanical seam panel with a 16" maximum panel width and a nominal rib height of 1.5"

## Product Material

24ga (min) steel

*24ga is nominally 0.0239" with yield strength of at least 50ksi, and shall be corrosion resistant per FBC 1507.4.3 where required.*

## Fastener

#10 1-inch pancake style fastener with nominal 2" long x 1.5" tall 26ga clip and (2) fasteners per clip. Panel seamed to 90° seam. *Compliant with FBC 1506.6 where required.*

## Substrate/Deck

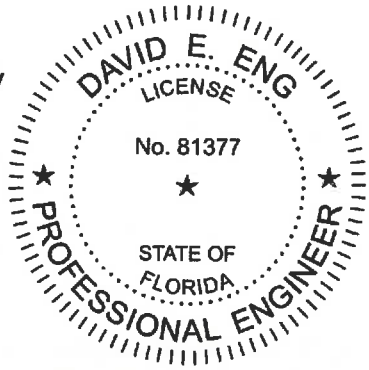
15/32" (min) plywood or 3/4" (min) thick wood plank (min S.G. of 0.42)

**EVALUATED BY:**

**David Eng, PE**
Timberlake Cove, LLC
FL PE 81377 • FL CA 33344
1317 Edgewater Dr Ste 2339
Orlando FL
timberlakecove.com

Digitally signed by David E Eng
Date: 2023.12.03 12:42:26-05'00'

This item has been digitally signed and sealed by David Eng, PE on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**Underlayment:** Comply with local building code or FBC 1507.1.1/1518.2 where required.

**Slope:** Comply with local building code or FBC 1507.4.2/FBC 1515.2 where required. Outside the HVHZ, FBC 1507.4.2 minimum slope is 1/4:12. In the HVHZ, FBC 1515.2 minimum slope is 2:12.

**Re-Roofing:** This panel may be installed over a single layer of existing shingles as permitted by local building code or FBC 1511/1521, provided the existing roof meets the conditions required by the applicable code.

**Fire Barrier:** Comply with FBC 1516.1 and 1516.2 where required.

**High Velocity Hurricane Zone:** This product is approved for installation in Miami-Dade & Broward counties, and other jurisdictions which require HVHZ or NOA approvals.

**Technical Documentation:** This product has been tested to the TAS 125 / UL 580 standard by Intertek Testing (TST-1527), report J6368.25-450-44 R0 and to TAS 100 under report J6368.07-450-44 R0.

**Compliance Statement:** This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (non-HVHZ) and 1518.9.1/1523.6.5.2.4 (HVHZ), as required by FL Rule 61G20-3, method 1D.

This product as described has been tested and demonstrated compliance with:
- UL580 – Test for Uplift Resistance of Roof Assemblies
- UL 1897 – Uplift test for roof covering systems
- TAS 125 – Standard Requirements for Metal Roofing Systems
- TAS 100 - Wind and Wind-Driven Rain

**Maximum Allowable Loads & Installation Requirements:**

| Method | Fastener Pattern | Clip Spacing | Panel Seam | Allowable Pressure |
|---|---|---|---|---|
| Method A | (2) #10 x 1" fasteners per 2" clip | 16" o.c. | 90° | -166 PSF |
| Method B | (2) #10 x 1" fasteners per 2" clip | 8" o.c. | 90° | -198.5 PSF |

A factor of safety of 2 has been applied.

**Design Process:** Compare the maximum allowable loads on page 2 to the ASD uplift pressures for the project to determine sufficiency and installation requirements.

Alternatively, as an option, the load tables in this report provides one prescriptive option for the fastening requirement for the applicable wind loads for roofs within the parameters described.

For roofs outside of the listed parameters, design wind loads shall be determined as required by FBC 1609, ASCE 7, or other design code in force, using allowable stress. These load tables are based on ASCE 7-22. Use of these tables assumes that the structure is: Enclosed and conforms to wind-borne debris provisions and is a regular shaped building and is not subject to across-wind loading, vortex shedding, or instability; nor does it have a site location for which channeling or buffeting warrant consideration

Engineering analysis may be completed by other licensed engineers for project specific approval by local authorities having jurisdiction.

**Notice to Other Entities:** This product approval applies only to metal supplied by Metal Alliance or its formally approved manufacturing partners. Other manufacturers, distributors, installers, engineers, architects, or other parties relying on this approval for any product not supplied by Metal Alliance assume full, strict product liability. Traceability of coil, audited quality assurance programs, and compliance with FAC 61G20-3 are solely the responsibility of the entity relying on this approval. Metal Alliance assumes no liability for non-compliance or product performance for any product relying on this approval but not supplied by Metal Alliance.

**Certification of Independence:** David Eng, PE and Timberlake Cove, LLC do not have, nor will acquire a financial interest in any company manufacturing or distributing products under this evaluation. The same entities do not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

**Exclusions and Limitations:** Design of deck and roof structure (to include attachment of plywood or wood plank) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.

This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product. Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.

METALALLIANCE
A Value Added Supplier of Metals

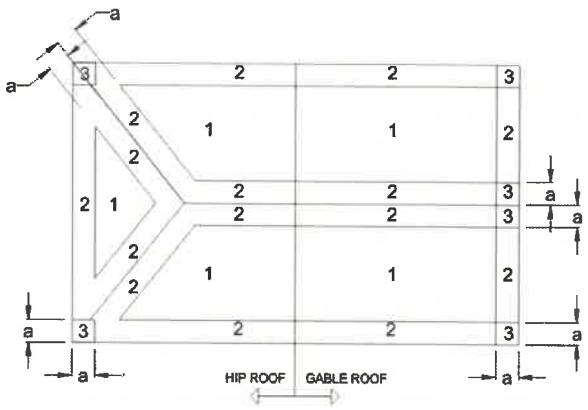
# OPTIONAL ENGINEERING LOAD TABLES

## 150MS FL31653.02 – R4 *HVHZ*

**Use of Load Tables:** These load tables are provided as a courtesy to provide one possible prescriptive option for a generic, typical structure without calculating the design pressures.

For structures outside the parameters of these load tables (e.g. height above 30 feet), calculate the required allowable design pressure and compare to the maximum allowable loads shown on page 2. These load tables shall not be construed to in any way limit the installation of this product to the cases shown.

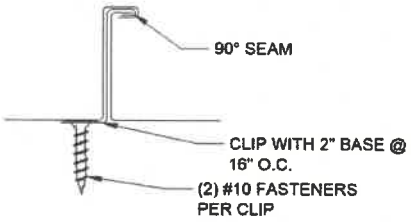
**Instructions:** Select the appropriate load table that applies to the structure in question. Determine the design wind speed for the project location. Use the attachment method indicated for that windspeed within each roof zone.




a: 10% OF LEAST HORIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3FT (0.9M) OR AS DETERMINED BY DESIGN OR OTHER APPLICABLE CODE.

ROOF ZONES FOR GENERIC BUILDING

## METHOD A




Use this load table for structures which meet the following criteria:
Are located in **Exposure B** area
Have either a **flat roof, or gable/hip roof** with **max slope of 45°**
Have a mean Roof Height of **30 feet or less**

**FL31653.02: 24ga 150MS on 15/32" plywood**

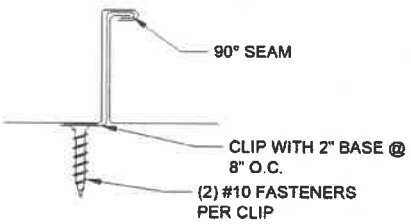
| Wind | 105 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone 1: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 2: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 3: | A | A | A | A | A | A | A | A | A | A | A |

Use this load table for structures which meet the following criteria:
Are located in **Exposure B** area
Have either a **flat roof less than 7°, hip roof** with
**max slope of 45°, or gable roof with slope between 20° and 45°**
Have a mean Roof Height of **30 feet or less**

**FL31653.02: 24ga 150MS on 15/32" plywood**

| Wind | 105 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone 1: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 2: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 3: | A | A | A | A | A | A | A | A | A | A | A |

## METHOD B




Use this load table for structures which meet the following criteria:
Are located in **B, C, or D exposure** area
Have either **a flat roof, or gable/hip roof** with **max slope of 45°**
Have a mean Roof Height of **30 feet or less**

**FL31653.02: 24ga 150MS on 15/32" plywood**

| Wind | 105 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone 1: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 2: | A | A | A | A | A | A | A | A | A | A | B |
| Zone 3: | A | A | A | A | A | A | A | A | B | NR | NR |

Use this load table for structures which meet the following criteria:
Are located in **B, C, or D exposure** area
Have either a **flat roof less than 7°, hip roof** with
**max slope of 45°, or gable roof with slope between 20° and 45°**
Have a mean Roof Height of **30 feet or less**

**FL31653.02: 24ga 150MS on 15/32" plywood**

| Wind | 105 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone 1: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 2: | A | A | A | A | A | A | A | A | A | A | A |
| Zone 3: | A | A | A | A | A | A | A | A | A | B | NR |

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Advanced Roofing, Inc. [Company Name]
/_/ A Partnership
/✓/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: N/A

3. Parent Company Address:

Street Address N/A

P.O. Box (if any) N/A

City N/A State _____ Zip Code _____

Telephone N/A Fax no. _____

1st Contact Name N/A Title _____

2nd Contact Name N/A Title _____

4. Proposer Company Address (if different):

Street Address 1950 NW 22nd Street

P. O. Box (if any) N/A

City Fort Lauderdale State FL Zip Code 33311

Telephone (877) 531-1405 Fax no. 954-566-2967

1st Contact Name Michael Kornahrens Title Vice President

2nd Contact Name Mihir Patel Title Estimator

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

Street Address 4909 W Knollwood St.

City Tampa State FL Zip Code 33634

Telephone 813-885-5811 Fax No. 954-566-2967

1st Contract Name Bill Lester Title Branch Manager

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

6.1 If yes, provide the following:

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

  If no, please explain N/A

- Date incorporated 10/8/1983 Charter No. G65116

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. N/A
- Is the company in good standing with the State? Yes ( ) No ( ) N/A

  If no, please explain N/A

- Date incorporated N/A Charter No. N/A
- Is the Proposer's company authorized to do business in the State of Florida? Yes ( ) No ( ) N/A

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

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

7.1 If yes, provide the following:

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

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

| | |
|---|---|
| General Liability | $ 2,000,000.00 |
| Automobile Liability | $ 2,000,000.00 |
| Umbrella Coverage | $ 10,000,000.00 |
| Workers Compensation | $ 1,000,000.00 |
| Expiration Date | 1/1/2026 |

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

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

The state(s) where barred or suspended N/A
State the period(s) of debarment or suspension N/A

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

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

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

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

14. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. The financial statements were mailed directly to the District on November 17.

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

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

| Frank Medina | Operational Manager |
|---|---|
| Name | Position |

| See attached | 28 | 6.5 |
|---|---|---|
| Type of Work | Yrs. Exp. | Yrs. With Firm |

| Steffen Kovanda | Project Manager |
|---|---|
| Name | Position |

| see attached | 22 | 2 |
|---|---|---|
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Advanced Roofing, Inc.
Name of Proposer

By: _____

Robert P. Kornahrens
[Type Name and Title of Person Signing]

ADVANCED ROOFING, INC. CORPORATE SEAL 1983 FLORIDA
(Corporate Seal)

This 20th day of November, 2025

Sworn to before me this 20 day of November, 2025

_____ 08/01/2028
(Seal) Notary Public/Expiration Date

Katherine L. Conway
Comm.: HH 577784
Expires: Aug. 1, 2028
Notary Public - State of Florida

**END**

## EXISTING TERM CONTRACTS

**Central & North Area Term Contracts:**

| | | |
|---|---|---|
| • Hernando County - Construction Projects | 24-TFG00704-A | Pre-qualification for Construction Services under $500K Grant Projects:<br>- Hernando County Government Center – Roof Repair, 5 leaks |
| • City of Bradenton - (Piggybacking City of Sunrise) | PB-20-01MK – Piggyback City of Sunrise | Roofing Maintenance and Repairs Bid No. 19-17-12-HR |
| • City of Dunedin - (Piggybacking City of Sunrise) | 190-0336-B – Piggyback of Pinellas County | |
| Citrus County School District | 2022-26P – Piggyback of Pinellas County | Roofing Contractors for the Citrus County School Board |
| City of Cape Coral | RPW22137MM-A | Roofing Inspection, Maintenance and Repair Services |
| City of Clearwater | 19-17-12-HR – Piggyback of Sunrise | Roofing Maintenance and Repairs Bid No. 19-17-12-HR / Citywide Roofing |
| City of Largo | 22-P-762 | Services Agreement/ Citywide Roof Inspections and Preventative Maintenance |

Confidential Pursuant to Trade Secret § 12.081

| | | |
|---|---|---|
| City of Marco Island | RFQ # 2023-030 | Agreement for Public Infrastructure Construction Services |
| City of North Port | RFQ # 212170LT Contract No. 2022-060 | |
| City of Sarasota | RFP 21-35BK | Agreement for Roof Inspection, Installation, Maintenance and Repair services |
| City of Venice | 21-35BK – City of Sarasota | |
| Collier County – 20-7765 Roofing PM & Remedial Repairs | 20-7765 | 20-7765 Roofing preventative maintenance and remedial repairs |
| Department of Veterans Affairs / James A. Haley Veterans Hospital | 36C24822D0094 | Flat Roof Survey, Inspection, Cleaning |
| Florida Gulf Coast University | ITN 22A-002 | Services Agreement |
| Hernando County School Board | # 22-770-44 – | Roofing Repair & Installation |
| Hillsborough County Sheriff's Office | 2023-004 | Roofing services |
| Lee County | RFP210427NAT | Agreement for Roof Repair Replacement & Related Services annual |
| North Sumter County Utility Community Development District (NSCUDD) | 19-17-12-HR – Piggyback City of Sunrise | Roofing Maintenance and Repairs Bid No. 19-17-12-HR |
| Pasco Conty Schools | 22-003-DM | Commercial Roof Installation, Replacement and Repair Services |
| Pinellas County | 190-0336-BAR | Roofing Services & Supplies, Waterproofing & Related Products and Services |

Confidential Pursuant to Trade Secret 812.081

| | | |
|---|---|---|
| Pinellas County – County Wide Parks & Conservation Resources (PCR) Roof Replacement Contract | 23-0653-ITB-C | Roof Replacement Contract |
| Pinellas County School | 22-968-050-PB – Pinellas County # 190-0336-B(AR) | |
| Pinellas County Schools – Job Order Contracting Services | 23-909-027 | Contracting Services in the State of Florida |
| Polk County – Disaster Roof Repairs | Bid 22-381 A – PO 22-A - 100219 | Disaster Roof Repairs |
| Sarasota County | RFQ # 212170LT Contract No. 2022-060 | Term Contract for Roof Replacement Services |
| Sarasota County School Board | 24-0031 | Commercial, Metal & Shingled Roof Installation & Repair |
| School District of Lee County | JOC24-0142LN | Contracting Services |
| Southwest Florida Water Management District | 23OE0004213 / 190-0336-B(AR) (Pinellas PB) | Roofing Services & Supplies, Waterproofing & Related Products and Services |
| Sumter County | 027-0-2022/RS | Roofing Repairs and New Installation |
| Sumter Landing Community Development District (SLCDD) | 19-17-12-HR – Piggyback City of Sunrise | Piggyback Agreement for Services for Roofing Maintenance and Repairs |
| Tampa Bay Water | 2024-012 | Roofing Services |
| The Villages Community Development District (VCCDD) | 19-17-12-HR Piggyback City of Sunrise | Roofing Maintenance and Repair |
| Town of Longboat Key | 21-35BK – City of Sarasota | Agreement for Roof Inspection, Installation, Maintenance and Repair services |

Confidential Pursuant to Trade Secret 812.081

EXPERIENCE MATTERS.

ADVANCED ROOFING Inc

# REFERENCES

## LOCAL TERM CONTRACT REFERENCES

1st Reference:

- Name: Collier County
- Location: Naples, FL
- POC: Matt Fortune
- Phone Number: 239-821-6565
- Email Address: Matthew.Fortune@colliercountyfl.gov
- Term Contract Info: November 2019- Present.
- Type of Contract: Roofing and Inspection Services.

2nd Reference:

- Name: City of Bradenton
- Location: Bradenton, FL
- POC: Donald Brunner
- Phone Number: 941-[illegible]-2094
- Email Address: donald.brunner@cityofbradenton.com
- Term Contract Info: May 2021- Present.
- Type of Contract: Piggyback off City of Sunrise- Roofing Services.

3rd Reference:

- Name: Pinellas County
- Location: Clearwater, FL
- POC: Jason Dearsman
- Phone Number: 727-364-8960
- Email Address: jdearsman@pinellascounty.org
- Term of contract: November 2020- November 2025
- Type of Contract: Roofing Inspection & Repair Services.

Confidential Pursuant to Trade Secret 812.081 Advanced Roofing, Inc.

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/6/2025

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

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

| | |
|---|---|
| **PRODUCER**<br>Acrisure Southeast Partners Insurance Services LLC<br>1317 Citizens Blvd<br>Leesburg FL 34748<br><br>License#: BR-1796553 | **CONTACT NAME:** Jalen Belle-Walker<br>**PHONE (A/C, No, Ext):** 800-845-8437 **FAX (A/C, No):**<br>**E-MAIL ADDRESS:** jbelle-walker@acrisure.com |
| **INSURED**<br>Advanced Roofing Inc<br>4909 W Knollwood Street<br>PO Box 15676<br>Tampa FL 33634<br><br>ADVAROO-06 | **INSURER(S) AFFORDING COVERAGE** — **NAIC #**<br>**INSURER A :** Greenwich Insurance Company — 22322<br>**INSURER B :** Starr Indemnity & Liability Company — 38318<br>**INSURER C :** Bridgefield Employers Insurance Company — 10701<br>**INSURER D :** Continental Casualty Company — 20443<br>**INSURER E :** Columbia Casualty Company — 31127<br>**INSURER F :** Indian Harbor Insurance Company — 36940 |

**COVERAGES** **CERTIFICATE NUMBER:** 1980793364 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE [X] OCCUR<br>X Contractual Incl<br>X Broad Form PD<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY [X] PRO-JECT [X] LOC<br>OTHER: | | | CGS740979406 | 1/1/2025 | 1/1/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 2,000,000<br>$ 300,000<br>$ 10,000<br>$ 2,000,000<br>$ 4,000,000<br>$ 4,000,000 |
| A | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>OWNED AUTOS ONLY<br>X HIRED AUTOS ONLY<br>SCHEDULED AUTOS<br>X NON-OWNED AUTOS ONLY | | | CAH740979506 | 1/1/2025 | 1/1/2026 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br>PIP | $ 2,000,000<br>$<br>$<br>$<br>$ 10,000 |
| B | UMBRELLA LIAB [X] OCCUR<br>X EXCESS LIAB CLAIMS-MADE<br>DED [X] RETENTION $ 0 | | | 1000588143251 | 1/1/2025 | 1/1/2026 | EACH OCCURRENCE<br>AGGREGATE | $ 10,000,000<br>$ 10,000,000 |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below | | | 830-56020 | 1/1/2025 | 1/1/2026 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | <br>$ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| D<br>E<br>F | Installation Floater<br>Contractors Errors & Omissions<br>Contractors Poll incl Mold | | | 4016260407<br>C 6018114505<br>CEO744615206 | 1/1/2025<br>1/1/2025<br>1/1/2025 | 1/1/2026<br>1/1/2026<br>1/1/2026 | Per Jobsite/Aggregate<br>Ea Claim/Aggregate<br>Ea Claim/Aggregate | $5.5M/$15,000,000<br>$5000000/$5000000<br>$2000000/$2000000 |

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

Project: Mira Bay Club Re-Roofing

**CERTIFICATE HOLDER**

Harbor Bay Development District
Attn: Lynn Hayes, District Manager
3434 Colwell Avenue, Suite 200
Tampa FL 33614

**CANCELLATION**

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

**AUTHORIZED REPRESENTATIVE**



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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**AUTOMATIC ADDITIONAL INSURED**

This endorsement modifies insurance provided under the following:

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

A. **COVERED AUTOS LIABILITY COVERAGE, Who Is An Insured,** is amended to include as an "insured" any person or organization you are required in a written contract to name as an additional insured, but only for "bodily injury" or "property damage" otherwise covered under this policy caused, in whole or in part, by the negligent acts or omissions of:

1. You, while using a covered "auto"; or

2. Any other person, except the additional insured or any employee or agent of the additional insured, operating a covered "auto" with your permission;

Provided that:

**a.** The written contract is in effect during the policy period of this policy;

**b.** The written contract was signed by you and executed prior to the "accident" causing "bodily injury" or "property damage" for which liability coverage is sought; and

**c.** Such person or organization is an "insured" solely to the extent required by the contract, but in no event if such person or organization is solely negligent.

**B.** The Limits of Insurance provided for the Additional Insured shall not be greater than those required by contract and, in no event shall the Limits of Insurance set forth in this policy be increased by the contract.

**C.** **General Conditions, Other Insurance** is amended as follows:

Any coverage provided hereunder shall be excess over any other valid and collectible insurance available to the additional insured whether such insurance is primary, excess, contingent or on any other basis unless the contract specifically requires that this policy be primary.

All terms, conditions, exclusions and limitations of this policy shall apply to the liability coverage provided to any additional insured, and in no event shall such coverage be enlarged or expanded by reason of the contract.

All other terms and conditions of this policy remain unchanged.


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**ENDORSEMENT #**

This endorsement, effective 12:01 a.m., January 1, 2025, forms a part

of Policy No. CAH740979506 issued to ADVANCED ROOFING, INC.

by Greenwich Insurance Company.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED**

This endorsement modifies insurance provided under the following:

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

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

**Schedule**

| Additional Insured(s) | Work |
|---|---|
| WHERE REQUIRED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS. | ALL OPERATIONS. |

**COVERED AUTOS LIABILITY COVERAGE, Who Is An Insured**, is amended to include as an "insured" the person or organization listed in the Schedule above, but only with respect to liability for "bodily injury" or "property damage" otherwise covered under this policy caused, in whole or in part, by the negligent acts or omissions of:

1. You, while using a covered "auto"; or

2. Any other person, except the additional insured or any employee or agent of the additional insured, operating a covered "auto" with your permission;

in the performance of your work as described in the Schedule above.

In no event shall any person or organization listed in the Schedule become an "insured" pursuant to this Endorsement if such person or organization is solely negligent.

IT IS FURTHER AGREED THAT IN NO EVENT SHALL ANY CONTRACT OR AGREEMENT ALTER THE CONDITIONS, COVERAGES OR EXCLUSIONS SET FORTH IN THIS POLICY.

All other terms and conditions of this policy remain unchanged.


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**ENDORSEMENT #**

This endorsement, effective 12:01 a.m., January 1, 2025, forms a part of

Policy No. CAH740979506 issued to ADVANCED ROOFING, INC.

by Greenwich Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## CANCELLATION NOTIFICATION TO OTHERS ENDORSEMENT

In the event coverage is cancelled for any statutorily permitted reason, other than nonpayment of premium, advanced written notice will be mailed or delivered to person(s) or entity(ies) according to the notification schedule shown below:

| Name of Person(s) or Entity(ies) | Mailing Address: | Number of Days Advanced Notice of Cancellation: |
|---|---|---|
| AS PER SCHEDULE ON FILE WITH THE COMPANY. | | 30 |

All other terms and conditions of the Policy remain unchanged.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

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

This endorsement modifies insurance provided under the following:

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

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

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

| | |
|---|---|
| **Named Insured:** | ADVANCED ROOFING, INC. |
| **Endorsement Effective Date:** | January 1, 2025 |

**SCHEDULE**

| **Name Of Person(s) Or Organization(s) :** |
|---|
| WHERE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT EXECUTED PRIOR TO LOSS (EXCEPT WHERE NOT PERMITTED BY LAW). |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

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


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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

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

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

**A.** The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

**B.** The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".


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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – AUTOMATIC STATUS FOR OTHER PARTIES WHEN REQUIRED IN WRITTEN CONSTRUCTION AGREEMENT (COMPLETED OPERATIONS)

This endorsement modifies insurance provided under the following:

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

**A. Section II – Who Is An Insured** is amended to include as an additional insured:

1. Any person or organization for whom you have performed operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph **1.** above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" performed for the additional insured described in Paragraph **1.** or **2.** above and included in the "products-completed operations hazard".

However, the insurance afforded to such additional insured described above:

a. Only applies to the extent permitted by law; and
b. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to:

"Bodily injury" or "property damage" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

1. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
2. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.


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

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement described in Paragraph **A.1.**; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.


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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – AUTOMATIC STATUS FOR OTHER PARTIES WHEN REQUIRED IN WRITTEN CONSTRUCTION AGREEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**A. Section II – Who Is An Insured** is amended to include as an additional insured:

1. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph **1.** above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

a. Your acts or omissions; or

b. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured described in Paragraph **1.** or **2.** above.

However, the insurance afforded to such additional insured described above:

a. Only applies to the extent permitted by law; and

b. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for the person or organization described in Paragraph **1.** above are completed.

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

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

   a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

   b. Supervisory, inspection, architectural or engineering activities.

   This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:

   a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or


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**b.** That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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

The most we will pay on behalf of the additional insured is the amount of insurance:

**1.** Required by the contract or agreement described in Paragraph **A.1.**; or

**2.** Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.


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**ENDORSEMENT #003**

This endorsement, effective 12:01 a.m., January 1, 2025, forms a part of

Policy No. CGS7409794-06 issued to ADVANCED ROOFING INC.

by Greenwich Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CANCELLATION NOTIFICATION TO OTHERS ENDORSEMENT**

In the event coverage is cancelled for any statutorily permitted reason, other than nonpayment of premium, advanced written notice will be mailed or delivered to person(s) or entity(ies) according to the notification schedule shown below:

| Name of Person(s) or Entity(ies) | Mailing Address: | Number of Days Advanced Notice of Cancellation: |
|---|---|---|
| AS PER SCHEDULE ON FILE WITH THE COMPANY | | 30 |

All other terms and conditions of the Policy remain unchanged.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

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

This endorsement modifies insurance provided under the following:

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

**SCHEDULE**

| **Name Of Person(s) Or Organization(s):** |
|---|
| WHERE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT EXECUTED PRIOR TO LOSS (EXCEPT WHERE NOT PERMITTED BY LAW). |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

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

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


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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

| **Designated Construction Project(s):** |
|---|
| EACH "PROJECT" FOR WHICH YOU HAVE AGREED, IN A WRITTEN CONTRACT WHICH IS IN EFFECT DURING THIS POLICY PERIOD, TO PROVIDE A SEPARATE GENERAL AGGREGATE LIMIT; PROVIDED THAT, THE CONTRACT IS SIGNED AND EXECUTED PRIOR TO ANY LOSS FOR WHICH COVERAGE IS SOUGHT. |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

**A.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A,** except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   a. Insureds;
   b. Claims made or "suits" brought; or
   c. Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.


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**B.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

**C.** When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

**D.** If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, de-signs, specifications or timetables, the project will still be deemed to be the same construction project.

**E.** The provisions of Section **III** – Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.


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**ENDORSEMENT #010**

This endorsement, effective 12:01 a.m., January 1, 2025, forms a part of

Policy No. CGS7409794-06 issued to ADVANCED ROOFING INC.

by Greenwich Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## PRIMARY INSURANCE CLAUSE ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS COVERAGE PART

It is agreed that to the extent that insurance is afforded to any Additional Insured under this policy, this insurance shall apply as primary and not contributing with any insurance carried by such Additional Insured, as required by written contract.

All other terms and conditions of this policy remain unchanged.

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**Emergency Remediation Expense** **H.** means direct costs and expenses that we deem necessary to mitigate on an emergency basis the immediate effects of a **Pollution Condition** at a **Job Site** resulting from the rendering or failure to render **Contracting Activities**.

**Insured** **I.** means each of the following:

1. the **Named Insured**;
2. your current or former directors, partners, principals, members, executive officers, stockholders, or trustees, but solely within the course and scope of their duties as such;
3. your current or former employees including leased personnel under your supervision, but solely within the course and scope of their employment or lease agreement;
4. your heirs, executors, administrators, assigns or legal representatives in the event of death, incapacity or bankruptcy, but only with respect to the liability of the **Named Insured** otherwise insured herein;
5. any **Predecessor in Interest**;
6. any entity that is newly formed or acquired by you during the **Policy Period** where you have greater than fifty percent (50%) ownership, control, or beneficial interest, provided however that:
   a. coverage shall be provided only for **Professional Loss** arising out of **Professional Activities and Duties** and/or **Pollution Loss** arising from **Contracting Activity** performed on or after the date of formation or acquisition, subject to the **Retroactive Date**; and
   b. this coverage shall expire at the end of the **Policy Period** or within ninety (90) days of such formation or acquisition of the entity, whichever is earlier, unless you submit written notice to us providing detailed information concerning the newly formed or acquired entity, confirmed by us by endorsement, and provided that you pay any applicable additional premium requested by us;
7. Any **Insured** with regard to its participation in a legal entity including a limited liability company or joint venture, but only to the extent of the **Insured's** legal liability for its rendering of **Professional Activities and Duties** and/or **Contracting Activities** under the respective legal entity or joint venture;
8. With regard to Section 1: What We Cover D.1., the **Client**, but only:
   a. if the you are required to include the **Client** as an additional **Insured** in a written contract in effect during the **Policy Period** and signed by the you prior to the first commencement of the **Pollution Condition**; and


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b. with respect to the **Client**'s vicarious liability resulting from your **Contracting Activity**.

9. With regard to Section 1: What We Cover D.1., all persons or organizations, other than a **Client**, as required by a written contract executed by the **Named Insured**, but only for:

   a. a **Pollution Condition** caused by your **Contracting Activity**; and

   b. the vicarious liability of the person or organization that results from the performance of your **Contracting Activity**

   provided that such written contract is signed by the **Named Insured** prior to the commencement of the **Pollution Condition**.

**Insured Contract** **J.** means that part of any written contract or written agreement under which you assume the Tort Liability of another party to pay compensatory damages for **Bodily Injury** or **Property Damage**, to a third person or organization, provided that such written contract or written agreement is signed by you prior to the **Bodily Injury** or **Property Damage**. Tort Liability means a liability that would be imposed by law in the absence of any contract or agreement.

**Job Site** **K.** means the location where **Contracting Activities** are being rendered.

**Job Site** does not include any location that is owned, rented, leased, used, or occupied by any **Insured** except for: (i) a location owned, rented, leased, or occupied by the **Client**; or (ii) a location that is rented, leased, or occupied (but not owned) by you and is used on a temporary basis by the **Insured** for a single project only, during the course of providing **Contracting Activities** for such single project.

**Job Site** also does not include a **Non-owned Disposal Site**.

**Legal Expense** **L.** means legal costs, charges, and expenses incurred in the investigation or defense of a **Professional Liability Claim** arising from **Professional Activities and Duties** or a **Pollution Claim** arising from **Contracting Activity** provided such costs, charges and expenses are authorized by us.

**Legal Expense** does not include the time and expense incurred by the **Insured** in assisting in the investigation or resolution of a **Professional Liability Claim** or **Pollution Claim** including, but not limited to, the costs of the **Insured's** in-house counsel, salary charges of regular employees or officials of the **Insured**, and fees and expenses of counsel retained by the **Insured**.

**Legal Expense** also does not include salary charges of our employees.

**Legal Expense** does not apply to **Rectification Expense** or **Emergency Remediation Expense** as set forth in Section 1: What We Cover nor to any legal costs or expenses incurred by the **Insured** in the investigation, prosecution, pursuit, adjustment, making or appeal of a **Protective Claim** against a **Design Professional**.


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**Other Insurance** **L.** Where other valid and collectible insurance is available to the **Insured**, in addition to **Design Professional's Insurance**, our obligations to the **Insured** are as follows:

1. This insurance is excess over any other valid and collectible insurance, whether such other insurance is stated to be primary, contributory, excess, contingent or otherwise.

2. This insurance is excess over any other valid and collectible insurance available to the **Insured** under a project specific insurance policy, contractor-controlled insurance program, owner-controlled insurance program, consolidated (wrap-up) insurance program or any other similar insurance or program, whether such other insurance or program is stated to be primary, contributory, excess, contingent or otherwise.

3. This insurance is excess over any other valid and collectible **Design Professional's Insurance** whether such other insurance is stated to be primary, contributory, excess, contingent or otherwise.

4. Under Section 1: What We Cover: D. Pollution Loss Coverage only, when the **Named Insured** is required by contract, agreement, or permit to include any person or entity as an additional insured, such coverage shall be provided on a primary and non-contributory basis.

**Severability** **M.** Except with respect to the Limits of Liability and the Self-Insured Retention Amount, and any rights or duties specifically assigned in this policy to you, this insurance applies: (a) as if each **Named Insured** were the only **Named Insured**; and (b) separately to each **Insured** against or by whom a **Claim** is made.

Misrepresentation, concealment, breach of condition or violation of any duty under this policy by one **Insured** shall not prejudice the interest or coverage of another **Insured** under this policy.

**Sole Agent** **N.** You will act on behalf of all **Insured(s)** for the payment or return of premium, receipt and acceptance of any endorsement issued to form a part of this policy, giving and receiving notice of cancellation or non-renewal and the exercise of the rights provided in Section 6: Extended Reporting Period, B. Optional Extended Reporting Period.

**Subrogation** **O.** In the event of any payment under this policy, we will be subrogated to all of the **Insured's** rights of recovery against any person or organization and the **Insured** will execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The **Insured** will do nothing at any time to prejudice our subrogation rights.

However, we waive our right(s) of recovery against any person or organization included in the definition of an **Insured** or against the **Insured's Clients**, if prior to a **Professional Liability Claim**, a waiver of subrogation was so required and accepted under a specific contractual undertaking by the **Insured**.


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Under Section 1: What We Cover: D. Pollution Loss Coverage, we waive our right(s) of recovery against any person or organization included in the definition of an **Insured** or against the **Insured's Clients** if prior to the **Pollution Claim**, a waiver of subrogation was required and accepted under a specific contractual undertaking by the **Insured**.

**Territory** **P.** Coverage granted under this policy will apply anywhere in the world, to the extent permitted by law.


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## WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

*Blanket Waiver of Subrogation Applies*

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

Date Prepared: December 2, 2024

Carrier: Bridgefield Employers Insurance Company

Effective Date of Endorsement: January 1, 2025

Policy Number: 830-56020

Countersigned by: _____

Insured: Advanced Roofing, Inc.



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EXPERIENCE MATTERS.

ADVANCED ROOFING inc

| Year | Plaintiff | Defendant | Case No. | County | Court | Status | Comments/Project | Outcome | |
|---|---|---|---|---|---|---|---|---|---|
| 2015 | AMPARO GIRALDO | DOLLAR TREE STORES, et al. | 13-29377 | Miami-Dade | Circuit | Closed | Slip and Fall **(not construction related)**; claim in excess of $30,000 | Confidential Settlement | |
| 2016 | Tower VI Condo Assoc. | Advanced Roofing, Inc. | Private Arbitration | Volusia | N/A | Closed | Contract Dispute with Owner; claim in | Confidential Settlement | |
| 2016 | Arlene Freedman | Simon Property Group, Inc, a foreign corportation, Town Center at Boca Raton Trust, a New York Trust, and Advanced Roofing, Inc., a Florida for profit corporation | 502016CA009504XXXXMB/AD | Palm Beach | Circuit | Closed | Slip and Fall (not construction related); claim in excess of $30,000 | Confidential Settlement | |
| 2017 | ADVANCED ROOFING, INC. | KWA Engineers, Inc. | 2017-30342-CICI | Volusia | Circuit | Closed | Contract Dispute with Engineer; claim in excess of $30,000 | Confidential Settlement | |
| 2017 | ADVANCED ROOFING, INC. | Advanced Roofing Technologies of Florida, Inc. and Thomas A. Dieter | 2017-005992-CA-01 | Miami-Dade County | Circuit | Closed | Intellectual Property **(not construction related)** | Confidential Settlement | |
| 2017 | ADVANCED ROOFING, INC. | 42nd Street, LLC | Private Arbitration | Palm Beach | N/A | Closed | Non-payment for work performed; claim in excess of $25,000 | Judgment in favor of Advanced Roofing's | |
| 2017 | ADVANCED ROOFING, INC. | FIRST STANDARD ASSURETY, LLLP, KENYON & PARTNERS, INC. | 17-CA-001785 | Hillsborough | CIRCUIT | Closed | Non-payment for work performed; claim in excess of $50,000 | Confidential Settlement | |
| 2017 | Henry and Jonadean Gonzalez | Carrollwood Village Northmeadow Cluster Houses Condominium Association, Inc., Phase II, and, Advanced Roofing | 17-CA-1530 | Hillsborough | Circuit | Closed | Minor Roof Leak; claim in excess of $10,000 | Confidential Settlement | |
| 2017 | Habitat II Condo | Advanced Roofing, The Bri-Lan Group, Bromley Cook Engineering, Hillside Services, Glass America, Kimshaw, and Randy Henninger Manufacturing | CACE-17-000342 (03) | Broward | Circuit | Closed | Third party complaint relating to HVAC work; claim in excess of $30,000 | Dismissed | |
| 2017 | Advanced Roofing, Inc. | Brian Wayne Vanderpool and Advanced Roofing & Renovations LLC | CACE-17-004887 | Broward | Circuit | Closed | Intellectual Property **(not construction related)** | Confidential Settlement | |
| 2017 | Space Coast Credit Union | Advanced Roofing Inc, Michael Gillis et al. | CACE-17-006192 | Broward | Circuit | Closed | Mortgage Foreclosure **(not construction releated)** | Voluntary Dismissal | |
| 2018 | Nationstar Mortgage LLC d/b/a Champion Mortgage Company | Joan Streitfeld, Advanced Roofing Inc et al. | CACE-18-013822 | Broward | Circuit | Reclosed | Mortgage Foreclosure **(not construction releated)** | Final Judgment of Foreclosure in favor of Plaintiff | |
| 2018 | Dennis Sylvester Bent And Cheri Clarke Bent | Advanced Roofing and Anthony Byron Bullard | CACE-18-019792 | Broward | Circuit | Closed | Automobile related **(not construction related)**; claim in | Confidential Settlement. | |
| 2018 | ADVANCED ROOFING, INC. | MARATHON PARASISE, INC. | CACE-18-018788 | Broward | County | Closed | Non-payment for work performed; claim in excess of $20,000 | Confidential Settlement | |
| 2019 | Kathleen Phillips, as curator of the estate of Adam Saad | Advanced Roofing, Inc, and Carlos Varas | CACE-19-005054 | Broward | Circuit | Closed | Automobile related **(not construction related)**; claim in | Confidential Settlement | |
| 2019 | ADVANCED ROOFING, INC. | FIDELITY DEPOSIT & DEPOSIT COMPANY OF MARYLAND, et al. | 2019-022013-CA-01 (25) | Miami-Dade | Circuit | Closed | Non-payment for work performed; claim in excess of $50,000 | Confidential Settlement | |
| 2019 | ADVANCED ROOFING, INC. | SAND DOLLAR I, INC. | CA19-0785 (Div. 55) | St. Johns | Circuit | Closed | Non-payment for work performed; claim in excess of $30,000 | Confidential Settlement | |

| Year | Plaintiff | Defendant | Case No. | County | Court | Status | Comments/Project | Outcome | |
|---|---|---|---|---|---|---|---|---|---|
| 2019 | ADVANCED ROOFING, INC. | VAA ENTERPRISES, LLC | 2019 31854 COCI | Volusa | County | Closed | Non-payment for work performed; claim in excess of $10,000 | Confidential Settlement | |
| 2019 | ADVANCED ROOFING, INC. | MASTRO IMPORTS | COWE-19-005726 | Broward | County | Closed | Non-payment for work performed; claim in excess of $10,000 | Confidential Settlement | |
| 2019 | Advanced Roofing, Inc. | Lake Point Tower Condominium Inc | CACE-19-007636 | Broward | Circuit | Closed | Contract Dispute with Owner; claim in excess of $50,000 | Voluntary Dismissal | |
| 2019 | Wells Fargo Bank, N.A. | Leanne Rose Page, and Advanced Roofing Inc. | CACE19023386 | Broward | Circuit | Closed | Mortgage Foreclosure **(not construction releated)** | Dismissed | |
| 2019 | ADVANCED ROOFING, INC. | ARGONAUT INSURANCE CO. | 19-CV-61701-RS/AOV | Southern District of Florida | Federal | Closed | Non-payment for work performed | Confidential Settlement | |
| 2019 | ADVANCED ROOFING, INC. | VILLAS OF OCEAN DUNES ASSOCTION, INC. | 50-2019-CA-014407-XXXX-MB (AO) (MOVED TO PRIVATE ARBITRATION) | Palm Beach | N/A | Closed | Non-payment for work performed; claim in excess of $50,000 | Confidential Settlement | |
| 2020 | ADVANCED ROOFING, INC. | Gator Delray, L.C. | CACE-20-002444(09) | Broward | Circuit | Closed | Non-payment for work performed; claim in excess of $30,000 | Confidential Settlement | |
| 2020 | ADVANCED ROOFING, INC. | Gator Sheridan, Inc. | COWE-20-003446(83) | Broward | County | Closed | Non-payment for work performed; claim in excess of $30,000 | Confidential Settlement | |
| 2020 | Eric Yogel | Advanced Roofing Inc | 502020CA001593XXXXMB | Palm Beach | Circuit | Closed | Property damage; claim in excess of $30,000 | Confidential Settlement. | |
| 2020 | Ignacio Diaz and Sara Diaz | Olypus Insurance Company and Advanced Roofing, Inc. | 2020-003366-CA-01 | Miami-Dade | Circuit | Closed | Roof leak; claim in excess of $25,000 | Confidential Settement. | |
| 2020 | Hollywood Comica and Collectibles, Inc. | Citrus Park Mall Owner LLC, and Advanced Roofing, Inc. and Ramirez Roofing, Inc. | 20-CA-1799 DIV K | Hillsborough | Circuit | Closed | Property damage; claim in excess of $30,000 | Confidential Settlement. | |
| 2020 | ADVANCED ROOFING, INC. | Burke Construction, Inc. et al. | 2020-006234-CA-01 (32) | Miami-Dade | Circuit | Closed | Non-payment for work performed; claim in excess of $50,000 | Confidential Settlement. | |
| 2020 | Olden McKinnis | Advanced Roofing, Inc. | CACE-20-005571 (14) | Broward | Circuit | Closed | Alleged employment discrimination **(not construction related)**; claim in excess of $20,000 | Confidential Settlement. | |
| 2020 | Carmen Hernandez and Matthew Hernandez | Advanced Roofing, Inc and Darwing Silva | 2020-005630-CA-01 | Miami-Dade | Circuit | Closed | Automobile related (not construction related); claim in excess of $30,000 | Confidential Settlement. | |
| 2020 | Reinaldo Carbonell Delgado | Juan Carlos Navarro and Advanced Roofing Inc. | 2020-016780-CA-01 | Miami-Dade | Circuit | Closed | Automobile related (not construction related); claim in excess of $30,000 | Confidential Settlement. | |
| 2020 | Dave Bell | Kerlot Saintsurin and Advanced Roofing Inc. | 50-2020-CA-005847-MB | Palm Beach | Circuit | Closed | Automobile related **(not construction related)**; claim in excess of $30,000 | Confidential Settlement. | |
| 2020 | Mauricio Solis | Advanced Roofing Inc. | 2020-026387-CA-01 | Miami-Dade | Circuit | Closed | Alleged retaliation **(not construction related)**; claim in excess of $30,000 | Confidential Settlement. | |
| 2020 | Universal Property Casualty Insurance Company | Advanced Roofing Inc, and Key Islander Condominium Association Inc | 2020-027854-SP-05 | Miami-Dade | County | Closed | Minor Water Damages; claim in excess of $5,000 | Confidential Settlement. | |
| 2020 | Advanced Roofing, Inc. | Travelers Casaulty | CACE-20-015449 (14) | Palm Beach | Circuit | Closed | Non-payment for work performed; claim in excess of $50,000 | Confidential Settlement. | |
| 2020 | Joshua Robbins | Advanced Roofing, Inc. | CACE-20-014775 (08) | Broward | Circuit | Closed | Employment related **(not construction related)** | Dismissed | |
| 2021 | Park Place Condo | Advanced Roofing, Inc. | CACE-21-002028 | Broward | Circuit | Closed | Expansion joint leaks and repairs; claim in excess of $50,000 | Confidential Settlement. | |
| 2021 | ADVANCED ROOFING, INC. | Advanced Roofing South, LLC | 21-CA-000013-P | Monroe | Circuit | Open | Intellectual Property **(not construction related)** | Pending | |
| 2021 | Everett and Mary Sprigler | Regatta at Vanderbilt Condo; T-Mobile; Betacom; Advanced Roofing, Inc. | 11-2019-CA-004703-001 | Collier | Circuit | Closed | Condo unit owner leak claim; claim in excess of $30,000 | Confidential Settlement. | |
| 2021 | ADVANCED ROOFING, INC. | Concorde Group Holdings, LLC | CACE-21-005191 (12) | Broward | Circuit | Closed | Non-payment for work performed; claim in excess of $30,000 | Confidential Settlement. | |

| Year | Plaintiff | Defendant | Case No. | County | Court | Status | Comments/Project | Outcome | |
|---|---|---|---|---|---|---|---|---|---|
| 2021 | Prudes Wig Studio | Advanced Roofing, Inc. | 2020-007824-CA-01 (05) | Miami-Dade | Circuit | Closed | Tenant propety damage; claim in excess of $5,000 | Confidential Settlement. | |
| 2021 | Castle Key Insurance | Advanced Roofing, Inc. | CC21-3510 | St. Johns | County | Closed | Unit owner property damage; claim in excess of $5,000 | Confidential Settlement | |
| 2022 | ADVANCED ROOFING, INC. | Federal Insurance Company | 2022-007776-CA-01 | Miami-Dade | Circuit | Closed | Non-payment for work performed; claim in excess of $50,000 | Voluntary Dismissal | |
| 2022 | ADVANCED ROOFING, INC. | Bandes Construction, Inc. | 22-003605-CI (13) | Pinellas | Circuit | Closed | Non-payment for work performed; claim in excess of $50,000 | Confidential Settlement | |
| 2022 | ADVANCED ROOFING, INC. | Tucker Outdoor Services, Inc. | COWE-22-003403 (82) | Broward | County | Closed | Breach of Contract Materials Supplier; claim in excess of $25,000 | Judgment in favor of Advanced Roofing's | |
| 2022 | Jasmine Nicole Johnson Noel | Advanced Roofing, Inc. | CACE22012668 | Broward | Circuit | Closed | Auto Negligence (not construction related); claim in excess of $50,000 | Confidential Settlement | |
| 2023 | RENE OBREGON DIEPPA | Advanced Roofing, Inc. | 23-CA-001718 Division I | Hillsborough | Circuit | Closed | Auto Negligence (not construction related); claim in excess of $50,000 | Voluntary Dismissal | |
| 2023 | MISLEYDIS MARRERO CARRILLO | Advanced Roofing, Inc. | 23-CA-001720 Division J | Hillsborough | Circuit | Closed | Auto Negligence (not construction related); claim in excess of $50,000 | Voluntary Dismissal | |
| 2023 | MICHELLE BUITENMAN-ALICEA | Advanced Roofing, Inc. | CACE-23-010851 | Broward | Circuit | Open | Slip and Fall (not construction related); claim in excess of $50,000 | Pending | |
| 2023 | ADVANCED ROOFING, INC. | Investements SWK, LLC | CACE-23-018201 | Broward | Circuit | Stayed | Non-payment for work performed; claim in excess of $50,000 | Pending/Stayed Investments SWK filed Bankrutcy | |
| 2023 | Anthony and Barbara Scarpo | Advanced Roofing, Inc., et al. | 23-CA-014275 | Hillsborough | Circuit | Closed | Injunctive Releif **(not constructon related)** | Dismissed | |
| 2023 | Presidente Check Cashing | Advanced Roofing, Inc. et. al | 23-011728-SP-23 | Miami-Dade | Small Claims | Closed | Stop payment on a check **(not construction related)**; claim in excess of $1000 | Confidential Settlement | |
| 2023 | TF North Run, LLC | Advanced Roofing, Inc. et. al | 23-027927-CA-01 | Miami-Dade | Circuit | Open | Contract Dispute; claim in excess of $50,000 | Pending | |
| 2023 | Guerami | Advanced Roofing, Inc. et. al | 23-025797-CA-01 | Miami-Dade | Circuit | Open | Condo unit owner leak claim; clam in excess of $30,000 | Confidential Settlement | |
| 2024 | ADVANCED ROOFING, INC. | Harbourage Condominium | CACE-24-001012 (14) | Broward County | Circuit | Closed | Non-payment for work performed; claim in excess of $50,000 | Voluntary Dismissal | |
| 2024 | Harbourage Condominium | Advanced Roofing, Inc. | CACE-24-005176 (14) | Broward County | Circuit | Closed | Contract Dispute; claim in excess of $50,000 | Confidential Settlement | |
| 2024 | ADVANCED ROOFING, INC. | Jack Hudlow and Core Roofing | CACE-24-001249 (13) | Broward County | Circuit | Closed | Breach of Non-Solicitation **(not construction related)** | Voluntary Dismissal | |
| 2024 | ADVANCED ROOFING, INC. | Pure Safety Group, Inc. d/b/a Guardian Fall Protection | 16-2024-CA-004284-AXXX-MA | Duval County | Circuit | Open | Negligence (engineering disopute); claim in excess of $50,000 | Pending | |
| 2024 | Universal Property a/s/o Kevin Wall | Advanced Roofing, Inc. | 2024-CA-007240-O | Orange County | Circuit | Closed | Townhome owner leak claim; claim in excess of $50,000 | Confidential Settlement | |
| 2024 | Victor Ghersi | Advanced Roofing, Inc. | 502024CA008321XXXAMB | Palm Beach | Circuit | Closed | Condo unit owner leak claim; claim in excess of $30,000 | Confidential Settlement | |
| 2024 | Magdalena Cuprys | Advanced Roofing, Inc. | 2024-017186-CA-01 | Miami-Dade | Circuit | Open | Slip and Fall **(not construction related)**; claim in excess of $10,000 | Confidential Settlement | |
| 2024 | Steven Balram | Advanced Roofing, Inc., et al. | COCE-24-032593 | Broward County | County | Closed | Condo unit owner leak claim; claim in excess of $30,000 | Confidential Settlement | |
| 2024 | Lissett and Mohammed Fathi individually and on behalf of their minor children | Advanced Roofing, Inc., et al. | 2024-023006-CA-01 | Miami-Dade | Cirucuit | Open | Negligence (premisis liability); claim in excess of $50,000 | Pending | |
| 2024 | CDB Consulting Group | Advanced Roofing, Inc., et al. | 2024-022493-CA-01 | Miami-Dade | Circuit | Closed | Condo unit owner leak claim; claim in excess of $50,000 | Confidential Settlement | |
| 2024 | William Dean Church | Advanced Roofing, Inc., et al. | CACE-24-015792 | Broward County | Circuit | Closed | Condo unit owner leak claim; claim in excess of $30,000 | Confidential Settlement | |

| Year | Plaintiff | Defendant | Case No. | County | Court | Status | Comments/Project | Outcome | |
|---|---|---|---|---|---|---|---|---|---|
| 2024 | Luis Virgilio Amert | Advanced Roofing, Inc., et al. | 2024-CA-007441 | Palm Beach | Circuit | Open | Slip and Fall; claim in excess of $50,000 | Pending | |
| 2025 | The Islander | Advanced Roofing, Inc. | | Broward County | Circuit | Open | Condo unit owner leak claim; claim in excess of $50,000 | Pending | |
| 2025 | ADVANCED ROOFING, INC. | Latour Enterprises, Inc. | CACE-25-005762 | Broward County | Circuit | Open | Breach of Contract; claim in excess of $50,000 | Penidng | |
| 2025 | Kujwondae Butler | Advanced Roofing, Inc. et. al | CACE-25-002146 | Broward County | Circuit | Open | Auto Negligence (not construction related); claim in excess of $50,000 | Pending | |
| 2025 | The Islander, Inc. | Advanced Roofing, Inc. | CACE-25-001169 | Broward County | Circuit | Open | Condo unit owner leak claim; claim in excess of $50,000 | Pending | |
| 2025 | Daquane Simmons | Avenues Mall, LLC, et al. | 2025-CA-000208 | Duval | Circuit | Open | Slip and Fall; claim in exceiss of $50,000 | Pending | |
| 2025 | Shelton O'Brian | Advanced Roofing, Inc. | 25-014536 | Broward | Circuit | Open | Slip and Fall; claim in exceiss of $50,000 | Pending | |
| 2025 | Kenndy House Condominium | Advanced Roofing, Inc. | 25-015958 | Broward | Circuit | Open | Contract Dispute; claim in excess of $50,000 | Pending | |
| 2025 | Kiya Herron | Advanced Roofing, Inc. | 25-cv-62221-MD | Broward | Federal | Open | Employment Discrimination; claim in excess of $20,000 | Pending | |

# Advanced Roofing Inc. – Employee Certifications

This document provides an overview of the certification programs offered to employees of Advanced Roofing Inc. Each certification ensures compliance with industry safety standards and supports employee development.

## Available Certifications

- Forklift Operation Certification
- Mobile Elevating Work Platform (MEWP) Certification
- Qualified Rigger Certification
- Certified Signal Person
- CERTA Fire Safety Certification
- Lockout/Tagout (LOTO) Safety Certification



Powered Industrial Truck
**Example**
*Class IV, V, VII Forklift*

Raul De Jesus — Expires on
Instructor — 10.24.2028

*This card verifies the employee's participation and completion of the company's forklift training program. The training included classroom instruction and onsite evaluation of the operator. All operators must be re-evaluated every 3 years.*

Mobile Elevated Work Platform
**Example**
*Group A & B*

Raul De Jesus — 11.05.2028
Instructor — Expiration Date

*This card verifies the employee's participation and completion of the company's Aerial Lift & Platform training program. The training included classroom instruction and onsite evaluation of the operator. Issuance of this card deems the employee an Authorized Person to operate a Mobile Elevated Work Platform*



*QUALIFIED CRANE SIGNALPERSON*

This certificate verifies that

**Example**

has completed rigger/signalperson training in accordance with federal, state & company requirements

Expiration Date: 08/22/2028 Trainer: Raul De Jesus

ADVANCED ROOFING

*This card verifies the employee's participation and completion of the company's Rigger and Signalperson training program. The training included classroom instruction and onsite evaluation. Issuance of this card deems the employee an authorized Rigger and Signalperson for roofing equipment and material with cranes, boom trucks, hoists, and Class VII forklifts. This card is only valid for ARI/AGT employees.*

ADVANCED ROOFING

*QUALIFIED CRANE SIGNALPERSON*

This certificate verifies that

**Example**

has completed rigger/signalperson training in accordance with federal, state & company requirements

Expiration Date: 08/22/2028 Trainer: Raul De Jesus

ADVANCED ROOFING

*This card verifies the employee's participation and completion of the company's Rigger and Signalperson training program. The training included classroom instruction and onsite evaluation. Issuance of this card deems the employee an authorized Rigger and Signalperson for roofing equipment and material with cranes, boom trucks, hoists, and Class VII forklifts. This card is only valid for ARI/AGT employees*

ADVANCED ROOFING

**CERTIFICATION CARD**

**Certified Torch Applicator**

**Oscar Godoy**

**No. 989543 Exp: 9/3/2028**

CERTA

Authorized Signature

EXPERIENCE MATTERS

ADVANCED ROOFING

CC/CO1445 ESTABLISHED 1983

# Certificate of Completion

This certifies that,

**Example**

Has successfully completed the following course.

LOCKOUT TAGOUT

*Raul De Jesus Figueroa*

**ADVANCED ROOFING, INC**
**SAFETY DIRECTOR**

November 03, 2025

ADVANCED ROOFING INC

# TAMPA AREA SUPPORT TEAM

CC-C024413



## Robert Kornahrens

*CEO, President*

Founder of Advanced Roofing Inc. and oversees all company operations. Rob Kornahrens is a leader in the commercial roofing industry for more than 40 years. Before starting Advanced Roofing in 1983, he worked with Triple M Roofing Corporation in New York. During his tenure at Triple M, Rob held numerous field positions and was eventually promoted to Branch Manager where he was responsible for opening and operating new branches in both Atlanta and Fort Lauderdale. Rob holds a B.S. Degree in Business Administration from University of Arizona, 1979.

## Michael Kornahrens

*Managing Partner*

Michael joined Advanced Roofing in 1998 and is responsible for overseeing the operations and management of all divisions. Born into the roofing industry, Michael has held many positions at Advanced Roofing over the past 18 years, including leading the Metal Roofing and Renewable Energy divisions. His responsibilities include developing rooftop and solar designs, coordinating subcontractors, and managing project installations throughout the United States and Canada. Michael possesses a B.A. in Management and Marketing from Florida Atlantic University, and in his spare time you can find in him the air as a licensed pilot or at sea leading the Advanced Roofing Fishing team.





## Kevin Kornahrens

*Managing Partner*

Kevin joined the Advanced Roofing team in 2005 and is responsible for overseeing the operations and management of all divisions. As the leader of administration, his primary focus is on Human Resources, Safety, Legal, Information Technologies, and Marketing Departments. His responsibilities include management of strategic business planning, staffing, ERP system implementation, public relations and safety. His education includes: SPHR, Senior Professional in Human Resources; M.B.A. Degree in Finance from the University of Miami; B.S. in Management Information Systems from Florida State University; B.A. in Marketing from Florida State University; and B.A. in Multinational Business from Florida State University. When not in the office, you can find Kevin traveling the globe, exploring exotic places and cultures.

## Clint Sockman

*Vice President*

Clint joined Advanced Roofing in 1998 and is responsible for overseeing the Re-Roofing and Renewable Energy Divisions. A second generation roofer, Clint has more than two decades of experience in the roofing, solar, and construction industries. His education includes studies at University of Cincinnati (Information Systems, minor in International Business); he possesses a Florida State Roofing and Solar Contractor license, as well as certifications including NABCEP, LEED, and membership with the American Society of Professional Estimators (ASPE) and the Construction Specifications Institute (CSI).



ADVANCED ROOFING INC

# TAMPA AREA SUPPORT TEAM

CC-C024413



## Jessica Kornahrens

*Senior Project Manager*

Jessica joined Advanced Roofing in 2001 and is a Project Manager who oversees multiple projects. As a Senior Project Manager, Jessica handles project management on time, within budget, and to the satisfaction of the client, from project commencement through close out. She serves as a liaison to customers, consultants, architects, subcontractors and vendors. Jessica possesses a B.S. in Phycology and a B.S.in Business Management from Florida State University.

## Steve Schoen

*Director of Government Services*

Steve joined Advanced Roofing in 2019, bringing more than 30 years of commercial roofing experience to the team. In his career, he has worked with large companies and government clients throughout North America serving as an expert in Roof Asset Management and Commercial Roof Design. As the Director of Government Services, he is responsible for overseeing Government Sector Business Development as well as all Government Term Contracts and National Cooperative Contracts. Steve possesses a B.S. in Organizational Communications with a minor in Business Administration from the University of Wisconsin and holds a Florida Roofing Contractor License.





## Paul Murphy

*HVAC Service Manager*

Paul joined Advanced Air Systems in 2017 and contributes over 25 years of HVAC experience to the team. He has been involved in all aspects of the HVAC trade during his career and possesses extensive knowledge in water cooled systems, centrifugal chillers, controls, and cooling towers. Paul holds a State Mechanical A License as well as multiple industry-related certifications, and he is the first HVAC contractor to be certified as a Modine Applicator in State of Florida. At Advanced Air Systems, Paul manages an experienced team of HVAC professionals with over 100 years of combined experience, and he takes pride in the expertise and skills they provide in every job performed. On the weekends, Paul enjoys drifting his race car at Palm Beach International Raceway.

## Glenn Watson

*Quality Control Manager*

Glenn has been working in the roofing industry since 1991 and has held multiple positions ranging from labor and construction to project and operations management. In 2018, Glenn joined the Advanced Roofing team to direct Quality Control where he is responsible for establishing standards of roofing installation workmanship, training team members, and providing quality assurance inspections at all roofing operations. Glenn is a Florida Certified Roofing Contractor, NRCA Trainer and NCCER Roofing Craft Trainer.



ADVANCED ROOFING INC

# TAMPA AREA
## Support Team

CC-C024413



### Bill Lester
*Branch Manager*

Bill has an expansive 40+ year history in the roofing industry with a broad range of experience starting as a laborer and earning his wat executive management positions. He holds Florida Roofing License and has maintained his education through various business workshops and classes. As Branch Manager, Bill is responsible for overseeing operations across multiple facts of the business, including sales, production, and service.

### Anthony Fazio
*Key Account Executive*



Anthony brings more than 10 years of sales/account management experience to his role as a Key Account Executive for Advanced Roofing. Since joining the team in 2019, Anthony has applied his four years of roofing industry-specific experiences to building customer relationship and developing partnerships. His academic experinces includes coursework at Seminole College.



### Mike Landolfi
*Roofing Senior Project Manager*

Mike Landolfi is one of the original Advanced Roofing employees, joining the company in 1983. Mike is a veteran in the commercial roofing industry with extensive industry knowledge spanning three decades. During his time with Advanced Roofing, Mike has been responsible for leading several divisions, including the Waterproofing and Infrared divisions. He was instrumental in leading post-hurricane clean-up efforts in Guantanamo Bay and St. Thomas U.S.V.I. following major storms in the mid-2000s.

### Michael Varie
*Tampa Service Manager*



Michael joined Advanced Roofing in 2016, bringing decades of industry experience to the team. He began his career in roofing in 1983, starting as a Laborer and work-ing his way up to Foreman in two short years. Michael is skilled in various roofing systems, including single-ply, BUR roof systems, metal, tile, and shingles. He is CERTA certified, as both an applier and instructor, and he has completed multiple business leadership programs and safety trainings including CPR. As Service Manager, he takes pride in the department's customer service for inspections, repairs, and preventative maintenance programs. He is responsible for the overall success of the department with a focus on safety, quality, and productivity. A fun fact about Michael is that he is an avid muscle car fan, and in his spare time he enjoys golf and bowling.

ADVANCED ROOFING INC

# TAMPA AREA
## Support Team

CC-C024413



### Keith Kuchenbecker

*Ft. Myers Service Manager*

Keith Kuchenbecker is the Branch and Service Manager at Advanced Roofing's Fort Myers Service Division, where he began working in 2025. With hands-on experience across multiple trades—including roofing, electrical, plumbing, and residential construction—Keith brings a well-rounded skill set to the team. In his role, he oversees the Fort Myers branch operations, manages the service department, handles project invoicing, and builds strong relationships with clients. A fun fact about Keith is that he's built and managed Superlate Model race cars and served as a crew manager both at the shop and on the track.

## SPECIALIZED EXPERTISE OF TEAM MEMBERS

In the commercial roofing industry, success is determined not only by the quality of the work but also by the people who perform it. Their expertise, commitment, and professionalism are essential. At Advanced Roofing, Inc., our team is made up of hundreds of dedicated individuals who not only seek your respect but also aim to earn your trust and appreciation. Being "courteous, efficient, precise, honest, ethical, flexible, accommodating, strategic, and knowledgeable" defines our culture. There is no "that's not my job" mentality here—every task is a shared responsibility. Our team is always ready with answers or solutions. We prioritize smart, safe work practices and invest heavily in continuous training. With our team, anything within human capability is achievable.

**Proposed Project Team-Office Staff**

| Name and Title | Years with this Firm/ Other Firms | Experience Size of Project (dollar value & sq.ft. of project) | Education / Active Registrations | Other Relevant Experience |
|---|---|---|---|---|
| Robert Kornahrens, CEO, President | 41 years with Advanced Roofing/10 years with Triple M Roofing | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF | B.S. Degree in BA/ TQM Graduate holds both a GC & Roofing License in FL / Dale Carnegie Leadership Training | Founding Member of RoofConnect & Chairman of the S.W.A.T team |
| Michael Kornahrens, Vice President | 25 years with Advanced Roofing | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF | B.A. in Management and Marketing, Florida Atlantic University / Florida roofing contractor's license | Michael is responsible for overseeing the operations and management of all divisions |
| Clint Sockman, Vice President | 15 years with Advanced Roofing / 7 years with Meade Construction | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF | BA International Business. Licenses: Florida State Roofing and Solar Contractors; | Certifications: NABCEP, LEED. Member of the American Society of Professional Estimators (ASPE). Constructions Specifications Institute (CSI). |

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|---|---|---|---|---|
| | | | | Clint has been one of the senior estimators/ project managers for the past 14 years and is the VP of the Renewable Energy Division |
| Guy Campbell, Senior Estimator / Project Manager | 30 years with Advanced Roofing/ 9 years with Mayo Roofing, Inc. | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF | Construction Management Classes at Broward College | Specialized in estimating and project management of the government and school projects |
| Jessica Kornahrens, Senior Project Manager | 24 years with Advanced Roofing | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF | B.S. Degree in Business Management and Psychology/ Florida Roofing License & NC GC License | Holds a FL Roofing License & NC GC License |
| Mike Landolfi, Roofing Senior Project Manager | 41 years with Advanced Roofing | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF<br>Projects:<br>1)Pinellas County Schools – Gulf Beaches Elementary School, Bldgs 1-6;<br>2) Hollins High School;<br>3) Citrus County School District – Crystal River High School<br>4) Citrus County School – Crest School | | Mike is responsible for leading several divisions, including the Waterproofing and Infrared divisions |

| | | | | |
|---|---|---|---|---|
| | | 5) Citrus County School District – Homosassa Elementary School<br>6) Nature Coast Technical High School Phase I- Roof Replacement & Designated Repairs | | |
| Shauna Estoch, Roofing Project Manager | 5 years commercial roofing Project Manager / 8 years residential construction Project Manager- 13 years total as a project manager | Dollar Value – 5,000 to over $10M<br>Size of Project: 5,000 SF to over 1,000,000 SF<br>Projects:<br>1.Intrepid Condos;<br>2. Winston Park BLDG #200 & 500<br>3. Lakewood Medical Office Bldg 1 | University of South Florida, 2011 / Associated Building Contractors Project Management Certificate, 2021 | Shauna oversees the planning, execution and closing of secure commercial roofing projects.<br>✓ Carlisle project Winston Park 500 - Carlisle 115MIL Fleeceback roof recover with low rise foam and new sheet metal, completed 2023<br>✓ Carlisle project Skipper Palms Plaza - Carlisle roof replacement with 60MIL TPO adhered over mechanically fastened r-tech fanfold and new sheet metal, completed 2022 |
| Steffen Kovanda, Project Manager | 2 years with Advanced Roofing/ 22 years total in | Dollar Value – 5,000 to over 800,000<br>Projects: | | Steffen oversees the planning, execution and closing of secure |

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|---|---|---|---|---|
| | construction industry | 1.MacDill AFB<br>2.Cape Haze Plaza<br>3.TECO – Bid Ben – Bldg # 36<br>4.Pinellas County – South Cross Bayou Operations Office | | commercial roofing projects. |

**Proposed Project Team-On-Site Staff**

| Name and Title | Years with this Firm/ Other Firms | Experience Size of Project (dollar value & sq.ft. of project) | Education / Active Registrations | Other Relevant Experience |
|---|---|---|---|---|
| Bill Lester, Branch Manager | 5 years with Advanced Roofing/ an expansive 40+ year history in the roofing industry | Dollar Value – 5,000 to over $10M Size of Project: 5,000 SF to over 1,000,000 SF | Florida Roofing License | Bill is responsible for overseeing operations across multiple facts of the business, including sales, production, and service |
| Steve Schoen, Director of Government Services | 6 years with Advanced Roofing/ over 30 years of commercial roofing experience | Dollar Value – 5,000 to over $10M Size of Project: 5,000 SF to over 1,000,000 SF | BA in Business Administration, University of Wisconsin | Steve is responsible for overseeing Government Sector Business Development as well as all Government Term Contracts and National Cooperative Contracts |
| Bryan Cardona, Safety Director | 12 years with Advanced Roofing | Dollar Value – 5,000 to over $10M Size of Project: 5,000 SF to over 1,000,000 SF | OSHA Authorized Construction Trainer | Bryan has a decade of experienced in the areas of Occupational Safety and Health Management |
| Michael Varie Tampa Service Manager | 8 years with Advanced Roofing / over 40 years of commercial roofing experience | Dollar Value – 5,000 to over $10M Size of Project: 5,000 SF to over 1,000,000 SF | CERTA certified; skilled in various roofing systems, including single-ply, BUR roof systems, metal, tile, and shingles | Michael is responsible for the overall success of Tampa department with a focus on safety, quality, and productivity |
| Glenn Watson Quality Control Manager | 7 years with Advanced Roofing / 35 years of commercial roofing experience | Dollar Value – 5,000 to over $10M Size of Project: 5,000 SF to over 1,000,000 SF | Florida Certified Roofing Contractor, NRCA Trainer and NCCER Roofing Craft Trainer | Glenn is responsible for establishing standards of roofing installation workmanship, |

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|---|---|---|---|---|
| | | | | training team members, and providing quality assurance inspections at all roofing operations |
| Frank Medina, Operational Manager | 6.5 years with Advanced Roofing / 28 years of commercial roofing experience | Dollar Value – 5,000 to over $10M<br>Size of Project: 500 SF to over 1,000,000 SF<br>Projects:<br>1.Citrus County School District – Homosassa Elementary School<br>2. Nature Coast Technical High School Phase I- Roof Replacement & Designated Repairs<br>3. Chocachatti Elementary School | NRCA Trainer<br>NCCER Roofing Craft Trainer<br>CERTA Certified<br>OSHA 30-Hour Certified | Frank is responsible Jarellcoordinating teams, managing schedules and budgets, liaising with clients and vendors, and implementing best practices to deliver successful outcomes on time and within scope. |
| Tony Jarell, Roofing Production Construction Manager | Joined Advanced roofing in 2025/ 34 years of roofing industry | Dollar Value – 5,000 to over $4.6M<br>Size of Project: 500 SF to over 1,000,000 SF<br>Projects:<br>1.Publix- Deli Plant<br>2.Publix – Cabinet Shop Back Warehouse<br>3.Publix – Fleet Maintenance | Florida Roofing License<br>CERTA Certified<br>OSHA 30-Hour Certified | Tony is responsible for assigned jobs, quality and safety |

## CORPORATE OFFICERS

Company Name: Advanced Roofing, Inc. Date: 11/20/2025

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Robert P. Korhanrens, Advanced Roofing, Inc. | President / Secretary | CEO | 1950 NW 22ND STREET FORT LAUDERDALE, FL 33311 |
| Kevin Kornahrens, Advanced Roofing, Inc. | Treasurer, VP | Oversees HR, IT and Service Dept | 1950 NW 22ND STREET FORT LAUDERDALE, FL 33311 |
| Jason Carruth, Advanced Roofing, Inc. | VP | VP and Branch Manager for Sanford Office | 200 NORTHSTAR COURT SANFORD, FL 32771 |
| Michael Kornahrens, Advanced Roofing, Inc. | VP | Oversees Sales and Operations | 1950 NW 22ND STREET FORT LAUDERDALE, FL 33311 |
| Clinton Sockman, Advanced Roofing, Inc. | VP | Oversees Sales and Solar Division | 1950 NW 22ND STREET FORT LAUDERDALE, FL 33311 |
| Jon Michael Kendrick, Advanced Roofing, Inc. | CFO | CFO | 1950 NW 22ND ST FT. LAUDERDALE, FL 33311 |
| FOR PARENT COMPANY (if applicable) | | | |
| N/A | | | |
| | | | |
| | | | |

## AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Hillsborough

Robert P. Kornahrens

(title) President of

the Advanced Roofing, Inc.

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

(Officer must also sign here)

CORPORATE SEAL

ADVANCED ROOFING INC. CORPORATE SEAL 1983 FLORIDA

Sworn to before me this 20th day of November, 2025.

Notary Public/Expiration Date: 08/01/2028

Katherine L. Conway
Comm.: HH 577784
Expires: Aug. 1, 2028
Notary Public - State of Florida

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by Advanced Roofing, Inc.
[Print Name of Entity Submitting Sworn Statement]
whose business address is 4909 W Knollwood St, Tampa, FL 33634

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2360591

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A .)

3. My name is Robert P. Kornahrens and my relationship to the entity named above is President .

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

    1. A predecessor or successor of a person convicted of a public entity crime; or,

    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

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

Date: 11/20/2025

STATE OF Florida
COUNTY OF Hillsborough

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

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

space provided above on this 20 day of November 2025.

NOTARY PUBLIC

My commission expires: 08/01/2028

Katherine L. Conway
Comm.: HH 577784
Expires: Aug. 1, 2028
Notary Public - State of Flor

# State of Florida
## Department of State

I certify from the records of this office that ADVANCED ROOFING, INC. is a corporation organized under the laws of the State of Florida, filed on October 8, 1983.

The document number of this corporation is G65116.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 6, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

***Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-first day of February, 2025***




***Secretary of State***

**Tracking Number: 4964397794CU**

**To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.**

**https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication**

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## KORNAHRENS, ROBERT P

ADVANCED ROOFING INC
1950 NW 22ND STREET
FORT LAUDERDALE FL 33311

**LICENSE NUMBER: CCC024413**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/11/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## KORNAHRENS, ROBERT P

ADVANCED ROOFING INC
1950 NORTHWEST 22ND STREET
FORT LAUDERDALE FL 33311

**LICENSE NUMBER: CGC1507377**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/11/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE MECHANICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## MURPHY, PAUL JAMES

ADVANCED ROOFING, INC.
1950 NW 22ND ST
FORT LAUDERDALE FL 33311

**LICENSE NUMBER: CMC1251466**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/13/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## CERVONE, MICHAEL SCOTT

ADVANCED ROOFING, INC.
1950 NW 22ND STREET
FORT LAUDERDALE FL 33311

**LICENSE NUMBER: EC13006050**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/18/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE SOLAR CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## SOCKMAN, CLINTON ALAN

ADVANCED ROOFING INC
1950 NW 22ND STREET
FORT LAUDERDALE FL 33311

**LICENSE NUMBER: CVC56792**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/11/2024

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NABCEP CERTIFIED®

# PV Installation Professional

## The North American Board of Certified Energy Practitioners

*does hereby recognize that*

CLINTON SOCKMAN

has satisfied the requirements and standards for the

**PV Installation Professional**

established by the NABCEP Board of Directors.

Certification # PV-101913-002781

Expires 12/19/2025

Donald B. Warfield, Board Chairman

To verify current status visit www.nabcep.org

NABCEP®

Raising Standards. Promoting Confidence.

NABCEP CERTIFIED SYSTEM INSPECTOR®

Photovoltaic

# The North American Board of Certified Energy Practitioners

*does hereby recognize that*

YANFEI DING

has satisfied the requirements and standards for the

**Photovoltaic System Inspector**

established by the NABCEP Board of Directors.

Certification # PVSI-072019-028634

Expires 09/20/2025

Donald B. Warfield, Board Chairman

To verify current status visit www.nabcep.org

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
## BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

## MYERS, GORDON WILLIAM

2604 2604 NAPOLEON BONAPARTE DR
TALLAHASSEE
TALLAHASSEE FL 32308

**LICENSE NUMBER: PE36852**

**EXPIRATION DATE: FEBRUARY 28, 2027**

Always verify licenses online at MyFloridaLicense.com

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DIVISION OF CORPORATIONS

Sunbiz.org Division of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

# Detail by Entity Name

Florida Profit Corporation
ADVANCED ROOFING, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | G65116 |
| **FEI/EIN Number** | 59-2360591 |
| **Date Filed** | 10/08/1983 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | AMENDMENT |
| **Event Date Filed** | 06/25/2024 |
| **Event Effective Date** | NONE |

**Principal Address**

1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Changed: 04/10/2015

**Mailing Address**

1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Changed: 04/10/2015

**Registered Agent Name & Address**

KORNAHRENS, KEVIN
1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Name Changed: 04/29/2015

Address Changed: 04/09/2018

**Officer/Director Detail**

**Name & Address**

Title PSD

Kornahrens, Robert
1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Title Treasurer, VP

Kornahrens, Kevin
1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Title VP

CARRUTH, JASON
200 NORTHSTAR COURT
SANFORD, FL 32771

Title VP

Kornahrens, Michael
1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Title VP

Sockman, Clinton
1950 NW 22ND STREET
FORT LAUDERDALE, FL 33311

Title CFO

KENDRICK, JON MICHAEL
1950 NW 22ND ST
FT. LAUDERDALE, FL 33311

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 01/13/2023 |
| 2024 | 01/09/2024 |
| 2025 | 02/06/2025 |

**Document Images**

| | |
|---|---|
| 02/06/2025 – ANNUAL REPORT | View image in PDF format |
| 06/25/2024 – Amendment | View image in PDF format |
| 01/09/2024 – ANNUAL REPORT | View image in PDF format |
| 01/13/2023 – ANNUAL REPORT | View image in PDF format |
| 09/21/2022 – AMENDED ANNUAL REPORT | View image in PDF format |
| 01/05/2022 – ANNUAL REPORT | View image in PDF format |
| 01/07/2021 – ANNUAL REPORT | View image in PDF format |
| 01/06/2020 – ANNUAL REPORT | View image in PDF format |

| | |
|---|---|
| 03/29/2019 – ANNUAL REPORT | View image in PDF format |
| 04/09/2018 – ANNUAL REPORT | View image in PDF format |
| 02/21/2017 – ANNUAL REPORT | View image in PDF format |
| 11/29/2016 – AMENDED ANNUAL REPORT | View image in PDF format |
| 04/26/2016 – ANNUAL REPORT | View image in PDF format |
| 01/22/2016 – Off/Dir Resignation | View image in PDF format |
| 04/29/2015 – Reg. Agent Change | View image in PDF format |
| 04/15/2015 – AMENDED ANNUAL REPORT | View image in PDF format |
| 04/10/2015 – ANNUAL REPORT | View image in PDF format |
| 08/27/2014 – AMENDED ANNUAL REPORT | View image in PDF format |
| 03/12/2014 – Reg. Agent Change | View image in PDF format |
| 02/28/2014 – ANNUAL REPORT | View image in PDF format |
| 01/22/2013 – AMENDED ANNUAL REPORT | View image in PDF format |
| 01/17/2013 – ANNUAL REPORT | View image in PDF format |
| 03/06/2012 – Reg. Agent Change | View image in PDF format |
| 01/04/2012 – ANNUAL REPORT | View image in PDF format |
| 02/15/2011 – ANNUAL REPORT | View image in PDF format |
| 01/27/2010 – ANNUAL REPORT | View image in PDF format |
| 05/05/2009 – ANNUAL REPORT | View image in PDF format |
| 03/09/2009 – ANNUAL REPORT | View image in PDF format |
| 02/28/2008 – ANNUAL REPORT | View image in PDF format |
| 02/08/2007 – ANNUAL REPORT | View image in PDF format |
| 02/17/2006 – ANNUAL REPORT | View image in PDF format |
| 05/03/2005 – ANNUAL REPORT | View image in PDF format |
| 03/17/2004 – ANNUAL REPORT | View image in PDF format |
| 02/12/2003 – ANNUAL REPORT | View image in PDF format |
| 03/14/2002 – ANNUAL REPORT | View image in PDF format |
| 06/28/2001 – Merger | View image in PDF format |
| 04/02/2001 – ANNUAL REPORT | View image in PDF format |
| 04/13/2000 – ANNUAL REPORT | View image in PDF format |
| 03/06/1999 – ANNUAL REPORT | View image in PDF format |
| 02/03/1998 – ANNUAL REPORT | View image in PDF format |
| 04/21/1997 – ANNUAL REPORT | View image in PDF format |
| 05/01/1996 – ANNUAL REPORT | View image in PDF format |
| 01/20/1995 – ANNUAL REPORT | View image in PDF format |
| 01/20/1995 – ANNUAL REPORT | View image in PDF format |

## COMPANY PROFILE

Advanced Roofing, Inc. is uniquely positioned to bring the most innovative roofing techniques and products our customers. ARI began in 1983 and has since grown to be South Florida's premier commercial roofing specialist. We have become a full-service roofing contractor, consisting of: a service department providing repairs and maintenance, metal roofing department, HVAC department, a custom sheet metal fabrication department, crane division, electrical division and solar/renewable energy department.

We fully acknowledge and understand the challenges inherent in every roofing project; particularly the specialty work required on occupied buildings. Our extensive experience in roofing occupied government facilities has made us mindful and aware that we must accommodate you in having as little disruption as possible during the roofing process.

We are pleased to announce that we have won "The Excelle Protection Award". We received this honor (in which only 35 out of thousands of contractors received this award in the USA). You can count on ARI to bring over 40 years of impeccable service along with our outstanding safety record throughout every phase of the project. You can expect constant communication, excellent workmanship and superior service from start to finish. Any challenge is an opportunity for us to bring a solution. From the time you sign with us, we've got it all covered. When we say we'll do something, you can swear by it.

Established in 1983, Advanced Roofing, Inc. is a full-service commercial roofing company. With "Commitment to Quality" through solving customers' needs with premium materials and excellent craftsmanship, Advanced Roofing has been named one of the top ten roofing contractors in the United States. Licensed, bonded and insured, Advanced Roofing's dedication to safety, professionalism, and quality work is signified through the satisfaction of hundreds of customers. Advanced Roofing has your solutions all under one roof.

In addition, due to Advanced Roofing's elite status in the industry, we are able to provide our customers with additional benefits including:

- Named #1 Roofing Contractor in South Florida
- $150 million Bonding Capacity
- Additional Captive Insurance
- FPL Approved Contractor
- Certified with all major manufacturers
- Full Safety Division
- In-house Sheet Metal Department, Crane Division, HVAC, Electrical, Lightning Protection, Solar
- 24/7 Service and Emergency Repairs

We offer a wide variety of roof systems to fit your needs, and we are certified by every major material manufacturer to install the highest quality roofing systems with the best warranties. Our goal is to make the roofing process easy and hassle free for you, our customer. Roofing of occupied buildings is a highly technical process. Our experience constantly improves, from protecting the property, documentation, existing conditions, pre-construction, job meetings, code compliance, involving building departments, manufacturers' representatives, close out and getting other recommendations from you. Our roofing department has over 500 expertly trained Construction Managers, foreman, roofing mechanics and laborers. They are all intensively trained in roofing safety procedures.

Our service department handles all major and minor problems that may occur on your roof quickly, efficiently, and at a reasonable cost. With over 500 buildings, totaling over 14 million square feet of roof, under Advanced Roofing's Proactive Maintenance Agreement, our commitment to service speaks for itself. Advanced Roofing's dedication to clients has allowed Advanced Roofing to grow, expand, and service the roofing needs of some of Florida's biggest businesses, government entities, schools, and more.

In 1994, Advanced Roofing established DBA Advanced Air Systems to specialize in HVAC new construction, retrofit, unit change outs, service repairs, and maintenance solutions for residential, commercial, industrial, institutional and historical properties throughout Florida. Advanced Air Systems holds a Class A license with services unlimited in the execution of contracts requiring the experience, knowledge, and skill to install, maintain, repair, fabricate, alter, extend, or design central air-conditioning, refrigeration, heating, and ventilating systems.

## EXISTING TERM CONTRACTS

**South Area Term Contracts:**

- Port Everglades Roof Repair, Replacment and Related Services
- Palm Beach County Annual Contract-Roofing
- Broward College
- School District of St. Lucie County (Piggybacking Broward College)
- SBBC - Construction Services Emergency Projects VI (CSEP) - 18-171F
- Town of Davie (Piggybacking Sourcewell)
- Town of Davie - Misc. Roofing Services - R2020-180
- SBBC - Construction Services Minor Projects (CSMP) - FY20-130 - Roofing, GC & Mechanical
- School District of Palm Beach County - Roofing Contractor Services for Disaster Recovery Assistance
- School District of Palm Beach County- Roofing Products and Services - #20C-45V
- Miami Beach - General Building Specialty Trade Services
- Town of Palm Beach - Roofing Contractors
- Martin County School District - District Wide Roofing Repairs, Gutters, Maintenance & Materials
- Lee County County Wide Roofing

- School District of Indian River County - Districtwide Roof Repairs & Mainenance Services
- Boeing Company - Miami
- SBBC - Roofing Services
- FAU - Roofing Services
- FIU - Small Trade Services II
- Lauderhill-Trade Roof Contractors-Prequal
- CCPS(Collier County Public Schools) - #19-050 Roofing Inspection & Repair Services
- Broward County - Roofing Maintenance & Repairs at Various County Buildings
- City of Deerfield Beach - (Piggybacking City of Sunrise)
- City of Lauderhill - (Piggybacking Port Everglades)
- City of Sunrise - Roofing Maintenance and Repairs
- Sourcewell - Southeast Florida Area
- City of Miramar - (Piggybacking Port Everglades)
- NIPA / RoofConnect
- Baptist Health - Emergency Roof Repairs
- Baptist Health - Master Agreement
- Monroe County School District (Piggybacking Broward College)
- City of Vero Beach (Piggybacking City of Sunrise)
- Collier County - Roofing Replacement Contractors
- Miami Beach - Job Order Contracting Services-Various Trades
- City of Fort Lauderdale - (Piggybacking City of Sunrise)
- SWA (Solid Waste Authority)
- City of Coral Springs - (Piggybacking City of Sunrise)
- City of Boynton Beach - (Piggybacking City of Sunrise)
- City of Stuart - City Wide Annual Roofing Repair & Replacement
- City of Doral - (Piggybacking City of Sunrise)
- Miami Dade County Public Schools (MDCPS) Roofing Term Bid Open Market
- Seminole Tribe of Florida - Certified Roofing Contractor Services
- Miami Dade College - Commercial Roofing Inspections, Repairs, Restoration & Replacemenet Prequal of Contractors
- Collier County - Roofing Preventive Maintenance and Remedial Repairs

**Central & North Area Term Contracts:**

- FDOT - Routine Maintenance, Repair, Installation and Evaluaiton to Roof Systems at Various Locations on Florida's Turnpike Mainline
- Orange County
- Volusia County
- SDOC - School District of Osceloa County - Roofing Installaiton & Repair Contractor Services
- Sourcewell - Southwest Florida Area
- Sourcewell - East Central Florida Area
- Sourcewell - Northeast Florida Area
- Sourcewell - Northwest Florida Area

- Orlando Aviation Authority - Continuing Roofing Construction Services
- Lake County Roof Repair Services
- Hernando County - Construction Projects
- Kinder Morgan
- City of Bradenton - (Piggybacking City of Sunrise)
- Orlando Utilties Commission
- Village Center Community Development District - (Piggybacking City of Sunrise)
- Village Center Community Development District - (Piggybacking City of Sunrise)
- North Sumter County Unitlity Community Development District - (Piggybacking City of Sunrise)
- North Sumter County Unitlity Community Development District - (Piggybacking City of Sunrise)
- Sumter Landing Community Development District - (Piggybacking City of Sunrise)
- Alachua County - Minor Roof Repair Services
- AFICC/771 ESS/EGB Wide Roofing Repair and Replacement
- University of South Florida - USF
- City of Dunedin - (Piggybacking City of Sunrise)
- City of Kissimmee - (Piggybacking City of Sunrise)
- Pinellas County - Roofing Services & Supplies Waterproofing & Related Products Services
- University of Central Florida - UCF
- Daytona International Speedway - Roofing Repairs
- City of Apopka
- Charlotte County - Re-Roofing & Roof Repairs
- Punta Groda - (Piggybacking Charlotte County)
- City of Deltona

**Federal Term Contracts:**

- TCPN(Roof Connect)

**Private Entity Term Contracts:**

- Publix Supermarket
- Pratt & Whitney
- UPS
- FPL-CBRE
- Memorial Healthcare Systems

## SUPERVISORY & STAFFING CAPABILITIES

Advanced Roofing, Inc.'s methodology and approach is unique in its structure because our set up is based on 38 years of real-life experience within the roofing industry.

We have the capacity of tailoring our system to the needs of the project regardless of the size and contract requirements. Pre-job planning, documentation and communication are key to our operations.

In order to execute the project in a timely, cost-effective and quality manner, we invest quality time with our full team of Estimators, Engineers, Project Managers and Construction Team prior to commencement of all our field operations; again regardless of the size of the project. The typical size of our crew is 8-10 men, this can vary as required per project.

Our pre-project planning process is quite extensive. The entire team must understand all phases of the project in order to maintain an efficient line of communication throughout the project. Each member is provided with a project binder with includes the following information:

- Contact Names and Numbers
- Emergency Procedures
- Scope of Work, Project Plans/Specifications
- Material Listing, MSDS Sheets
- Project Schedule
- Permit Information

Our Project Team assembles once a week or as needed to discuss project status and if necessary, effect any changes that may be required to maintain efficiency and schedule. Each member is equipped with Nextel radios and cellular phones with email access to maintain communication at all times.

Training of our field and office personnel is ongoing and is accomplished through on-site hands-on training classes provided by the various manufacturers we are approved by. The field staff and apprentices go through a three year training program

The President and Vice President attended a TQM class developed by the National Roofing Contractors Association through the University of Chicago Business College. Our Executive Management Team meets twice a month with a two hour "huddle" meeting and once a month for an all day executive meeting off site.

Advanced Roofing, Inc. also has a full fleet that consists of dump trucks, cranes, boom trucks, flat beds, kettles, and more. By offering these services in-house, we're able to provide our customers more for their money. And that's one of our professional solutions.

We use various computer based applications for tracking a project form the inception of the project to its completion. We have developed our in-house software "RFP Manager" for tracking all in-coming projects. We also utilize Roof Express, CAD Program, Spitfire Project Management Software, and Solomon Accounting Software.

## SUBCONTRACTORS

Advanced Roofing, Inc. does not routinely utilize subcontractors. Over the past 38 years, Advanced Roofing, Inc. has put money back into the company and community.

- We have our own fleet of vehicles that include trucks, cranes, semi-tractor trailers, hydro, tower crane, equipment and dump trucks to haul our roofing debris. This allows Advanced Roofing, Inc. the control of having trailers at our disposal when we need them and therefore allows for a smoother project.

- We also have our own state-licensed Air Conditioning Division – This allows us to coordinate the shutdown and raising of the air conditioning units on the roof.

- We also have our own state-licensed Electrical Division – This allows which allows us to handle the electrical needs for roofing and solar projects.

- Lightning Protection Division

- In-house Sheet Metal Division – where we fabricate our own metal.

- We are a licensed General Contractor – which allows us to handle small contracting items on the roof.

- Certified Solar/PV system installer for renewable energy projects.

When a project calls for subcontractors to perform work that we are not licensed to perform, **qualified** subcontractors which are most competent and ready to complete the necessary to meet schedule will be selected.

*Advanced Roofing, Inc. actively participates in minority and/or small disadvantaged business contracting and utilize whenever possible.

# SBE/MBE/WBE Participation Plan

Advanced Roofing actively participates in meeting or surpassing the percentage goals of the SBE/MBE/WBE programs. We are committed to having strong working relationships with certified SBE/MBE/WBE contractors. With over 30 term contracts established with clients we have been serving for over three decades, Advanced Roofing, Inc. makes every effort to incorporate small, minority or women-owned businesses in our construction plan.

As a result of our excellent working relationship with a sizeable pool of licensed and approved SBE/MBE/WBE contractors throughout the state, Advanced Roofing is able to call on these contractors as needed. Just as we provide our services on time and on budget, we expect the same performance from our SBE/MBE/WBE contractors.

If a SBE/MBE/WBE contractor is needed that we have not previously worked with we will put an ad in the newspaper soliciting the work, research which contractors are available for the work needed in the certified directory and make the necessary phone calls/emails to solicit, invite and encourage SBE/MBE/WBE participation as well as giving assistance if needed in reviewing the contract plans and specifications and assisting any interested SBE/MBE/WBE firms in obtaining required bonding, lines of credit, or insurance if such assistance is necessary.

When a project calls for subcontractors to perform work that we are not licensed to perform, **qualified** subcontractors which are most competent and ready to complete the necessary to meet schedule will be selected.

Listed below are a few of the minority contractors we have a working relationship with;

Plumbing Contractor
**CV Ocean Plumbing, Inc.**
Hispanic-American S/MBE
10651 NW 132nd St., Hialeah Gardens, FL 33018
(305) 558-4624 - Eddilyn Leiro ernicaballero@hotmail.com

Material Supplier
**Concrete Solutions Group, LLC**
Asian-Pacific American S/M/WBE
8469 NW 44th Ct., Coral Springs, FL 33065
(954) 401-4872 - Eliza Chan echan316@yahoo.com

Material Supplier (Soprema)
**Trintec Construction, Inc. dba Icon Roofing**
White Female S/MBE
13091 NW 43rd Ave.
Opa-Locka, FL 33054
(305) 685-3001 – Petulia Schvartz pschvartz@trintecinc.com

Sheet Metal
**Duval Sheet Metal, Inc.**
African-American M/WBE
2200 4TH Ave. N., Suite 7, Lake Worth, FL 33461
P: 561-547-5282 F: 561-547-9594 C: 561-371-2015 – Daniela Duval daniela@duvalsheetmetal.com

Roofing Contractor/Construction Services
**A. Herrmann Associates, Inc. dba Associates Roofing**
CBE/SBE
2351 Thomas St.
Hollywood, FL 33020
P: (954) 921-4096 F: (954) 921-1371 - Art Herrmann info@associatesroofing.com

Construction Services
**Renco Development, Inc.**
African-American E/S/MBE
3025 SW 189th Ave.
Miramar, FL 33029
P: (954) 993-2039 - Kwame Wilson info@rencodevelopment.com

Interior Protection
**We Pro Tec, LLC**
WBE
7300 West McNab Rd., Suite 111
Tamarac, FL 33321
P: (754) 484-7110 C: (954) 740-4700 - Marie Hinkson marie@wepro-tec.com

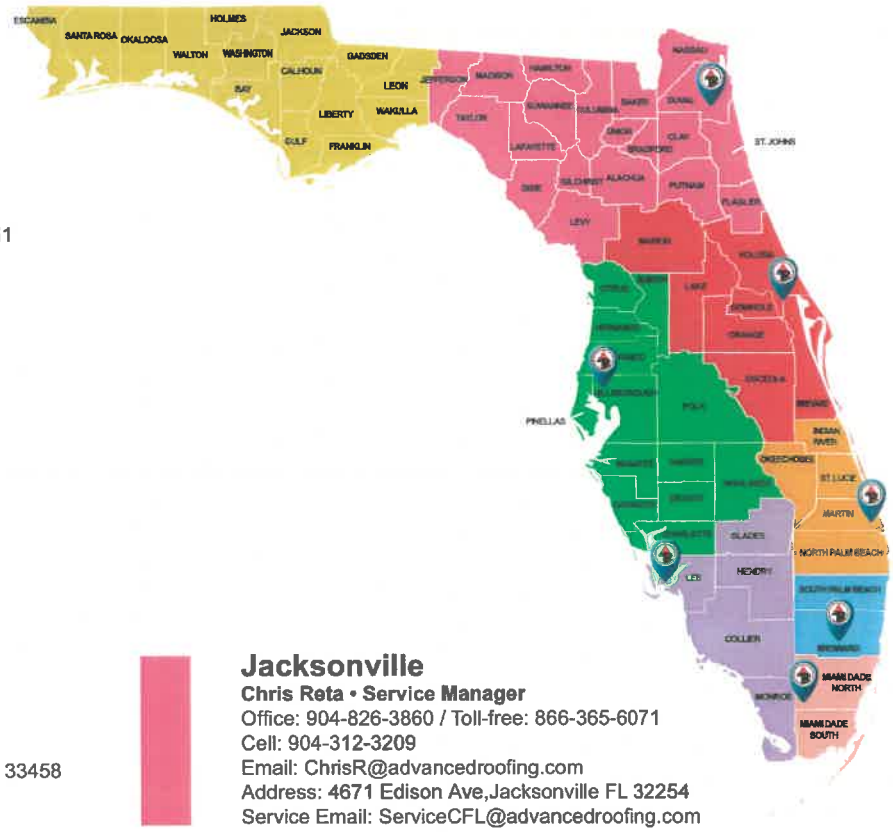
Mechanical/Equipment Supplier
**Kwik Kool Air Conditioning, Inc.**
Hispanic-American E/S/M/WBE
14024 SW 140th St., Miami, FL 33186
(305) 251-1125 - Gloria Diaz-Carney gdc@mcarney.com

# ADVANCED ROOFING **OFFICE LOCATIONS**

EXPERIENCE MATTERS
ADVANCED AIR SYSTEMS
ESTABLISHED 1994

EXPERIENCE MATTERS.
ADVANCED ROOFING, INC
ESTABLISHED 1983

ADVANCED GREEN TECHNOLOGIES




## Fort Lauderdale

**Michael Kornahrens • Branch Manager**
Office: 954-522-6868 / Toll-free: 800-638-6869
Cell: 954-553-8577
Email: MichaelK@advancedroofing.com
Address: 1950 NW 22 Street, Fort Lauderdale FL 33311

**Christopher Walsh • Service Manager**
Office: 954-522-6868 x1099 / Toll-free: 800-638-6869
Cell: 954-649-8165
Email: ChristopherW@advancedroofing.com
Service Email: ServiceSFL@advancedroofing.com

## Miami

**Julian Olarte - Branch Manager**
Office: 305-456-2544 / Toll-free: 800-638-6869 x1102
Cell: 786-477-3873
Email: JulianO@advancedroofing.com
Address: 1733 NW 21st Terrace, Miami FL 33142
Service Email: ServiceSFL@advancedroofing.com

## Jupiter • Palm Beach

**Tim Truelove - Branch Manager**
Office: 561-743-6952 / Toll-free: 800-638-6869 x1131
Cell: 561-386-3425
Email: TimT@advancedroofing.com
Address: 1601 Park Lane South, Suite 100, Jupiter FL 33458
Service Email: ServiceSFL@advancedroofing.com

## Sanford • Orlando

**Jason Carruth - Branch Manager**
Office: 407-322-1555 / Toll-free: 866-365-6071
Cell: 407-509-4190
Email: JasonC@advancedroofing.com
Address: 200 Northstar Court, Sanford FL 32771

**Paco Guzman - Service Manager**
Office: 407-322-1555 / Toll-free: 866-365-6071
Cell: 954-319-1130
Email: FranciscoG@advancedroofing.com

## Tampa • Saint Petersburg

**Bill Lester - Branch Manager**
Office: 813-885-5811 / Toll-free: 800-354-9896
Cell: 813-734-2136
Email: BillL@advancedroofing.com
Address: 4909 West Knollwood Street, Tampa FL 33634

**Michael Varie - Service Manager**
Office: 813-885-5811 / Toll-free: 800-354-9896
Cell: 813-394-7735
Email: MichaelV@advancedroofing.com
Service Email: ServiceTampa@advancedroofing.com

## Fort Myers • Naples

**Joseph Cleland • Branch Manager**
Office: 239-208-8809 / Toll-free: 800-354-9896
Cell: 954-861-7979
Email: JosephC@advancedroofing.com
Address: 14231 Jetport Road, Unit 15, Fort Myers FL 33913
Service Email: ServiceTampa@advancedroofing.com

## Jacksonville

**Chris Reta • Service Manager**
Office: 904-826-3860 / Toll-free: 866-365-6071
Cell: 904-312-3209
Email: ChrisR@advancedroofing.com
Address: 4671 Edison Ave,Jacksonville FL 32254
Service Email: ServiceCFL@advancedroofing.com

## North Florida • Panhandle

**Jason Carruth • Regional Manager**
Office: 407-322-1555 / Toll-free: 866-365-6071
Cell: 407-509-4190
Email: JasonC@advancedroofing.com
Address: 200 Northstar Court, Sanford FL 32771
Service Email: ServiceCFL@advancedroofing.com

## South Florida Regional Contact

**Kevin Kornahrens • Executive Vice President**
Office: 954-522-6868 x 1177
Cell: 321-482-0546
Email: KevinK@advancedroofing.com
Address: 1950 NW 22nd St, Ft. Lauderdale, FL 333111

## Air Conditioning | HVAC

**Paul Murphy - Service Manager**
Office: 954-332-1418 x 1620
Cell: 321-482-0546
Email: PaulM@advancedairsystem.com
Address: 2100 NW 21st Avenue, Fort Lauderdale FL
33311 Service Email: Service@advancedairsystem.com

## Solar | Electric

**Clint Sockman – Executive Vice President**
Office: 954-522-6868 x1060
Cell: 954-232-8772
Email: ClintS@agt.com
Address: 1950 NW 22 Street, Fort Lauderdale FL 33311

Robert P. Foote
Acrisure LLC
1314 E. Atlantic Blvd.
Pompano Beach, FL. 33060
Main: 954.943.5050
Toll Free 800.344.4838
Mobile: 954.609.0820
RFoote@acrisure.com

January 1, 2025

**RE: ADVANCED ROOFING INC. (ARI) - Risk Management/Insurance Protection**

We are the risk advisor for Advanced Roofing, Inc. The purpose of our correspondence is to share with you some of the highlights of the Advanced Roofing risk management programs. We will be sharing with you some details of the protection Advanced Roofing, Inc. provides to their clients to protect your assets. ARI has achieved an A+ superior risk management rating due to their strict risk and job safety quality controls.

- **RECOGNITION BY INSURER** – AXA XL is the Insurance Provider for ARI for several key components of their Insurance Portfolio. AXA XL is the insurance provider of choice for several of the **Top 25** Roofing Professionals throughout the country. AXA XL recognizes Advanced Roofing as a "best in class" contractor for ARI's performance record relative to safety, controlling losses and quality controls.

- **ARI CLIENTS' ASSET PROTECTION -** ARI has a **$12M (Auto)/$14M (GL)** aggregate limit of insurance protection per accident/incident in the event of a bodily injury or property damage claim that may occur on a jobsite or while ARI operates an automobile on the jobsite.

- **ARI's exceptional workers' compensation experience modification rating** of **.83** allows them to secure reduced insurance rates which, in turn, translates into savings for you, their clients. This .83 rating is 17 points better than the average roofing contractor, and places ARI in the top 5 percentile of Roofing Professionals, nationwide, from a performance rating perspective.

Advanced Roofing, Inc. has a full-time safety director, an assistant safety director (CHST designation from BCSP), three safety professionals who are assigned to the different regions of the state, 8 active CERTA trainers, two safety professionals who are CPR/First Aid/AED Trainers, and a risk manager that aggressively manages their internal, as well as managing their clients' risk during their construction projects. Advanced Roofing, Inc. believes deeply in educating and training their roofing mechanics to deliver the quality and workmanship your roofing asset deserves. The ARI training program separates them from many other roofing professionals. This past year alone, Advanced Roofing, Inc. has conducted the following training programs:

- Employees have received the OSHA 10-hour training to promote safety competency.
- Foremen and Construction Managers have received the OSHA 30-Hour training.
- Employees have been trained in Certified Roofing Torch Applicators (CERTA).
- Foremen and Managers have completed Respirable Crystalline Silica OSHA training.
- Foremen, leadmen, and supervisors have received Mobile Elevated Working Platforms training.
- Foremen and leadmen received Crane Rigging and Signaling OSHA certification.
- Foremen and Construction Managers received certification in first aid and CPR.
- 557 safety inspections with an 86% success rate.
- All approved drivers have attended the National Safety Council Defensive Driving Course.
- ARI Safety Department conducts new hire safety training at 7 a.m. Mondays and Thursdays every week.

- **GENERAL LIABILITY PROTECTION – $2M Per Occurrence/$4M General Aggregate/$4M Products and Completed Operations Aggregate.** Advanced Roofing has the following protection included in their general liability portfolio of protection:

  - Habitational/Residential – Including Multi-Family
  - Torch Coverage
  - "Hot" Applied Roof System Coverage
  - Unlimited Building Height Protection
  - Water Damage Coverage

- **AUTOMOBILE PROTECTION –** ARI has an occurrence limit on the commercial automobile protection of $12M in the event there is a covered bodily injury or property damage on your job site stemming from Advanced Roofing's operations. (Carrier A + Superior rated A.M. Best Co.)

- **COMMERCIAL UMBRELLA –** Advanced Roofing has a **$10M** limit of liability. (Starr Indemnity & Liability Company is A.M. Best rated A Excellent). Their umbrella provides protection above their underlying general liability and auto protection.

- **INSTALLATION FLOATER – BUILDERS' RISK –** ARI has secured **$5.5M** in protection for certain stored materials that are to be installed on your job site, with a **$15M** aggregate. This protection reduces the economic loss to you, the owner of the project, during the course of construction.

- **MOLD/POLLUTION LIABILITY PROTECTION –** ARI has secured **$2M** limits per claim/$2M Aggregate of liability to protect you, the owner, in the event that there is a covered cause of loss stemming from mold, algae, fungi, etc. as a result of the roofing operations of ARI. This highly specialized coverage illustrates to you, the owner, that ARI is serious about protecting your assets during the course of the construction project.

- **THEFT –** ARI's Crime Policy includes Theft of Client Property While on the Client Property in the amount of **$500,000** and includes money, securities, or other tangible property.

- **EMPLOYMENT PRACTICES LIABILITY –** ARI's **$1M** Employment Practices Liability Policy includes **Third Party Coverage**, affording coverage should ARI customers claim wrongful conduct.

➢ **CYBER LIABILITY** – ARI has Cyber Theft for any ARI customer whose company or personal information is stolen or damaged through a hack on ARI's system, with limits of **$2M**.

When you are investing in a roofing system, we encourage you to explore deeper than what is the cost of the roof. Advanced Roofing's commitment to quality and the experience they deliver places them at the top of the roofing profession.

ARI is recognized for their industry accomplishments as well as for reinvesting back to the community and environment. Experience Does Matter! Whether it be service, maintenance, new construction, re-roofing, repairs, or retro-fit, ARI has a solid portfolio of insurance protection in order to responsibly protect your project's building assets

Sincerely,

Robert P. Foote

Robert P. Foote, Risk Advisor
CPCU, ARM, AIM, CRIS, AFSB

RF:mr

Robert P. Foote
Acrisure LLC
1314 E. Atlantic Blvd.
Pompano Beach, FL. 33060
Main: 954.943.5050
Toll Free 800.344.4838
Mobile: 954.609.0820
RFoote@acrisure.com

January 2, 2025

Advanced Roofing Inc.
1950 NW 22 Street
Ft. Lauderdale, FL 33311

To Whom It May Concern:

As the insurance advisors for Advanced Roofing, Inc., we submit this letter of confirmation of three years' Workers' Compensation Experience Modification Rates:

| POLICY TERM | NCCI RATING |
|---|---|
| 1/1/2025 | .83 |
| 1/1/2024 | .68 |
| 1/1/2023 | .57 |

If additional information required, please contact Mel Rhinehardt, Account Executive at 954-943-5050 ext. 207, or email at MRhinehardt@acrisure.com

Sincerely,

Robert P. Foote

Robert P Foote, CPCU, ARM, AIM, CRIS, AFSB
Partner/Risk Advisor

**Atlantic Specialty Insurance Company**
605 Highway 169 N, Suite 800
Plymouth, MN 55441

January 2, 2025

**RE: Advanced Roofing, Inc.**

**Letter of Bondability**

To Whom It May Concern:

Advanced Roofing, Inc. is a highly regarded and valued client of American Global and Atlantic Specialty Insurance Company and is capable of providing Performance and Payment Bonds in the amount of $40 million for any single contract and $150 million in the aggregate. Atlantic Specialty Insurance Company is rated by AM Best as A+ (Superior), Class XV and is licensed to do business in all 50 States.

Naturally, we would expect that the execution of any final bonds would be subject to our normal underwriting review of the final contract terms and conditions by our client and ourselves. If we can provide any further assurances or assistance, please do not hesitate to call upon us.

This letter does not constitute an assumption of liability, and we assume no liability to you or to any third parties by the issuance of this letter.

Sincerely,

William Grefe Griffin
Attorney In Fact

American Global, LLC
900 South Pine Island Road, Suite 210
Plantation, FL 33324

intact INSURANCE

# Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Ricardo Davila Lamar, William Grefe Griffin, Vivian Santiago, Torre Taylor**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 2nd day of January, 2025.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2025

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

# Project References










EXPERIENCE MATTERS.

ADVANCED ROOFING INC

ESTABLISHED 1983

COMMERCIAL ROOFING & SOLAR

# METAL ROOF
# PROJECTS REFERENCES

**ADESA Florida, LLC dba ADESA Tampa**
3225 N 50th Street, Tampa FL 33619

1. Amount: $487,312.00
2. Completion Date: 2 /24/2023
3. Roof System: Roof replacement, metal roof system Tremco
4. Total SF: 15,555
5. Owner Info:
   a. Name: ADESA Florida, LLC
   b. Address: 11299 N. Illinois St., Carnel, IN 46032
   c. Reference Contact: Justin Runch, 407-221-0539

**Future Aviation, Inc.**
14111 Jetpot Loop, Fort Myers, FL, 33913

1. Amount: $ 554,671.00
2. Completion Date: 02/2024
3. Roof System: Re-roof, McElroy Metal
4. Total SF: 30,200
5. Owner Info:
   a. Name: Future Aviation, Inc.
   b. Address: 14111 Jetport Loop, Fort Myers, FL, 33913
   c. Reference Contact: Jose Ramirez, Director Of Operation, 239-225-0101, jramirez@heico.com

**Sarasota County – Twin Lake Park Bldg C**
6700 Clark Rd, Sarasota, FL 34241

1. Amount: $445,543.50
2. Completion Date: 11/27/2023
3. Roof System: Re-roof, MBCI Metal
4. Total SF: 10,500
5. Owner Info:
   a. Name: Sarasota County,
   b. Address: 1660 Ringling Blvd., Sarasota, FL, 34236
   c. Reference Contact: Emily Wenstad, Procurement Strategy & Contracts Supervisor, 941-951-5266, ewenstad@scgov.net

Confidential Pursuant to Trade Secret 812.081

**Eglin Air Force Base - Bldg 2582**
502 Hialeah Road, Bldg 2581, Eglin AFB, FL, 32542

1. Amount: $525,732
2. Completion Date: 1/31/2021
3. Roof System: Metal roof
4. Total SF: 26,950
5. Owner Info:
   a. Name: Dawson Enterprises, LLC
   b. Address: 502 Hialeah Road Building 2581 Eglin AFB FL 32542
   c. Reference Contact: James Frutal, jfutral@dawson8a.com 808-536-5500

Confidential Pursuant to Trade Secret 812.081

EXPERIENCE MATTERS.

ADVANCED ROOFING INC

## CONDOMINIUM PROJECTS
## REFERENCES

**Sands Point Condominium Association**
100 Sands Point Road, Longboat Key, Fl, 34228
1. Amount: $ 1,349,335.00
2. Completion Date: 7/2024
3. Roof System: Single Ply, Carlisle
4. Total SF: 62,458
5. Owner Info:
   a. Name: Sands Point Condominium Assos of Longboat Key
   b. Address: 100 Sands Point Road, Longboat Key, FL, 34228
   c. Reference Contact: Michael Beitzinger, 941-383-3702, mike@sandspointcomdo.com

**Monte Carlo Towers**
3301 Bayshore Blvd. Tampa, Florida, 33629
1. Amount: $ 606,370.00
2. Completion Date: 04/2024
3. Roof System: Modified
4. Total SF: 24,498
5. Owner Info:
   a. Name: Monte Carlo Towers
   b. Address: 3301 Bayshore Blvd. Tampa, Florida, 33629
   c. Reference Contact: Kim LaBarbera, +1 (813) 966-0660, klabarbera@montecarlotowers.com

**Intrepid Condos**
9495 Blind Pass Road, St. Petersburg, Florida, 33706
1. Amount: $ 577,984.00
2. Completion Date: 04/2024
3. Roof System: Soprema modified bitumen
4. Total SF: 14,173
5. Owner Info:
   a. Name: Biller Reinhart Engineering Group, Inc.
   b. Address: 696 1st Ave N Suite 304, St Petersburg, Florida, 33701
   c. Reference Contact: Allen Baum, 727-367-5659, YTCmanager@greenacreproperties.com

**Winston Park BLDG #200**
4885 1st Street N.E. St. Peterburg, Florida 33703
1. Amount: $ 370,097.00
2. Completion Date: 11/2023
3. Roof System: Modified Bitumen
4. Total SF: 45,400
5. Owner Info:
   a. Name: Winston Park 200
   b. Address: 4710 Bat St., St. Petersburg, Florida, 33703
   c. Reference Contact: Sue Gilkey, 523-236-7169

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EXPERIENCE MATTERS.

ADVANCED ROOFING INC

**Winston Park 500**

5080 Locus Street St. Peterburg, Florida 33703

1. Amount: $ 493,250.00
2. Completion Date: 10/2023
3. Roof System: Re-Roof TPO
4. Total SF: 35,000
5. Owner Info:
   a. Name: Winston Park 500
   b. Address: 5080 Locus Street St. Peterburg, Florida 33703
   c. Reference Contact: April Neery, 727-864-0004, aneary@resourcepropertymgmt.com

**Vanderbilt Towers 2**

3 Bluebird Avenue, Naples, Florida, 34108

1. Amount: $ 271,041.00
2. Completion Date: 10/2023
3. Roof System: Adhered and torched Soprema modified bitumen
4. Total SF: 14,851
5. Owner Info:
   a. Name: Vanderbilt Towers 2
   b. Address: 3 Bluebird Avenue, Naples, Florida, 34108
   c. Reference Contact: Kirk Krikorian, kkirkorian@comcast.net
      Tom Tozzi, Director of Construction, 239-264-9254

**Aria Condominiums**

2251 Gulf of Mexico Dr, Longboat Key, Florida, 34228

1. Amount: $ 447,213.00
2. Completion Date: 11/2020
3. Roof System: Siplast
4. Total SF: 22,200
5. Owner Info:
   a. Name: Redding Construction Group
   b. Address: 1974 Hillview Street, Sarasota, Florida, 34239
   c. Reference Contact: Keith Redding, 941-957-3600, keith@redding.construction

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EXPERIENCE MATTERS.
ADVANCED ROOFING

| Unit | Description | YEAR | DISCRIPTION |
|---|---|---|---|
| 7 | EQUIPMENT-TRAILER FLAT BED | 1980 | TRAILER - FLATBED |
| 12 | EQUIPMENT-KETTLE | 1988 | KETTLE -- BLACKWELL 385GAL-88 |
| 16 | EQUIPMENT-DUMP TRAILER | 1978 | DORSEY GRAVEL TRAILER 23 YD |
| 20 | EQUIPMENT-DUMP TRAILER | 1974 | FRUEHAUFF GRAVEL TRAILER |
| 32 | EQUIPMENT-TRAILER FLAT BED | 1960 | MILLER TRAILER |
| 39 | EQUIPMENT-DUMP TRAILER | 1968 | Trailer, Dump 20yd |
| 67 | VEHICLE-BOOM TRUCK | 1995 | CRANE -- INTERNATIONAL |
| 72 | EQUIPMENT-DUMP TRAILER | 1988 | TRAILER 50 YD. DUMP BODY |
| 98 | EQUIPMENT-DUMP TRAILER | 1977 | TRAILER -- 26' PENN DUMP 32YD |
| 107 | EQUIPMENT-FORKLIFT | 1983 | TOYOTA FORKLIFT MODEL 40FG15 |
| 111 | VEHICLE-TRUCK FLAT BED | 1993 | CREW CAB -- LG INT'L |
| 116 | EQUIPMENT-KETTLE | 1994 | KETTLE 1000 GALLON |
| 117 | EQUIPMENT-TRAILER MINI FLAT BED | 2000 | TRAILER,18 FT. UTILITY |
| 145 | VEHICLE-SEMI TRACTOR | 1990 | TRACTOR - MACK CH613 |
| 162 | sterking boom truck | 2000 | STERLING LT7500 CRANE |
| 167 | VEHICLE-DUMP TRUCK | 1988 | INTERNATIONAL S2500 DUMP BODY |
| 168 | VEHICLE-DUMP TRUCK | 1988 | INTERNATIONAL S2500 DUMP BODY |
| 170 | VEHICLE-DUMP TRUCK | 1988 | INTERNATIONAL S2500 DUMP BODY |
| 171 | EQUIPMENT-TRAILER BOX | 1997 | TRAILER, HAUL BLUE |
| 172 | VEHICLE-BOOM TRUCK | 2001 | STERLING LT8500 BOOM-- 23TON |
| 187 | EQUIPMENT-TRAILER PRESSURE WASH | 2000 | TRAILER, REVIVE ALL CLEANING SYSTE |
| 192 | EQUIPMENT-KETTLE | 1992 | KETTLE |
| 205 | EQUIPMENT-BOBCAT | 2002 | BOBCAT 743 - G |
| 207 | EQUIPMENT-TRAILER BOX | 2002 | Haulmark 7X14 |
| 208 | VEHICLE-TRUCK BOX | 2003 | GMC W3500 BOX TRUCK |
| 209 | VEHICLE-TRUCK BOX | 2003 | GMC W3500 BOX TRUCK |
| 211 | EQUIPMENT-GOLF CART | 2000 | PLATFORM GOLF CART |
| 214 | VEHICLE-TRUCK PICK UP | 2003 | CHEVY 2500 HD PICK-UP SINGLE CAB |
| 220 | VEHICLE-TRUCK BOX | 2003 | GMC W3500 BOX TRUCK |
| 222 | VEHICLE-TRUCK BOX | 2003 | GMC W3500 BOX TRUCK |
| 223 | VEHICLE-TRUCK UTILITY BODY | 2003 | CHEVY 2500 UTILITY BODY |
| 225 | VEHICLE-VAN | 2003 | CHEVY 3500 EXT. CARGO VAN |
| 229 | EQUIPMENT-VAC UNIT | 2003 | VECLOADOR 624 VACUUM |
| 231 | VEHICLE-TRUCK UTILITY BODY | 2004 | FORD F350 UTILITY BODY |
| 234 | VEHICLE-SEMI TRACTOR | 2004 | TRACTOR - PETERBILT 385 |
| 235 | VEHICLE-TRUCK UTILITY BODY | 2004 | CHEVY 3500 UTILITY BODY |
| 243 | VEHICLE-BOOM TRUCK | 2004 | STERLING 23 TON TRUCK CRANE |
| 245 | VEHICLE-TRUCK PICK UP | 2004 | CHEVY 2500 SILVERADO P/U EXT CAB |
| 246 | EQUIPMENT-KETTLE | 2003 | KETTLE 300G,GARLOCK ARI#00294 |
| 247 | VEHICLE-TRUCK CREW CAB FLAT BED | 2004 | FORD F350 CREW CAB |

| | | | |
|---|---|---|---|
| 248 | VEHICLE-TRUCK BOX | 2004 | GMC W3500 BOX TRUCK |
| 249 | VEHICLE-TRUCK BOX | 2004 | GMC W3500 BOX VAN |
| 254 | VEHICLE-TRUCK PICK UP | 2005 | CHEVY 1500 SIVERADO EXT CAB |
| 255 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2005 | CHEVY COLORADO CREW CAB |
| 259 | VEHICLE-TRUCK BOX | 2005 | GMC W3500 BOX TRUCK |
| 260 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2005 | CHEVY COLORADO CREW CAB |
| 264 | VEHICLE-TRUCK CREW CAB FLAT BED | 2005 | FORD F350 CREW CAB |
| 265 | VEHICLE-TRUCK CREW CAB FLAT BED | 2005 | FORD F350 CREW CAB |
| 268 | VEHICLE-TRUCK BOX | 2005 | GMC W4500 BOX VAN ORLANDO |
| 269 | VEHICLE-TRUCK BOX | 2005 | GMC W4500 BOX VAN ORLANDO |
| 270 | VEHICLE-TRUCK BOX | 2005 | GMC W4500 BOX VAN ORLANDO |
| 271 | VEHICLE-TRUCK PICK UP | 2005 | CHEVY 2500 EXT CAB ORLANDO |
| 272 | VEHICLE-TRUCK PICK UP | 2005 | CHEVY 2500 EXT CAB ORLANDO |
| 278 | EQUIPMENT-GOLF CART | 2002 | YAMAHA GOLF CART AIRPORT |
| 280 | VEHICLE-TRUCK PICK UP | 2006 | CHEVY 1500 SILVERADO |
| 283 | VEHICLE-BOOM TRUCK | 2006 | STERLING LT7501 TRUCK (12/22/05) |
| 284 | VEHICLE-BOOM TRUCK | 2006 | STERLING LT7501 TRUCK (12/22/05) |
| 285 | VEHICLE-ROLLOFF | 2006 | Model CV713 MACK ROLLOFF |
| 287 | VEHICLE-TRUCK PICK UP | 2006 | GMC SIERRA 2500 HD E/C |
| 289 | VEHICLE-TRUCK CREW CAB FLAT BED | 2006 | FORD F350 CREW CAB |
| 290 | EQUIPMENT-CRANE | 2006 | CRANE LINKBELT 75TON |
| 294 | EQUIPMENT-TRAILER MINI FLAT BED | 2001 | TRAILER, FLAT BED |
| 296 | VEHICLE-TRUCK UTILITY BODY | 2006 | CHEVY 2500 UTILITY BODY |
| 297 | VEHICLE-TRUCK PICK UP | 2006 | CHEVY 1500 SILVERADO |
| 299 | VEHICLE-TRUCK FLAT BED | 2006 | FORD F550 FLAT BED |
| 302 | VEHICLE-TRUCK BOX | 2005 | GMC W4500 BOX TRUCK |
| 304 | VEHICLE-TRUCK BOX | 2005 | GMC W3500 BOX TRUCK |
| 306 | VEHICLE-TRUCK PICK UP | 2006 | CHEVY 1500 SILVERADO |
| 315 | EQUIPMENT-DUMP TRAILER | 1980 | TRAILER, 50 YD ALUM.DUMP |
| 316 | EQUIPMENT-TRAILER BOX | 2005 | HAULMARK WHITE TANDEM TRAILER |
| 318 | VEHICLE-TRUCK CREW CAB PICK UP | 2007 | CHEVY SILVERADO CLASSIC 2500 C/C |
| 319 | VEHICLE-TRUCK UTILITY BODY | 2006 | CHEVY, SILVERADO UTILITY BODY |
| 323 | VEHICLE-TRUCK BOX | 2006 | GMC W3500 BOX TRUCK |
| 325 | VEHICLE-TRUCK BOX | 2006 | GMC W3500 BOX VAN |
| 327 | EQUIPMENT-TRAILER PANEL | 2000 | PANEL MECHANICS - TRAILER |
| 328 | EQUIPMENT-TRAILER PANEL | 1999 | PANEL MECHANICS - TRAILER |
| 329 | VEHICLE-VAN | 2007 | CHEVY 3500 EXT. CARGO VAN |
| 330 | VEHICLE-VAN | 2007 | CHEVY 3500 EXT. CARGO VAN |
| 331 | EQUIPMENT-LIFT SCISSOR | | JLG SCISSOR LIFT 4394RT |
| 333 | EQUIPMENT-MANLIFT | | JLG MANLIFT 450AJ |
| 335 | EQUIPMENT-LIFT SCISSOR | | JLG 2630 ES |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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|---|---|---|---|
| 336 | EQUIPMENT-TRAILER MINI FLAT BED | 2005 | LAWR 25 FT TRAILER |
| 337 | VEHICLE-DUMP TRUCK | 2003 | FORD F550 4 YARD MASON DUMP |
| 338 | EQUIPMENT-ATV | | GATOR 6X4 ATV |
| 339 | EQUIPMENT-TRAILER LOWBOY | 1998 | LOW BOY TRAILER |
| 340 | VEHICLE-TRUCK BOX | 2006 | IZUZU NPR BOX TRUCK |
| 341 | VEHICLE-TRUCK BOX | 2006 | GMC W3500 BOX TRUCK |
| 344 | VEHICLE-TRUCK CREW CAB PICK UP | 2007 | CHEVY SILVERADO CLASSIC 2500 C/C |
| 346 | VEHICLE-TRUCK PICK UP | 2007 | CHEVY SILVERADO 1500 P/U |
| 347 | VEHICLE-TRUCK BOX | 2006 | IZUZU NPR BOX TRUCK |
| 350 | EQUIPMENT-TRAILER MINI FLAT BED | 2003 | MINI-FLATBED TRAILER |
| 352 | EQUIPMENT-SHEET METAL | | Engel HB-800p-18 |
| 353 | EQUIPMENT-GENERATOR | 2006 | TOWABLE GENERATOR |
| 354 | EQUIPMENT-SHEET METAL | 2005 | BENDER MACHINE |
| 356 | EQUIPMENT-GENERATOR | | MAGNUM MMG125 GENERATOR-TG35 |
| 361 | EQUIPMENT-LIGHT TOWER | 1999 | LIGHT TOWER MODEL R57008 |
| 362 | EQUIPMENT-LIGHT TOWER | 1999 | LIGHT TOWER MODEL R57008 |
| 363 | EQUIPMENT-SHEET METAL | | HOT MELT TRCHNOLOGIES IN-SEAM SEALANT |
| 365 | EQUIPMENT-GENERATOR | | Onan 100 Kw - 100 0DYC-15R/18851J |
| 366 | VEHICLE-CAR | 2008 | LEXUS LS600H |
| 368 | EQUIPMENT-LIGHT TOWER | 2000 | TEREX LIGHT TOWER |
| 369 | EQUIPMENT-LIGHT TOWER | 2000 | TEREX LIGHT TOWER |
| 372 | VEHICLE-DUMP TRUCK | 2001 | INTERNATIONAL |
| 377 | EQUIPMENT-TRAILER BOX | 2009 | Forest River / GAVHW58SA |
| 380 | EQUIPMENT-TRAILER SOLAR | 2010 | OnTheRoad trailer, ZeroBase H Series 3000w |
| 383 | EQUIPMENT-LEISTER ROBOT | 2010 | VARIMAT V2 LEISTER TRIAC "S" W/TOOL BOX |
| 384 | EQUIPMENT-TRAILER BOX | 2007 | American Hauler Model AF8570JA2 |
| 386 | VEHICLE-TRUCK PICK UP | 2012 | CHEVROLET SILVERADO 1500 |
| 387 | EQUIPMENT-RHINOBOND | 2012 | Rhinobond machine |
| 389 | VEHICLE-TRUCK PICK UP | 2012 | Chevy Silverado 1500 lt |
| 390 | VEHICLE-TRUCK PICK UP | 2012 | Chevy Silverado 1500 lt |
| 394 | VEHICLE-TRUCK BOX | 2013 | IZUZU NPR BOX TRUCK |
| 395 | VEHICLE-TRUCK PICK UP | 2013 | CHEVROLET SILVERADO 1500 |
| 396 | VEHICLE-TRUCK PICK UP | 2013 | CHEVROLET SILVERADO 1500 |
| 397 | EQUIPMENT-TRAILER MINI FLAT BED | 2013 | Better Built Trailer |
| 399 | EQUIPMENT-LEISTER ROBOT | | Varimat V2 Robot |
| 401 | VEHICLE-TRUCK BOX | 2013 | IZUZU NPR BOX TRUCK |
| 403 | EQUIPMENT-FORKLIFT | | Kalmar Model P50BXPS |
| 406 | VEHICLE-TRUCK BOX | 2015 | IZUZU NPR BOX TRUCK |
| 407 | VEHICLE-TRUCK BOX | 2015 | IZUZU NPR BOX TRUCK |
| 408 | EQUIPMENT-WELDER | | BLW-400SSW2 |
| 409 | EQUIPMENT-CHARRIOT | 2015 | Mustang Hydraulic Workhouse Garlock |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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|---|---|---|---|
| 410 | EQUIPMENT-SPRAY RIG | | |
| 411 | EQUIPMENT-FOAM CORE TOOL | | |
| 412 | VEHICLE-TRUCK FLAT BED | 2000 | F-650 |
| 418 | VEHICLE-TRUCK PICK UP MINI | 2007 | Ranger |
| 420 | VEHICLE-VAN | 2008 | E250 Van |
| 423 | VEHICLE-VAN | 2013 | E250 Van |
| 425 | VEHICLE-VAN | 2014 | E250 Van |
| 426 | VEHICLE-VAN | 2008 | E250 Van |
| 428 | VEHICLE-TRUCK PICK UP | 2011 | F-150 |
| 430 | EQUIPMENT-FORKLIFT | | Yale 5000lb Forklift |
| 431 | EQUIPMENT-SHEET METAL | | HuDan Model QC12Y-12X3200 10' Hydraulic Sheer |
| 432 | EQUIPMENT-SHEET METAL | | Roto Die Hydraulic Bender Model 15, 10' Mechanical Brake |
| 435 | EQUIPMENT-TRAILER FLAT BED | 2015 | Northstar Sportstar I |
| 436 | VEHICLE-TRUCK PICK UP | 2000 | Ford F250 |
| 437 | EQUIPMENT-LEISTER ROBOT | | |
| 439 | EQUIPMENT-CHARRIOT | 2015 | Garlock R800 Charriot |
| 440 | EQUIPMENT-CHARRIOT | 2015 | |
| 441 | VEHICLE-TRUCK PICK UP | 2015 | Silverado 1500 |
| 443 | EQUIPMENT-SHEET METAL | | Plazma Machine |
| 444 | EQUIPMENT-SPRAY RIG | 2015 | Model PA-25 |
| 445 | EQUIPMENT-ATV GATOR | 2015 | John Deere Gator HPX |
| 447 | VEHICLE-TRUCK PICK UP | 2016 | Silverado 1500 crew cab |
| 448 | VEHICLE-CAR | 2015 | Chevy Equinox |
| 449 | EQUIPMENT-ROOF WARRIOR | 2015 | Garlock |
| 450 | EQUIPMENT-PACE CART2 | 2015 | Pace Cart 2 |
| 451 | EQUIPMENT-PACE CART2 | 2015 | Pace Cart 2 |
| 452 | EQUIPMENT-TRAILER FLAT BED | 2013 | Triple Crown Trailer |
| 453 | EQUIPMENT-FORKLIFT LULL | 2006 | Terex 1056-0027 56' 10k lull |
| 454 | EQUIPMENT-ATV | 2016 | Polaris Ranger 570 Model #R16RCA57A1 |
| 455 | EQUIPMENT-ATV | 2016 | Polaris Ranger 570 Model #R16RCA57A1 |
| 456 | EQUIPMENT-ATV | 2016 | Polaris Ranger 900 Model #R16RVA87A1 |
| 457 | EQUIPMENT-TRAILER MINI FLAT BED | 2015 | North Star Utility trailer |
| 458 | EQUIPMENT-TRAILER MINI FLAT BED | 2016 | North Star Utility trailer |
| 459 | EQUIPMENT-TRAILER FLAT BED | 2016 | Better Built 7ton |
| 460 | EQUIPMENT-TRAILER BOX | 2016 | Lark United box trailer |
| 461 | EQUIPMENT-FORKLIFT LULL | 2012 | TEREX 19' |
| 462 | EQUIPMENT-TRAILER BOX | 2016 | Pace JT85X20TE3 8.5'X20' |
| 463 | VEHICLE-TRUCK CREW CAB FLAT BED | 2015 | Chevy Silverado 3500 Crew cab |
| 464 | EQUIPMENT-ROOF WARRIOR | 2016 | Garlock Roof Warrior |
| 465 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 466 | EQUIPMENT-FORKLIFT LULL | | 644 |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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|---|---|---|---|
| 467 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 468 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 469 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 470 | VEHICLE-SUV | 2016 | Chevy Tahoe LTZ |
| 471 | VEHICLE-BOOM TRUCK | 2017 | Peterbilt Model 348 |
| 472 | VEHICLE-TRUCK PICK UP | 2015 | Chevy Silverado LT 4 door |
| 473 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 474 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 475 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 476 | EQUIPMENT-BOBCAT | 2014 | T750 Bobcat Track Loader |
| 477 | EQUIPMENT-MINI EXCAVATOR | 2014 | T4 E42 Bobcat Compact Excavator |
| 478 | EQUIPMENT-RHINOBOND | 2016 | OMG Rhino Bond machine |
| 479 | EQUIPMENT-RHINOBOND | 2016 | OMG Rhino Bond machine |
| 480 | EQUIPMENT-RHINOBOND | 2016 | OMG Rhino Bond machine |
| 481 | VEHICLE-TRUCK PICK UP | 2016 | Chevy Silerado LT Z71 4X4 |
| 483 | VEHICLE-TRUCK BOX | 2005 | Freightliner DCX Sprinter |
| 485 | VEHICLE-TRUCK CREW CAB FLAT BED | 2001 | Ford F450 |
| 490 | VEHICLE-TRUCK CREW CAB FLAT BED | 2006 | Ford F450 |
| 491 | VEHICLE-ROLLOFF | 2004 | Sterling LT7501 |
| 492 | VEHICLE-BOOM TRUCK | 2004 | Sterling |
| 493 | VEHICLE-TRUCK PICK UP MINI | 2002 | Ford Ranger |
| 496 | EQUIPMENT-TRAILER DUMP | 2003 | High Lift Trailer |
| 497 | EQUIPMENT-TRAILER DUMP | 2003 | High Lift Trailer |
| 503 | VEHICLE-DUMP TRUCK | 2007 | |
| 504 | VEHICLE-TRUCK BOX | 2005 | DCX Sprinter |
| 510 | VEHICLE-VAN FREIGHTLINER | 2006 | Freightliner |
| 514 | EQUIPMENT-FORKLIFT | 2006 | Linde H25T |
| 516 | EQUIPMENT-BOBCAT | | Bobcat 463 |
| 517 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2016 | Chevrolet Colorado |
| 519 | VEHICLE-VAN TRANSIT | 2016 | Transit T2500 Ford |
| 521 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2016 | Chevy Colorado crew cab long bed |
| 523 | VEHICLE-TRUCK PICK UP | 2017 | Ford F250 |
| 524 | EQUIPMENT-PACE CART3 | 2016 | OMG PACE CART 3 |
| 525 | EQUIPMENT-PACE CART3 | 2016 | OMG PACE CART 3 |
| 526 | EQUIPMENT-PACE CART2 | 2016 | OMG PACE CART 2 |
| 527 | VEHICLE-VAN TRANSIT | 2017 | Transit T2500 Ford |
| 528 | VEHICLE-TRUCK PICK UP | 2017 | Chevy Silverado 1500 |
| 529 | EQUIPMENT-SHEET METAL | 2016 | Tennsmith Model LM1014F 10'X14-gauge |
| 530 | EQUIPMENT-SHEET METAL | 2012 | Schechtl Meal Break MAX310/CNC |
| 531 | VEHICLE-TRUCK BOX | 2016 | IZUZU NPR BOX TRUCK |
| 533 | VEHICLE-VAN TRANSIT | 2017 | Transit T2500 Ford |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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| 536 | EQUIPMENT-FORKLIFT | | Toyota 8FGCU15 |
| 537 | EQUIPMENT-FORKLIFT | | Toyota 8FGCU15 |
| 538 | EQUIPMENT-PACE CART3 | | PACE CART 3 |
| 539 | EQUIPMENT-PACE CART3 | | PACE CART 3 |
| 540 | EQUIPMENT-PACE CART3 | | PACE CART 3 |
| 541 | EQUIPMENT-PACE CART3 | | PACE CART 3 |
| 542 | EQUIPMENT-RHINOBOND | | RBT005 |
| 543 | EQUIPMENT-RHINOBOND | | RBT005 |
| 544 | EQUIPMENT-RHINOBOND | | RBT005 |
| 545 | EQUIPMENT-RHINOBOND | | RBT005 |
| 546 | EQUIPMENT-LEISTER ROBOT | | Verimat 2 |
| 547 | EQUIPMENT-LEISTER ROBOT | | Verimat 2 |
| 548 | EQUIPMENT-SHEET METAL | | ROLLFORMER |
| 549 | VEHICLE-TRUCK UTILITY BODY | 2010 | CHEVY 2500 |
| 551 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2017 | Chevy Colorado crew cab long bed |
| 552 | VEHICLE-TRUCK CREW CAB FLAT BED | 2017 | Chevy |
| 553 | VEHICLE-TRUCK UTILITY BODY | 2017 | Chevy Silverado 2500 |
| 554 | VEHICLE-VAN TRANSIT | 2017 | Ford 2500 Transit Van |
| 556 | VEHICLE-TRUCK CREW CAB FLAT BED | 2017 | Chevy 3500 |
| 558 | VEHICLE-TRUCK UTILITY BODY | 2016 | Chevy 1500 |
| 559 | VEHICLE-BOOM TRUCK | 2007 | International 5000, |
| 560 | VEHICLE-TRUCK BOX | 2018 | IZUZU NPR BOX TRUCK |
| 561 | VEHICLE-TRUCK CREW CAB PICK UP | 2017 | Chevy 2500HD Silverado Crew cab |
| 562 | EQUIPMENT-RHINOBOND | 2017 | OMG Rhinobond machine |
| 563 | EQUIPMENT-FORKLIFT LULL | 2008 | Genie GTH 1056, 1056-31 |
| 564 | EQUIPMENT-CHARRIOT | 2017 | R-800 |
| 565 | VEHICLE-VAN TRANSIT | 2017 | Ford 2500 Transit Van |
| 566 | EQUIPMENT-CHARRIOT | 2017 | R-800 |
| 567 | VEHICLE-TRUCK UTILITY BODY | 2017 | F450 |
| 568 | VEHICLE-VAN TRANSIT | 2017 | Ford 2500 Transit Van |
| 569 | EQUIPMENT-FORKLIFT LULL | | Terex 1056-0060 |
| 570 | VEHICLE-TRUCK BOX | 2018 | IZUZU NPR BOX TRUCK |
| 571 | VEHICLE-TRUCK BOX | 2017 | IZUZU NPR BOX TRUCK |
| 572 | VEHICLE-TRUCK BOX | 2018 | IZUZU NPR BOX TRUCK |
| 573 | EQUIPMENT-TRAVEL TRAILER | 2006 | Coachman travel trailer |
| 574 | EQUIPMENT-TRAVEL TRAILER | 2009 | Cyclone travel trailer |
| 575 | EQUIPMENT-TRAVEL TRAILER | 2017 | Jay Co travel trailer |
| 576 | VEHICLE-TRUCK PICK UP | 2015 | Chevy K2500 Silverado |
| 577 | VEHICLE-TRUCK PICK UP | 2017 | Chevy 1500 Silverado |
| 578 | VEHICLE-TRUCK CREW CAB FLAT BED | 2018 | Chevy 3500 crew cab stake bed |
| 579 | VEHICLE-TRUCK CREW CAB FLAT BED | 2018 | Chevy 3500 crew cab stake bed |

EXPERIENCE MATTERS.
ADVANCED ROOFING

| | | | |
|---|---|---|---|
| 580 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2017 | Chevy Colorado |
| 581 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2017 | Chevy Colorado |
| 582 | VEHICLE-VAN TRANSIT | 2017 | Ford Transit T250 |
| 583 | VEHICLE-VAN TRANSIT | 2017 | Ford Transit T250 |
| 584 | VEHICLE-TRUCK CREW CAB FLAT BED | 2017 | F350 with flat bed deck on back |
| 586 | EQUIPMENT-TRAILER DUMP GOOSENECK | 2006 | Anderson gooseneck dump trailer 30 yard |
| 588 | EQUIPMENT-TRAVEL TRAILER | 2004 | CoachMan gooseneck travel trailer |
| 589 | EQUIPMENT-GANTRY LIFT | | Gantry lift made by R&R |
| 590 | EQUIPMENT-TRAILER GOOSENECK | 2014 | 35' Gooseneck flat bed |
| 591 | EQUIPMENT-PACE CART3 | 2017 | PACE CART 3 |
| 592 | EQUIPMENT-TRAILER DUMP | 2018 | Big Tex 14LX-14BK-P4, 83"X14' w/4' sides |
| 593 | EQUIPMENT-TRAILER DUMP | 2017 | Big Tex 14LX-14BK-P4, 83"X14' w/4' sides |
| 595 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2018 | Chevrolet |
| 596 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2018 | Chevrolet |
| 598 | EQUIPMENT-SHEET METAL | | 10M10 Shear |
| 599 | EQUIPMENT-PACE CART3 | 2018 | PACE CART 3 |
| 600 | EQUIPMENT-PACE CART3 | 2018 | PACE CART 3 |
| 601 | VEHICLE-TRUCK PICK UP | 2017 | 1500 Silverado LT |
| 603 | EQUIPMENT-PACE CART3 | 2018 | PACE CART 3 |
| 604 | EQUIPMENT-PACE CART3 | 2018 | PACE CART 3 |
| 605 | EQUIPMENT-SPRAYER | | HYDRA M 4000, 13hp |
| 606 | VEHICLE-VAN TRANSIT | 2018 | T-25 Ford Transit van |
| 607 | VEHICLE-VAN TRANSIT | 2018 | T-25 Ford Transit van |
| 608 | VEHICLE-TRUCK PICK UP | 2018 | Chevy Silverado 1500 Service body |
| 609 | VEHICLE-TRUCK PICK UP | 2018 | Chevy Silverado 1500 Service body |
| 610 | VEHICLE-TRUCK PICK UP | 2018 | Chevy Silverado 1500 Service body |
| 611 | VEHICLE-CAR | 2017 | Chevy Bolt EV 5d Hatchback EV LT (2LT) (1FB48) |
| 612 | EQUIPMENT-FORKLIFT LULL | 2013 | JLG 1055 |
| 613 | EQUIPMENT-FORKLIFT LULL | 2013 | JLG 1055 |
| 614 | EQUIPMENT-FORKLIFT | 2014 | Toyota 8FGCU25 5,000lb |
| 615 | EQUIPMENT-FORKLIFT | 2007 | Toyota 7FDU45 10,000lb |
| 616 | VEHICLE-VAN TRANSIT | 2018 | Transit Connect |
| 617 | VEHICLE-VAN TRANSIT | 2018 | T15 Ford Transit Van |
| 618 | EQUIPMENT-THREADER | | Pipe threader with stand |
| 619 | VEHICLE-CAR | 2018 | Toyota Prius 2 |
| 620 | EQUIPMENT-VAC UNIT | 2018 | Vector 721 vac unit |
| 622 | EQUIPMENT-KETTLE HOT MELTER | | |
| 623 | EQUIPMENT-GENERATOR | 2018 | Model number G0070432 |
| 624 | EQUIPMENT-KETTLE | 1996 | Garlock 412 Genisis Kettle with fume recovery |
| 625 | VEHICLE-TRUCK BOX Crew cab | 2019 | Isuzu NPR HD |
| 626 | EQUIPMENT-FORKLIFT | 2015 | 8FGCU25, 5,000LB Toyota |

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| 627 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 628 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 629 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 630 | EQUIPMENT-KETTLE HOT MELTER | | 210 size |
| 632 | EQUIPMENT-GENERATOR | | |
| 633 | EQUIPMENT-CRANE | 2008 | Grove GMK5165 |
| 635 | EQUIPMENT-LEISTER ROBOT | 2018 | Leister Varimat V2 |
| 636 | EQUIPMENT-TRAILER FLAT BED | 2018 | Maxxd DOX10220 20'X102" flat bed trailer 14K gvwr |
| 637 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2018 | Chevy Colorado crew cab long bed |
| 638 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2018 | Chevy Colorado crew cab long bed |
| 639 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 640 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 641 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 642 | VEHICLE-TRUCK BOX | 2018 | Isuzu HD Gas |
| 643 | EQUIPMENT-LEISTER ROBOT | 2018 | Leister Varimat V2 |
| 644 | VEHICLE-VAN TRANSIT | 2018 | T25 Transit van |
| 645 | VEHICLE-TRUCK BOX Crew cab | 2017 | Isuzu NPR HD |
| 646 | VEHICLE-TRUCK CREW CAB FLAT BED | 2019 | Chevy Silverado crew cab flat bed |
| 647 | VEHICLE-VAN PASSENGER | 2016 | Transit T3500 Passenger van |
| 648 | EQUIPMENT-ROOF WARRIOR | | |
| 649 | VEHICLE-CAR | 2019 | Chevy Bolt |
| 650 | VEHICLE-CAR | 2018 | Toyota Prius 2 |
| 652 | EQUIPMENT-RHINOBOND | | Rhino bond machine |
| 653 | VEHICLE-TRUCK BOX | 2018 | GMC labeled NPR box truck |
| 654 | VEHICLE-TRUCK BOX | 2018 | GMC labeled NPR box truck |
| 655 | EQUIPMENT-TRAILER BOX | 2012 | Box trailer |
| 656 | VEHICLE-VAN | 2013 | Ford Econoline van E150 regular |
| 657 | VEHICLE-VAN | 2014 | Ford Econoline van E250 Cargo |
| 658 | VEHICLE-VAN | 2007 | Chevy van |
| 659 | VEHICLE-CAR | 2019 | Toyota Prius 2 |
| 660 | EQUIPMENT-ROOFING | | Soprema Mini-Macaden 1000 |
| 661 | EQUIPMENT-SPRAY RIG | | Patriot Spray rig P55 STSTIC spray package compete |
| 662 | VEHICLE-VAN TRANSIT | 2019 | Transit T2500 Ford |
| 663 | EQUIPMENT-FORKLIFT | 2011 | 8FGU30 |
| 664 | VEHICLE-VAN TRANSIT | 2018 | Transit T2500 Ford |
| 665 | VEHICLE-TRUCK UTILITY BODY | 2019 | Chevy 2500 w/Service body |
| 666 | VEHICLE-VAN TRANSIT | 2018 | Transit T2500 Ford |
| 667 | EQUIPMENT-ATV | 2018 | John Deere 825MS S4 Gator |
| 668 | EQUIPMENT-ATV | 2018 | John Deere 825MS S4 Gator |
| 669 | VEHICLE-VAN TRANSIT | 2018 | Transit T15 |
| 670 | EQUIPMENT-ROOFING | | Soprema Mini-Macaden 1000 |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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|---|---|---|---|
| 671 | VEHICLE-TRUCK PICK UP | 2019 | Silverado Regular cab 1500 |
| 672 | VEHICLE-TRUCK PICK UP | 2019 | F250 Super Duty Crew cab |
| 673 | EQUIPMENT-LEISTER ROBOT | 2019 | Varimat V2 |
| 674 | EQUIPMENT-CRANE MINI | 2019 | Jekko SPX527CHD Mini Crane |
| 675 | EQUIPMENT-TRAILER BOX | 2019 | Cynergy 6'X12" |
| 676 | EQUIPMENT-CABLE PULLER | 2019 | C10K Cable Puller |
| 677 | VEHICLE-VAN TRANSIT | 2019 | Transit T2500 Ford |
| 678 | EQUIPMENT-FORKLIFT | 2013 | 8FGCU25, 5,000LB Toyota |
| 679 | VEHICLE-TRUCK BOX Crew cab | 2019 | Isuzu NPR HD crew cab |
| 681 | EQUIPMENT-TRAILER BOX | 2019 | Cynergy 5'X8' with ramp |
| 682 | VEHICLE-VAN TRANSIT | 2019 | Transit T2500 Ford |
| 683 | VEHICLE-TRUCK UTILITY BODY | 2020 | 2500 Crew cab service body |
| 684 | VEHICLE-TRUCK BOX Crew cab | 2019 | Isuzu NPR HD |
| 685 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2020 | Chevy Colorado crew cab |
| 686 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2020 | Chevy Colorado crew cab |
| 687 | VEHICLE-VAN TRANSIT | 2019 | Transit T2500 Ford |
| 688 | VEHICLE-TRUCK BOX Crew cab | 2019 | Isuzu NPR |
| 689 | VEHICLE-TRUCK CREW CAB FLAT BED | 2019 | Chevy 3500 crew cab stake bed |
| 690 | VEHICLE-TRUCK CREW CAB FLAT BED | 2019 | Chevy 3500 crew cab stake bed |
| 691 | VEHICLE-SEMI TRACTOR | 2013 | Cascadia semi |
| 692 | EQUIPMENT-SHEET METAL | | 65 Ton Adjustable Spreader Bar 24' to 42' |
| 693 | EQUIPMENT-HYDRAULIC HOIST | 2019 | Garlock Atlas Pro2000 hydraulic hoist |
| 694 | EQUIPMENT-FORKLIFT | 2013 | 8FGCU25, 5,000LB Toyota |
| 695 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2020 | Chevy Colorado crew cab |
| 698 | EQUIPMENT-HYDRAULIC HOIST | 2019 | Garlock Atlas Pro2000 hydraulic hoist |
| 699 | EQUIPMENT-LEISTER ROBOT | 2019 | Varimat V2 |
| 700 | EQUIPMENT-CYCLONE | 2020 | Garlock Cyclone Extruder 515 |
| 701 | EQUIPMENT-CYCLONE | 2020 | Garlock Cyclone Extruder 515 |
| 702 | VEHICLE-TRUCK PICK UP | 2020 | Chevy Silverado 1500 Crew cab pick up |
| 703 | VEHICLE-VAN TRANSIT | 2020 | Transit T2500 Ford |
| 704 | VEHICLE-VAN TRANSIT | 2020 | Transit T2500 Ford |
| 705 | VEHICLE-VAN | 2018 | Chevy Express van 2500 |
| 706 | VEHICLE-VAN | 2018 | Chevy Express van 2500 |
| 707 | VEHICLE-VAN | 2017 | Chevy Express van 2500 |
| 708 | EQUIPMENT-LEISTER ROBOT | 2020 | Verimat 2 |
| 709 | VEHICLE-TRUCK CREW CAB FLAT BED | 2020 | Ford F350 Crew cab stake bed |
| 711 | EQUIPMENT-SHEET METAL | 2020 | IW50-1P230, 50T Ironworker - 1p, 230v |
| 712 | EQUIPMENT-SHEET METAL | 2020 | IW50-3P230, 50T Ironworker - 1p, 230v |
| 713 | EQUIPMENT-RHINOBOND | 2020 | Rhinobond machine |
| 714 | EQUIPMENT-RHINOBOND | 2020 | Rhinobond machine |
| 715 | EQUIPMENT-SHEET METAL | 2020 | TK 1524 Spot Welder |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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|---|---|---|---|
| 717 | EQUIPMENT-ROOF WARRIOR | | |
| 718 | EQUIPMENT-MOBILDOCK | | Model 10MT24-2.2 |
| 719 | VEHICLE-TRUCK FLAT BED | | Isuzu NPR |
| 720 | VEHICLE-TRUCK UTILITY BODY | 2021 | 2500 Silverado utility body |
| 721 | EQUIPMENT-MANLIFT, TOWABLE | 2015 | T350 JLG |
| 722 | VEHICLE-BOOM TRUCK | 2005 | Mack Granite truck Boom crane model 900A |
| 723 | EQUIPMENT-FORKLIFT LULL | 2012 | JLG 8042 telehandler |
| 724 | VEHICLE-VAN TRANSIT | 2021 | Transit T2500 Ford |
| 725 | VEHICLE-VAN TRANSIT | 2021 | Transit T2500 Ford |
| 726 | EQUIPMENT-PIPEBENDER | 2021 | Model B2000 Cyclone |
| 727 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2020 | Colorado crew cab LT |
| 728 | EQUIPMENT-FORKLIFT | 2021 | Doosan GC25S-9 |
| 729 | VEHICLE-VAN TRANSIT | 2021 | Transit T2500 Ford |
| 730 | VEHICLE-TRUCK BOX | 2021 | Chevy 3500 LCF |
| 731 | EQUIPMENT-FORKLIFT | | Model 7FGCSU20 |
| 732 | EQUIPMENT-LEISTER ROBOT | | Varimat V2 |
| 733 | VEHICLE-TRUCK PICK UP EXTENDED CAB MINI | 2022 | Chevrolet Colorado extended cab |
| 734 | VEHICLE-TRUCK PICK UP EXTENDED CAB MINI | 2022 | Chevrolet Colorado extended cab |
| 735 | VEHICLE-VAN TRANSIT | 2022 | Transit T2500 Ford |
| 736 | VEHICLE-TRUCK CREW CAB FLAT BED | 2022 | Chevrolet Silverado 3500 |
| 737 | VEHICLE-TRUCK CREW CAB FLAT BED | 2022 | Chevrolet Silverado 3500 |
| 738 | VEHICLE-E350 BOX | 2022 | Ford E350 with box |
| 739 | VEHICLE-TRUCK CREW CAB FLAT BED | 2022 | Chevrolet Silverado 3500 |
| 740 | VEHICLE-TRUCK BOX | 2022 | Chevrolet 4500 with box |
| 741 | VEHICLE-VAN TRANSIT | 2022 | Transit T2500 Ford |
| 742 | VEHICLE-TRUCK CREW CAB FLAT BED | 2022 | Chevrolet Silverado 3500 |
| 743 | VEHICLE-TRUCK PICK UP | 2022 | Chevrolet 1500 |
| 744 | VEHICLE-TRUCK PICK UP | 2022 | Chevrolet 1500 |
| 745 | EQUIPMENT-PILE DRIVER | 2022 | PD10 Vermeer Pile Driver |
| 746 | VEHICLE-TRUCK BOX | 2022 | Chevy Express G350 |
| 747 | EQUIPMENT-HOT PRESSURE WASHER | 2022 | SS-5535-12V-HG |
| 748 | VEHICLE-SUV | 2023 | Tesla SUV |
| 749 | VEHICLE-TRUCK PICK UP | | Chevrolet Silverado 1500 Crew cab |
| 750 | EQUIPMENT-RHINOBOND | 2022 | Rhino Bond machine OMG |
| 751 | EQUIPMENT-RHINOBOND | 2022 | Rhino Bond machine OMG |
| 752 | EQUIPMENT-RHINOBOND | 2022 | Rhino Bond machine OMG |
| 753 | EQUIPMENT-RHINOBOND | 2022 | Rhino Bond machine OMG |
| 754 | EQUIPMENT-GENERATOR | 2022 | Garlock generator 12kw |
| 755 | EQUIPMENT-LEISTER ROBOT | 2022 | Verimat 2 |
| 756 | EQUIPMENT-GENERATOR | 2022 | Winco 12K WL12000HE |
| 757 | VEHICLE-TRUCK PICK UP | 2023 | Silverado 1500 double cab |

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|---|---|---|---|
| 758 | VEHICLE-TRUCK PICK UP | 2023 | Silverado 1500 double cab |
| 759 | VEHICLE-TRUCK PICK UP | 2023 | Silverado 1500 double cab |
| 760 | VEHICLE-TRUCK PICK UP | 2023 | Silverado 1500 double cab |
| 761 | VEHICLE-TRUCK PICK UP | 2022 | Silverado 1500 crew cab |
| 762 | EQUIPMENT-RHINOBOND | | Rhino Bond machine OMG |
| 763 | EQUIPMENT-RHINOBOND | | Rhino Bond machine OMG |
| 764 | EQUIPMENT-GENERATOR | | Winco 12K WL12000HE |
| 765 | EQUIPMENT-HOIST | | |
| 766 | EQUIPMENT-FORKLIFT | | Mitsubishi forklift Model FG25N |
| 767 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 768 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 769 | EQUIPMENT-RHINOBOND | 2023 | Rhino Bond machine OMG |
| 770 | EQUIPMENT-HOIST | 2023 | All Seasone 2000# hydraulic hoist |
| 771 | VEHICLE-TRUCK CREW CAB FLAT BED | 2023 | Chevrolet Silverado 3500 |
| 772 | VEHICLE-TRUCK CREW CAB FLAT BED | 2023 | Chevrolet Silverado 3500 |
| 773 | EQUIPMENT-PACE CART | | Cyclone 515 Garlock |
| 774 | EQUIPMENT-GENERATOR | | WinCo 12,000HE-03/D |
| 775 | EQUIPMENT-LEISTER ROBOT | | Verimat 2 |
| 776 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 777 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 778 | VEHICLE-TRUCK BOX | 2024 | Isuzu NPR w/16' box |
| 779 | VEHICLE-TRUCK BOX | 2024 | Isuzu NPR w/16' box |
| 780 | VEHICLE-CARGO VAN | 2023 | Chevy express van 2500 |
| 781 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 782 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 783 | VEHICLE-TRUCK BOX | 2023 | Ford E450 w/ 14' box |
| 784 | VEHICLE-SUV | 2023 | Kia Telluride SX-Prestige X-Pro |
| 785 | VEHICLE-FLATBED | 2023 | Chevy 4500 w/18' stake body |
| 786 | EQUIPMENT-BOBCAT ATTACHMENT | 2020 | Stock # C013492, Bobcat 50PH Auger |
| 787 | VEHICLE-TRUCK PICK UP | 2023 | Silverado 1500 WT |
| 788 | VEHICLE-TRUCK PICK UP | 2023 | Silverado 1500 WT |
| 789 | VEHICLE-TRUCK PICK UP | | Silverado 1500 WT |
| 790 | VEHICLE-TRUCK FLAT BED | 2024 | Chevy 4500 w/14' bed |
| 791 | VEHICLE-TRUCK FLAT BED | 2024 | Chevy 4500 w/14' bed |
| 792 | VEHICLE-TRUCK PICK UP | 2024 | Chevy 2500 Custom |
| 793 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 794 | VEHICLE-SUV | 2023 | Kia Sorento SUV |
| 795 | VEHICLE-SUV | 2023 | Kia Sorento SUV |
| 796 | VEHICLE-SUV | 2023 | Kia Sorento SUV |
| 797 | VEHICLE-SUV | 2023 | Kia Sorento SUV |
| 798 | EQUIPMENT-LEISTER ROBOT | | Varimat V2 |

EXPERIENCE MATTERS.
ADVANCED ROOFING

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|---|---|---|---|
| 799 | VEHICLE-TRUCK BOX | 2024 | Chevy 3500 HG LCF |
| 800 | VEHICLE-VAN TRANSIT | 2023 | Transit T25 |
| 801 | VEHICLE-TRUCK BOX | 2024 | Chevy 4500 w/16' box |
| 802 | VEHICLE-TRUCK BOX | 2024 | Chevy 4500 w/16' box |
| 803 | VEHICLE-TRUCK BOX | 2024 | Isuzu 14' box |
| 804 | VEHICLE-TRUCK BOX | 2024 | Isuzu 14' box |
| 805 | VEHICLE-SUV | 2023 | Kia Sorento SUV |
| 806 | VEHICLE-SUV | 2023 | Kia Sorento SUV |
| 807 | VEHICLE-TRUCK GOOSENECK | 2024 | Chevy 3500 Gooseneck set up |
| 808 | TRAILER-GOOSENECK | 2024 | Rawmax Gooseneck Trailer |
| 809 | VEHICLE-TRUCK PICK UP | 2023 | Chevy Sliverado 1500 |
| 810 | VEHICLE-FLATBED | 2022 | Chevrolet Silverado 4500 |
| 811 | VEHICLE-FLATBED | 2024 | Chevy Crew cab 4500 w/14' flatbed |
| 812 | VEHICLE-TRUCK PICK UP | 2023 | Ford F150 Lightning |
| 814 | TRAILER-BUMPER PULL | 2023 | 21+3 Big Tex 24' deckover 14,000 GVWR |
| 815 | TRAILER-BUMPER PULL | 2024 | D3-122-P4 PJ 12' Dump Trailer 4' sides, 9899 GVWR 6X12 Tandem |
| 816 | VEHICLE-VAN TRANSIT | 2023 | T25 Transit van with AV package |
| 817 | VEHICLE-TRUCK CREW CAB FLAT BED | 2023 | Chevy 3500 w/9' stake bed |
| 818 | VEHICLE-TRUCK PICK UP | 2024 | Chevy 1500 Crew Cab WT |
| 819 | VEHICLE-TRUCK PICK UP | 2024 | Chevy 1500 Crew Cab WT |
| 820 | VEHICLE-SUV | 2024 | Chevy Tahoe 4WDR High Country |
| 821 | VEHICLE-TRUCK CREW CAB FLAT BED | 2024 | Chevy 3500 w/10' stake bed |
| 822 | VEHICLE-TRUCK UTILITY BODY | 2024 | Chevy 2500HD Silverado Crew cab w/service body |
| 823 | VEHICLE-TRUCK BOX | 2024 | Chevy 3500 w/16' box |
| 824 | VEHICLE-TRUCK PICK UP | 2024 | Chevy 1500 Silverado |
| 825 | VEHICLE-TRUCK PICK UP | 2024 | Chevy 1500 Single cab w/8' bed |
| 826 | EQUIPMENT-FORKLIFT | 2024 | Doosan G30N-7 |
| 827 | VEHICLE-TRUCK BOX | 2024 | Chevy 4500 w/16' box |
| 828 | VEHICLE-SUV | 2024 | Cadillac Lyriq |
| 829 | VEHICLE-VAN TRANSIT | 2024 | T15 Transit, no package |
| 830 | VEHICLE-TRUCK UTILITY BODY | 2024 | Chevy 2500HD Silverado Crew cab w/service body |
| 831 | VEHICLE-BOOM TRUCK | 2005 | Sterling 23.5 ton Terex boom truck |
| 832 | VEHICLE-TRUCK UTILITY BODY | 2024 | Chevy 2500HD Silverado Crew cab w/service body |
| 833 | VEHICLE-VAN TRANSIT | 2024 | Transit T25 with roofing package |
| 834 | VEHICLE-VAN TRANSIT | 2024 | Transit T25 with roofing package |
| 835 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2024 | Chevy Colorado WT |
| 836 | EQUIPMENT-VARIMAT 300 | | Varimat 300 |
| 837 | VEHICLE-TRUCK PICK UP CREW CAB MINI | 2024 | Chevy Colorado WT |
| 838 | VEHICLE-VAN TRANSIT | 2024 | Transit T25 with AVI package |
| 839 | VEHICLE-TRUCK UTILITY BODY | 2024 | Chevy 2500HD Silverado Crew cab w/service body |
| 840 | EQUIPMENT-HOIST | 2024 | Grizzly TT1000 Hoist w/mech power unit Model# 502500B |

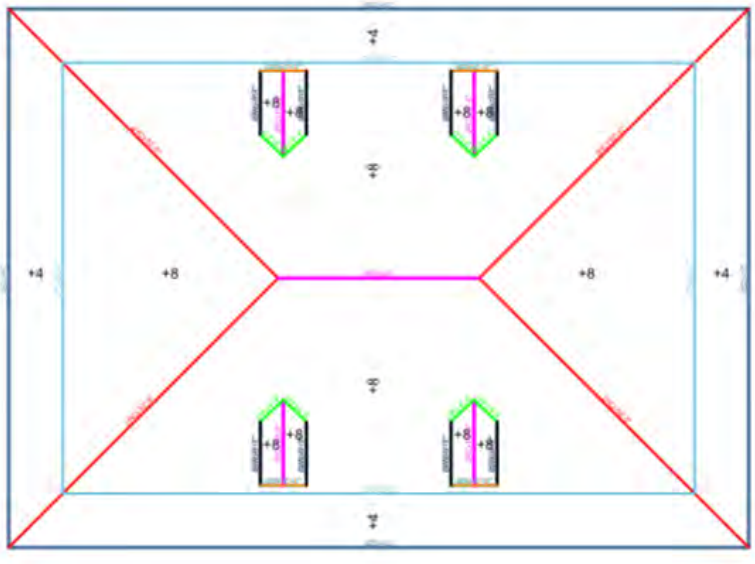
EXPERIENCE MATTERS.
ADVANCED ROOFING

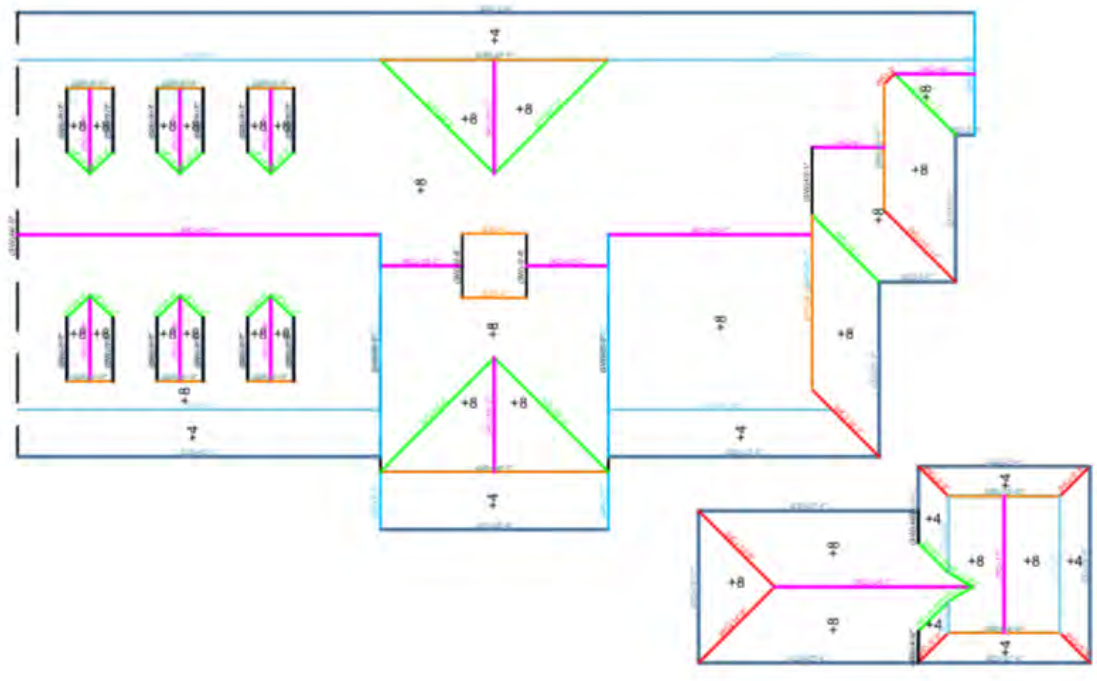
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|---|---|---|---|
| 841 | VEHICLE-SUV | 2025 | Cadillac Escalade IQ |
| 842 | EQUIPMENT-SAFETY CART | 2025 | Tie Down PX5 Cart 5 Fall arrest and 2 fall restraint |
| 843 | EQUIPMENT-TEAR OFF MACHINE | 2025 | Gator Tear off machine, the Eraser with 13HP Honda |
| 844 | VEHICLE-TRUCK UTILITY BODY | 2024 | Chevy 2500HD Silverado Crew cab w/service body |
| 845 | VEHICLE-TRUCK PICK UP CREW CAB | 2025 | Chevy 1500 Silverado Crew Cab |
| 846 | VEHICLE-TRUCK PICK UP CREW CAB | 2025 | Chevy 1500 Silverado Crew Cab |
| 847 | VEHICLE-VAN TRANSIT | 2024 | FORD TRANSIT T25 |
| 848 | VEHICLE-VAN TRANSIT | 2024 | FORD TRANSIT T15 |
| 849 | VEHICLE-VAN TRANSIT | 2024 | FORD TRANSIT T15 |
| 850 | VEHICLE-TRUCK PICK UP CREW CAB | 2024 | Chevy 1500 Silverado Crew Cab |
| 851 | EQUIPMENT ELECTRIC TOW BEHIND LIFT | 2021 | JLG MODEL T350 |

ALL-PRO

Roofing Services Inc.

**MiraBay Community Club and Youth Clubhouse**



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## GAMMILL, TAYLOR V

ALL-PRO ROOFING SERVICES, INC.
4402 TEVALO DR
VALRICO FL 33596

**LICENSE NUMBER: CCC1333308**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

# Similar Project References

In the past 2 years we have handled many Small, Medium and Large scale projects similar to the scope at Mirabay Club. Attached are references for a few of them.

Walden Woods Quadplexes (Managed by Rizzetta) 813-533-2950





Radiant Church Tampa (Managed by Ricky Wyatt) 813-644-1311

175 Squares of Metal Warehouse Install (Managed by Tom Parsley) 727-224-1539



More References available upon request

**Letter of Recommendation**

Noe and Janina Abad
501 Mirabay Blvd
Apollo Beach, FL 33572

19 November 2025

To Whom It May Concern:

We are pleased to share our experience with All Pro Roofing Services, Inc. and Chris Lawless, following the full replacement of our roof here in the Mirabay community.

From the very beginning, Chris and his team stood out for their professionalism and clear communication. Our project involved a complete tear-off of our existing concrete tile roof and the installation of a new Galvalume Standing Seam metal roof—a major undertaking for any homeowner. Chris thoroughly explained the scope of work, provided a competitive and transparent estimate, and kept us updated throughout each stage of the process, personally guiding us through every step: explaining the materials, helping us navigate the HOA and permitting process, and ensuring we understood the timeline and expectations.

The crew worked with remarkable speed and efficiency. Despite the scale of the job, they maintained a clean and organized jobsite every day. Neighbors even commented on how tidy and respectful the team was throughout the process. Most impressively, the entire roof was completed on schedule and with exceptional attention to detail.

Now that the project is finished, we couldn't be happier with the results. Our new Galvalume metal roof looks beautiful. It now complements the architecture of our home perfectly and gives us peace of mind knowing it will withstand Florida's toughest weather for years to come.

We wholeheartedly recommend Chris Lawless and All Pro Roofing Services to any homeowner seeking honest, reliable, and high-quality roofing work. Contractors of this caliber are not easy to come by in today's industry. Our experience from start to finish was smooth, professional, and exceeded our expectations in every way. We would absolutely hire them again for future projects.

Sincerely,

Noe & Janina Abad

CHURCH CONSTRUCTION

+918.872.6006

www.churchesbydaniels.com
www.constructionbydaniels.com

3056 North Aspen Ave
Broken Arrow, OK 74012

To Whom It May Concern,

I am writing to express my sincere appreciation for the outstanding service provided by Chris Lawless and the team at All-Pro Roofing Services during a recent roofing project at my home in Mirabay.

From the very beginning, Chris demonstrated a high level of professionalism, integrity, and expertise. He provided a clear and honest assessment of the work needed, offered thoughtful recommendations, and maintained excellent communication throughout the entire process. The crew was punctual, respectful of my property, and kept the worksite clean and organized each day.

The quality of the finished roof exceeded my expectations. It's clear that Chris and his team take pride in their craftsmanship and use only top-quality materials. I now have peace of mind knowing that my home is protected by a roof built to last.

I would not hesitate to recommend All-Pro Roofing Services to anyone in the Mirabay community or beyond. If you're looking for reliable, high-quality roofing work with a personal touch, Chris Lawless and his team are the ones to call.

Sincerely,

Charlie Daniels
Homeowner – Mirabay

July 27, 2025

Glenn & Deborah McGuire
503 MiraBay Blvd
Apollo Beach, FL 33572

To Who It May Concern:

We are genuinely grateful to have the opportunity to recommend Chris Lawless and All Pro Roofing as exemplary contractors to effect repairs and/or replace the roof of the MiraBay Clubhouse. We do this in great confidence that the bid will be handled in an honest and efficient manner, that all work will be done promptly, professionally, and thoroughly, and that any follow-up will be accomplished with enthusiasm and integrity.

We contacted Chris and All Pro Roofing shortly after Hurricane Milton upon discovering that our roof had been damaged. At that time, we were inundated with a multitude of roofers, most of whom claimed to have a special relationship with our insurance company and guaranteeing that they could get our roof replaced, although it was only partially damaged. This was our first significant insurance claim and we were completely befuddled by the process. In the end, we coordinated with three companies concerning roof repair/replacement. What set Chris and All Pro apart was their honesty in assessing our roof, explaining the insurance process, and providing no guarantees. Furthermore, Chris personally went above and beyond as we hounded him with questions and ofttimes requested his presence, frequently at short notice.

After the prolonged and tedious process of getting our insurance company to acknowledge the need to replace our roof, All Pro expedited the paperwork to commence replacement. They moved quickly to remove the old roof, install the new one, and successfully dealt with any surprises along the way. We were fully informed of each step, which was always accomplished on time. Any nuances encountered were identified to us and satisfactorily addressed. The end product has been a great joy to us and reflects on their obvious dedication to excellence.

Summarily, MiraBay cannot go wrong employing this company to satisfy any of our needs.

Respectfully,

Glenn W McGuire
Deborah McGuire

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: All Pro Roofing Services Inc [Company Name]
/_/ A Partnership
/X/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: _____

3. Parent Company Address:

Street Address 4402 Tevalo Dr

P.O. Box (if any) _____

City Valrico State FL Zip Code 33596

Telephone 813-278-9395 Fax no. _____

1st Contact Name Taylor Gammill Title Owner

2nd Contact Name Chris Lawless Title Project Manager

4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

Street Address 4402 Tevalo Dr

City Valrico State FL Zip Code 33596

Telephone 813-278-9395 Fax No. _____

1st Contract Name Taylor Gammill Title Owner

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 03/25/2021 Charter No. 38-4187150

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida? Yes (X) No ( )

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

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

7.1 If yes, provide the following:

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

8. What are the Proposer's current insurance limits? Plan to match or exceed minimum proposal requirements

| | |
|---|---|
| General Liability | $ 1,000,000 w/$2,000,000 General Agg. In place currently |
| Automobile Liability | $ 1,000,000 to meet requirements if bid accepted |
| Umbrella Coverage | $ 5,000,000 to meet requirements if bid accepted |
| Workers Compensation | $ 1,000,000 in place currently |
| Expiration Date | 06/06/2026 |

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

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

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

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

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

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

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

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

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

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

| Taylor Gammill | Owner |
|---|---|
| Name | Position |

| Roofing Contractor | 12 years | 4.5 |
|---|---|---|
| Type of Work | Yrs. Exp. | Yrs. With Firm |

| Christopher Lawless | Project Manager |
|---|---|
| Name | Position |

| Project Coordination and Management | 12 years | 4.5 |
|---|---|---|
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Taylor Gammill
Name of Proposer

By: _____

Taylor Gammill Owner
[Type Name and Title of Person Signing]

This 20 day of November, 2025.

(Corporate Seal)

Sworn to before me this 20 day of November, 2025.

Notary Public State of Florida
Chris Lawless
My Commission HH 404264
Expires 5/30/2027

(Seal)

Christopher Lawless
Notary Public/Expiration Date

**END**

## CORPORATE OFFICERS

Company Name: All Pro Roofing Services Inc Date: 11-18-2025

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Taylor Gammill | Owner | Manage company assets, Manage Crew members. | Valrico , FL |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |

## AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Hillsborough

Taylor Gammill

(title) Owner of

the All Pro Roofing Services inc

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

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 20 day of Novembes, 2025.

Christopher Lawless

Notary Public/Expiration Date:

Notary Public State of Florida
Chris Lawless
My Commission HH 404264
Expires 5/30/2027

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by All Pro Roofing Services Inc
[Print Name of Entity Submitting Sworn Statement]
whose business address is 4402 Tevalo Dr

and (if applicable) its Federal Employer Identification Number (FEIN) is 38-4187150

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Taylor Gammill and my relationship to the entity named above is Owner.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

    1. A predecessor or successor of a person convicted of a public entity crime; or,

    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

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

Date: Nov 20 2025

STATE OF FL
COUNTY OF Hillsborough

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

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

space provided above on this 20 day of November 2025.

Christopher Lawless
NOTARY PUBLIC

My commission expires:

Notary Public State of Florida
Chris Lawless
My Commission HH 404254
Expires 5/30/2027

# DRAFT

## ROOF REPAIR AGREEMENT

This Agreement ("Agreement" or "Contract"), is made between HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida (hereinafter referred to as "District" or "Owner") with an address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, and All Pro Roofing Services LLC, with a mailing address of 4402 Tevalo Dr Valrico FL 33596 (hereinafter referred to as the "Contractor") on this 18 day of Nov, 2025.

## RECITALS

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

WHEREAS, the District has a need to retain an independent contractor for the reroofing of the Mira Bay Clubhouse roof and related facilities; and

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

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

## I. INCORPORATION OF RECITALS

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

## II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary for the reroofing of the Mira Bay Clubhouse roof and related facilities (hereinafter referred to as the "Contract Work") as more specifically detailed in proposal attached hereto as **Exhibit "B"** to the Contract. in accordance with the Proposal Form attached hereto as **Exhibit "A"** and the Technical Specifications attached hereto as **Exhibit "C."** To the extent of any conflict between the Contract and the Exhibits, the terms of this Contract shall govern.

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

## III. CONTRACT SUM

The District agrees to pay Contractor for the Contract Work a total amount of TBD based on option chosen **($** TBD **)** (hereinafter referred to as the "Contract Sum"). The District shall pay the Contractor for the Contract Work upon Contract completion to the District's sole and absolute discretion and final inspection approval by applicable local government authorities. The Contract Sum is the final price and there shall be no cost overruns absent a written Change Order executed by all parties before any of the excess materials and/or work is incurred.

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

## IV. TIME OF COMMENCEMENT AND COMPLETION

After full execution of this Contract, receipt of all insurance and required documentation, the Contract Work shall commence on or about Jan 12, 2026, 2025 and be completed and ready for final inspection by the District and/or its representatives no later than March 9, 2026, 2025 (hereinafter referred to as the "Contract Time"). Contractor and the District recognize that time is of the essence of this Contract and the District will suffer financial loss if the Contract Work is not completed within the Contract Time specified herein. Contractor agrees to diligently and continuously perform its work so that the District shall not be delayed by any act or omission of Contractor. Failure to fully complete the Contract Work within the time fixed in this Contract and extensions thereof may result in substantial injury to the District, and the District and Contractor recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by the District if the Contract Work is not completed on time. Therefore, in the event the Contract Work is not completed within the Contract Time, Contractor shall pay the District (or the District may withhold from payment due) the sum of One Hundred Dollars ($100.00) for each day of such delay in addition to any other damages and/or remedies to which the District may be entitled. The above-referenced liquidated damages amount shall be applicable and payable to the District without proof of special damages. The District and Contractor agree that the amount of liquated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Contractor agrees the amount of liquidated damages approximates the loss anticipated at the time of execution of this Contract.

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

## V. CONTRACTOR'S REPRESENTATIONS

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

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

2. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.

3. That Contractor is familiar with and can and shall ensure that Contractor and its subcontractors comply with all federal, state, and local laws and regulations that may affect cost, progress, performance and furnishing of the Contract Work.

## VI. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

1. Responsibility for and Supervision of Contract Work: The Contractor shall be solely responsible for all work specified in this Contract, including the techniques, sequences, procedures, means and coordination for all work. The Contractor shall supervise and direct the work to the best of its ability giving all attention necessary for such proper supervision and direction.

2. Discipline, Employment: The Contractor shall maintain at all times strict discipline among its employees and subcontractors, if any, and shall not employ or retain for work at the District any person unfit or without sufficient skills to perform the job for which such person is utilized.

3. Furnishing of Labor, Materials/Liens, and Claims: The Contractor shall provide and pay for all labor, materials, and equipment, including tools, transportation and all other facilities and services necessary for the proper completion of work in accordance with this Contract. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Contract.

4. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: The Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use and similar taxes, and shall secure all licenses and permits (unless stated otherwise herein) necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe and perform all requirements of applicable local, State and Federal laws, rules, regulations or ordinances.

5. Responsibility for Negligence of Employees and Subcontractors: The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees and other persons doing work under any request of Contractor.

6. Safety Precautions and Programs: The Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract as well as members of the public that may come into contact with the job site. The Contractor shall comply with all OSHA standards. The Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work.

7. Warranty of Fitness of Equipment and Materials: Contractor represents and warrants to the District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.

8. Clean-Up: Contractor agrees to keep the site and adjoining ways free of waste material and rubbish caused by its work or that of its subcontractors. Contractor further agrees to remove all such waste material and rubbish on termination of the Contract Work, together with all its tools, equipment, and machinery. Contractor agrees on terminating its work at the site, to conduct general clean-up operations.

DRAFT

## VII. INDEMNIFICATION

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

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

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

## VIII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.

2. Workers' Compensation: The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed above. No contractor or sub-contractor operating under a workers' compensation exemption shall access or work on the site. No contractor or sub-contractor shall access or work on the site unless such entity has workers' compensation insurance.

3. Commercial General Liability: The Contractor will provide Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than $1,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.

4. Automobile Liability: The Contractor will provide Automobile Liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all work performed under this Contract.

5. Umbrella Liability: With limits of not less than $5,000,000.00 per occurrence covering all work performed under this Contract.

6. Each insurance policy required by this Contract shall:
    a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
    b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice has been given to the District.
    c. Be written to reflect that the aggregate limit will apply on a per claim basis.

7. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.

8. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.

9. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all

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

10. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract and copies of all endorsements are to be furnished to the District prior to commencement of Contract Work and a minimum of 10 calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.

11. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

12. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

13. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers on a primary and non-contributory basis as additional insured as their interest may appear under this Contract.

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

## IX. PERFORMANCE AND PAYMENT BONDS

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

## X. CORRECTING WORK; WARRANTY

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

## XI. EARLY TERMINATION FOR BREACH OF CONTRACT

1. Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on seven (7) calendar days' written notice to the Contractor, terminate this Contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. On such termination, the District may take possession of the work site and finish the work in whatever way it deems expedient. If the expense of finishing the work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to the District within ten (10) calendar days after written notice.

2. On a default by Contractor, the District may terminate the Contract immediately or elect not to terminate the Contract, and in such event, it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due the Contractor.

3. Each party further specifically reserves all rights available under the law or equity should there be a default by the other party which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

## XII. WORK CHANGES

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

## XIII. ATTORNEY'S FEES

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

## XIV. MISCELLANEOUS

1. This Contract is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.

2. No assignment by either party to this Contract of any rights under or interests in this Contract will be binding on another party hereto without the written consent of the party sought to be bound. No employees, agents or representatives of the District are personally or individually bound by this Contract.

3. Contractor shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.

4. Nothing in this Contract shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. The laws of the State of Florida shall govern all provisions of this Contract including, but not limited to, the applicable Florida construction lien law. In the event the parties to this Contract cannot resolve a difference regarding any matter arising herefrom, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Fla. Stat., as amended. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Hillsborough County, Florida.

6. This Contract and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

7. A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

8. Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the District and Contractor who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9. The execution of this Contract has been duly authorized by the appropriate body or official of each party, both the District and the Contractor have complied with all the requirements of law and both the District, and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

10. Notices: Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by e-mail and by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt by mail or e-mail, whichever is first:

| | |
|---|---|
| To District: | Harbor Bay Development District<br>Attn: Lynn Hayes, District Manager<br>3434 Colwell Avenue, Suite 200<br>Tampa, FL 33614<br>e-mail: lhayes@rizzetta.com |
| With a copy to: | Andrew H. Cohen, Esq.<br>6853 Energy Court<br>Lakewood Ranch, FL 34240 |

e-mail: acohen@flgovlaw.com

To Contractor: Taylor@allproroofingservices.com

11. E-Verify: Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the Owner is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the Owner has a good faith belief that Contractor knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the Owner shall terminate the Agreement. If the Owner has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the Owner as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.

12. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Contractor's records associated with this Contract may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Contractor agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Contract and following completion of the Contract if the Contractor does not transfer the records to the District. Upon completion of the Contract, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract Work. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, RIZZETTA & COMPANY, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614, TEL. 813-994-1001, INFO@RIZZETTA.COM.**

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

**Harbor Bay**
**Community Development District**

By: _____
Title: _____
Date: _____

_____

By: _____
Title:_____
Date: _____

We Have reviewed, once the option is chosen we are prepared to sign

BID FORM

PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ See F for Options LS

Youth Clubhouse $ See F for Options LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $~~31,749.608 (or 20%)~~ LS

Youth Clubhouse $10,026.192 (or 20%) LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 24,716.72 LS

Youth Clubhouse $ 7,805.28 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 4,780.40 LS

Youth Clubhouse $ 1,509.60 LS

E. Install new peel and stick roofing underlayment, as speciified

Mira Bay Club $ 15,874.80 LS

Youth Clubhouse $ 5,013.10 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges. The Costs below in F have C,D, and E included in the total

OPTION 1: 25 year Galvamax - Mira Bay Club $ 158,748.04 LS

25 Year Galvamax Youth Clubhouse $ 50,130.96 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 153,124 LS

35 Year Painted – Youth Clubhouse $ 48,354.96 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 209,879.32 LS

40+ Year Aluminum - Youth Clubhouse $ 66,277.68 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 4,505.28 LS

Youth Clubhouse $ 1,422.72 LS

H.

Mira Bay Club $ H is Blank LS

Youth Clubhouse $ H is Blank LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

| | | | | |
|---|---|---|---|---|
| A. | Plywood Sheet, to match existing thickness (7/16") | | $ 45 | 1/2 |
| | | (1/2") | $ 90 | Sheet |
| | | (7/16") | $ 45 | Full |
| | | (1/2)" | $ 90 | Sheet |
| B. | Lumber, per 4' length | $ 32 1x4 | $ 32 | 2x4 |
| | $8/Linear Foot Rate | $ 32 1x6 | $ 32 | 2x6 |
| C. | Gutter, Match Existing | | $ 16 (Half Round) | LF |
| D. | Fascia, Match existing (paint and size) | | $ Paint Included | LF |
| E. | Repair stucco and paint, not associated with fixed price work | | $ Fair Market | SF |

1.06 **ALTERNATE FIXED PRICE WORK**: The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

| | | | |
|---|---|---|---|
| A. | Add (2) 1x2 purlins & paint, on eave to accommodate fastening | $ Included in bid | LS |
| B. | Add plywood on eave and paint, to accommodate fastening. | $ Price per sheet | LS |
| C. | White silicone coating for flat roof cupola, 20 year | $ 2,500 liquid coating | LS |

1.07 **LABOR & MATERIALS**: The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 5

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 75 per hour
2. Site Super $ 50 per hour

3. Skilled Labor $ 32 per hour

4. Unskilled Labor $ 16 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate TBD %

1.09 **TIME**: The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)
Mira Bay Club 60 Workable Calendar Days
Youth Clubhouse Within Above timeframe

B. Proposed Starting Date: Jan 12th, 2026

C. Proposed Date of Substantial Completion (Demobilization complete) Mar 9th, 2026

D. Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered) Mar 23rd, 2026

PART 2

2.1 SUBCONTRACTOR LIST:

A. _____

B. _____

C. _____

2.2 MANUFACTURERS & MATERIALS

A. WRB 50 yr Warranty Sharkskin Ultra SA Hi temp peel and stick underlay

B. Metal Panels Premier Metals Permashield 150 in metal type chosen.

C. Paint Kynar 500

2.3 Signature:

Signature of Company Authorized Agent: _____

Name and Title: Taylor Gammill

Firm Registered Business Name: All Pro Roofing Services Inc

Address: 4402 Tevalo Dr

City, State, ZIP: Valrico FL 33596

Telephone: 813-278-9395

Email: Taylor@allproroofingservices.com

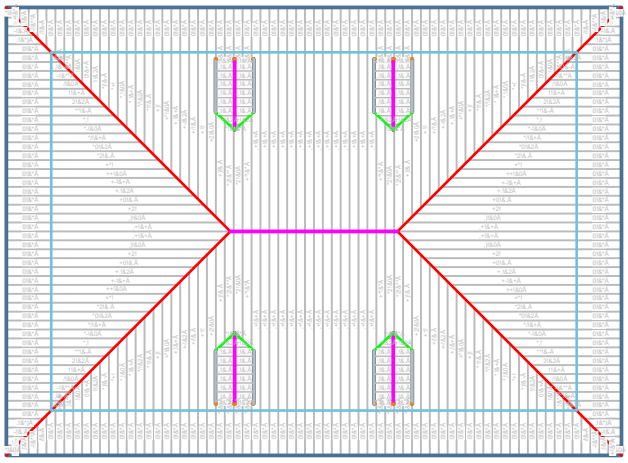
CGC License Holder: _____ License#_____

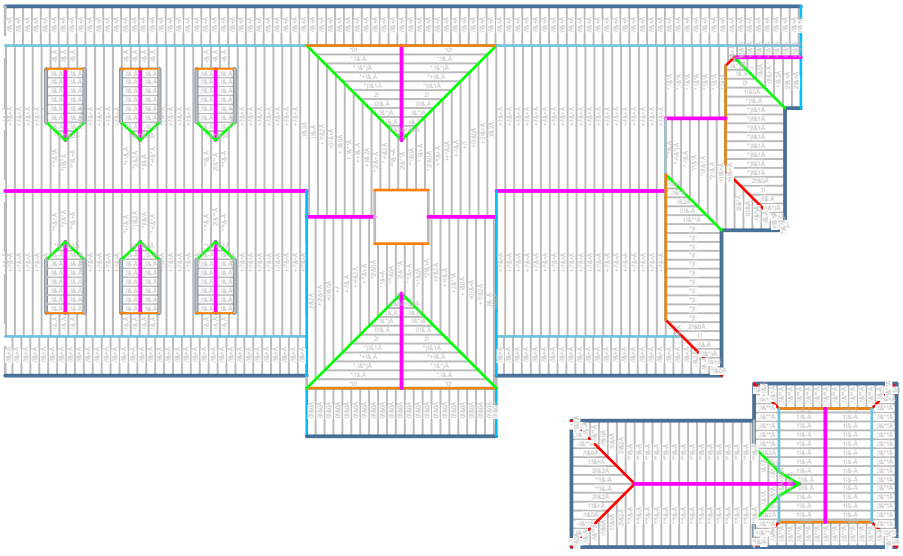
Commercial Roofing License Holder Taylor Gammill License# CCC1333308

DATE SIGNED November 20th, 2026

END OF DOCUMENT

PREMIER
METAL ROOF MFG.





# All Pro

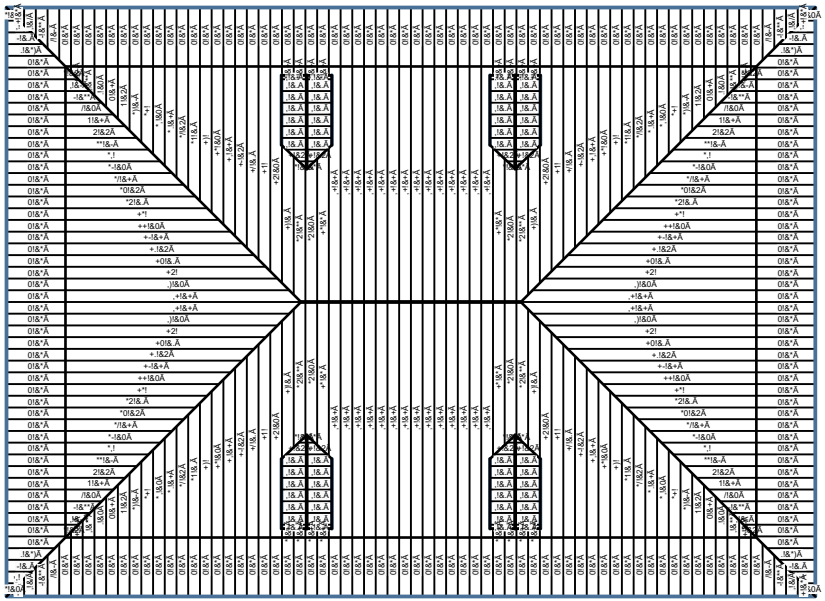
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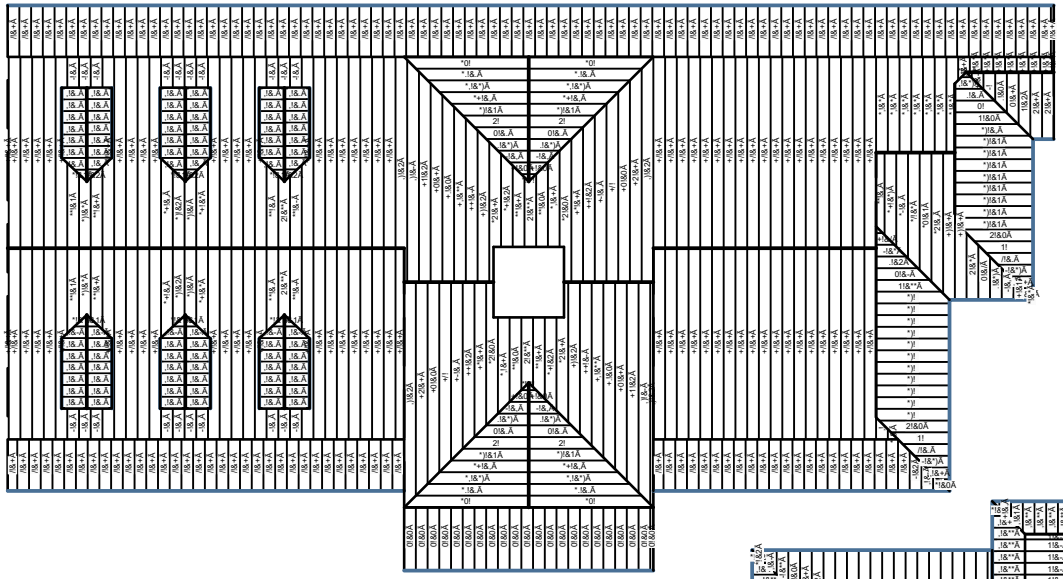
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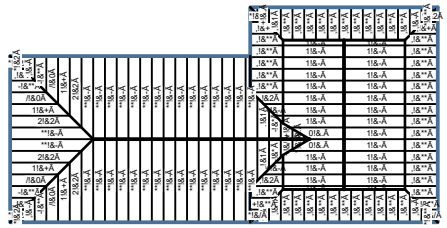
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MetalRoofQuoter.com

All Pro
107 Manns Harbor Dr Tampa Fl
+.)/+/&C@E&102







ALWAYS FIELD VERIFY ALL DIMENSIONS. We do our best; however, we will likely not be 100% to-the-inch precise. Estimating with imagery & drawings of varying quality is an imperfect science. As such, no warranty, expressed or implied, is made regarding accuracy, adequacy, or reliability of this layout.

E9I )

ESTIMATE NUMBER: +.)/+/&C@E&102

ROOF AREA (SQ): *.2')

PRIMARY SLOPE: 1(*+
SECONDARY SLOPE: -(*+

COVERAGE (IN): */'))Ā
PANEL LF: *+/-+I&1Ā
PANEL AREA: 16857 SF

2ND PANEL COVERAGE (IN):
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EAVE (ED): 2.-
VALLEY (VF): +.,
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RIDGE (RC): ,-+
GABLE (GR): ,-+

SIDEWALL (SW): ,1/
ENDWALL (EW): +*.
CHIMNEY FLASHING (CF): )
HIGH SIDE (HS): )
FLYING GABLE (FG): )

STANDING SEAM TRIM ITEMS
(REQUIREMENTS MAY VARY)
EAVE CLEAT: 2.-
GABLE CLEAT: ,-+
PANEL STARTER: *)*)
L&:?5F<=A;3 +00)

25 YR COASTAL WARRANTY

GALVAMAX™

# COASTALMAX™

**25-YEAR COASTAL METAL ROOFING. NO SETBACKS. NO COMPROMISES.**



GALVAMAX™ MILL-FINISH + COASTALMAX™ PVDF STANDING SEAM METAL ROOFING PANELS ENGINEERED FOR SALT + SUN + STORM. AVAILABLE EXCLUSIVELY FROM PREMIER METAL ROOF MANUFACTURING.

GALVAMAX.COM

*saltwater corrosion **stops here.***

Bone White

Silver Metallic

Ash Gray*

Slate Gray*

Dove Gray*

Aged Copper*

Brook Blue*

Regal Red*

## Available exclusively in Premier 24ga Standing Seam Roofing Panels

ENGINEERED WITH COASTALMAX™ COATING TECHNOLOGY.



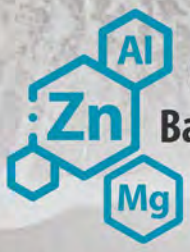
**PermaShield150™** 16" SCREW-STRIP STANDING SEAM



**DuraSeam150™** 14" -16" CLIP-STYLE STANDING SEAM
**DuraSeam175™** 14" CLIP-STYLE STANDING SEAM



**MasterSeam150™** 16" MECHANICAL STANDING SEAM




**Built for the Coast. Backed by Science. Designed for Life.**

UNLOCK THE POWER OF ZINC-COATED STEEL ENHANCED WITH ALUMINUM AND MAGNESIUM.

Matte Black

Charcoal

Brown

Dark Bronze

Medium Bronze*

**COLOR DISCLAIMER:**

COLORS SHOWN ARE FOR VISUAL REPRESENTATION ONLY. ACTUAL METAL PANEL COLORS MAY VARY DUE TO PRINTING LIMITATIONS. FOR TRUE COLOR ACCURACY, REQUEST A PHYSICAL COLOR CHIP SAMPLE AT PMROOF.COM OR CALL (813) 498-4270.

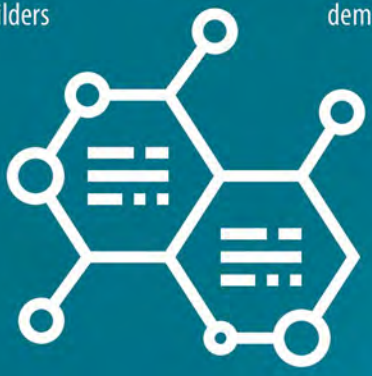
**COLOR AVAILABILITY:**

COLORS MARKED WITH AN ASTERISK* MAY REQUIRE ADDITIONAL LEAD TIME OR PRICING ADJUSTMENTS. CALL (813) 498-4270 FOR CURRENT AVAILABILITY AND PRICING.


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COASTALMAX™
25 YR COASTAL WARRANTY
TAKE BACK THE COAST
When it comes to metal roofing built for the coast, **X marks the spot.** GalvaMAX™ and CoastalMAX™ deliver unmatched performance in salt-air environments — combining the strength of steel with the science of Zinc-Aluminum-Magnesium coatings. Engineered to endure.
**Designed to inspire. Backed by a 25-year comprehensive coastal warranty.**
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GALVAMAX™ MILL-FINISH + COASTALMAX™ PVDF STANDING SEAM METAL ROOFING PANELS ENGINEERED FOR SALT + SUN + STORM
PRESENTED EXCLUSIVELY BY PREMIER METAL ROOF MANUFACTURING.
PREMIER METAL ROOF MFG

## Next-Gen Steel Chemistry. Salt Can't Touch This.

GalvaMAX™ and CoastalMAX™ feature a high-strength steel core coated in a comprehensive Zinc Aluminum Magnesium alloy. This next-generation protective layer resists corrosion even at cut edges, thanks to its self-healing chemistry. It's marine-grade chemistry engineered into every panel, delivering the sleek design architects desire with the unstoppable durability coastal builders demand.



GALVAMAX™
COASTALMAX™

**THE COAST DEMANDS MORE THAN A PRETTY FINISH, IT DEMANDS A STEEL THAT PERFORMS.**

PREMIER METAL ROOF MFG

## GET COASTAL BEAUTY WITHOUT THE RUST.

# WELCOME TO THE X FACTOR

GalvaMAX™ and CoastalMAX™ were built for those who build the coast — the developers redefining skylines and the architects shaping Florida's most iconic homes and communities. You no longer have to choose between form and function.

These standing seam metal roof systems deliver the clean lines you crave, the strength codes demand, and the salt-air resistance coastal life requires — all backed by 25 years of proven performance right up to the water's edge.

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25YR COASTAL METAL ROOFING BY PREMIER METAL ROOF MFG.



SHARKSKIN™

## OVERVIEW



All construction professionals know the importance of a quality roof system. That is why so much research, time and effort goes into specifying and installing the right roofing product for every building.

Sharkskin Ultra SA® is a revolutionary new light weight self-adhered/peel & stick underlayment utilizing a high strength ultra-bond adhesive engineered to eliminate the drawbacks of traditional peel & stick membranes. Sharkskin Ultra SA® combines the toughest high strength patented slip-resistant polypropylene based membrane in the industry with a state of the art adhesive layer that out performs the competition.

Sharkskin Ultra SA® is thermally stable at high and low temperatures offering advantages year round for metal, clay and concrete roof tile, slate and asphalt shingle applications that are un-matched in the roofing industry for pitched roofing systems. **Sharkskin Ultra SA® creates a new category for self-adhered roof underlayments, and is PolyFoam™ approved for adhesive set tile and metal roof systems.**

These days you can't afford to open yourself up to the potential liability of inferior peel and stick membranes. Give your customers the finest roofing system by starting with "The Ultimate Roof Underlayment". **Specify Sharkskin Ultra SA®.**

SHARKSKIN Ultra SA® The Ultimate Roof Underlayment



***Developed to exceed industry standards for long term moisture protection!***

## Code Compliance

- ICC-ES AC188 and AC48
- ICC-ES ESR Report 1708
- BOCA
- SBCCI
- Florida Building Code FL#8028
- Miami/Dade - HVHZ NOA 15-0421.10
- Exceeds ASTM D226


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***Fax: (805) 526-1116***
***email:kirsch@ sharkskin.us***
***www.sharkskin.us***

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# SHARKSKIN Ultra SA®

**SELF-ADHERED ALL WEATHER BARRIER™**

**NEW**

## *The Ultimate Roof Underlayment*



***Engineered to exceed industry standards for long term moisture protection!***

# Superior Benefits

**Superior Protection**
Maintains weather proofing if primary roof cover leaks or is blown off.

**Faster Installation**
light weight 65lbs approx. roll

**Nail Sealability**
Provides long term nail sealabilty per ICC-ES AC48.

**Faster Coverage**
5 Square rolls w/split release liner

**Faster Roof Installation**
Bonds immediately to substrate

**Slip-Resistant**
Even in wet or dusty conditions

**Cooler To Work With**
White/Grey Surface stay cool & keeps building cooler during construction

**Will Not Scar or Melt**
NO Sticky Mess

**12 Month UV Exposure Rating**

**Low to High Temp Rating**
0˚f degrees and rising to 260˚f

**No Expansion/Contraction**
Remains stable with temperature changes

**Eliminates Slip Sheet**
Serves as a slip sheet beneath metal roofs

**Sticks to Itself**
No additional sealant/mastic required at vertical and horizontal laps

**PolyFoam Approved**
For adhesive set clay & concrete tile, and metal roof systems

**Application Advantages**
Can be installed direct to plywood or over mechanically fastened Sharkskin Comp® or Sharkskin Ultra® roof systems - Miami/Dade & TDI approved

***Long term warranties available - contact Kirsch Building Products***

**www.sharkskin.us**

# SHARKSKIN Ultra SA®

**ALL WEATHER BARRIER™**

***The Ultimate Roof Underlayment***

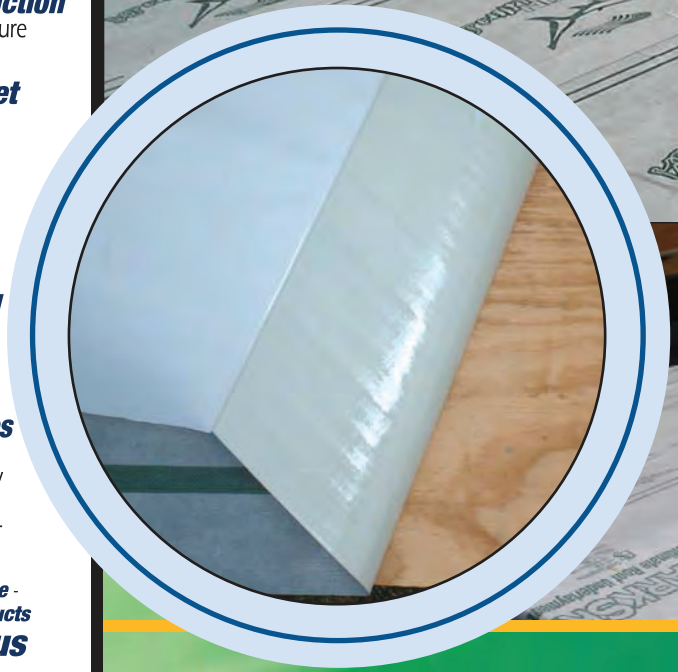


## The first and most important step toward an integrated roof system.



## Description

Created specifically for all direct deck applied clay/concrete tile, metal, slate and asphalt shingle roof systems. Sharkskin Ultra SA® is designed to protect homes and buildings from water intrusion due to high wind events such as hurricanes as well has providing secondary protection when the primary roof covering is lost due to hail, tornadoes, hurricanes and earthquakes. No self-adhered roof underlayment on the market provides the design application advantages of Sharkskin Ultra SA® the only choice as part of a long term roof system warranty. Specify the "Ultimate Roof Underlayment", Specify Sharkskin Ultra SA®







# Our Team



**All-Pros Owner and Founder is Taylor Gammill. Born and raised in Brandon, FL. Taylor runs his company by leading from the front and setting an example of good work ethic and completing our customers jobs to 100% Satisfaction.**

**All-Pro's Project manager is Chris Lawless. Chris has been in account management in the construction industry for the last 10 years and has spent the last 4 years of his career working in the roofing industry. He is a Swiss Army knife of knowledge and experience. He prides himself on setting good customer expectations and working hard to meet and exceed customer satisfaction on their project. In the past 3 year Chris has handled multiple large projects ranging from Complete roof replacements of multi family complexes to single family homes.**
**Our Tools, All Pro has all the tools and the ability to utilize any and all machinery to perform large projects from Dumpsters to boom lifts we can secure anything necessary to complete the job efficiently.**

Taylor Gammill - 813-278-9395 Taylor@allproroofingservices.com

Chris Lawless - 813-373-3458 Chris@allproroofingservices.com

# Samples of Our Work

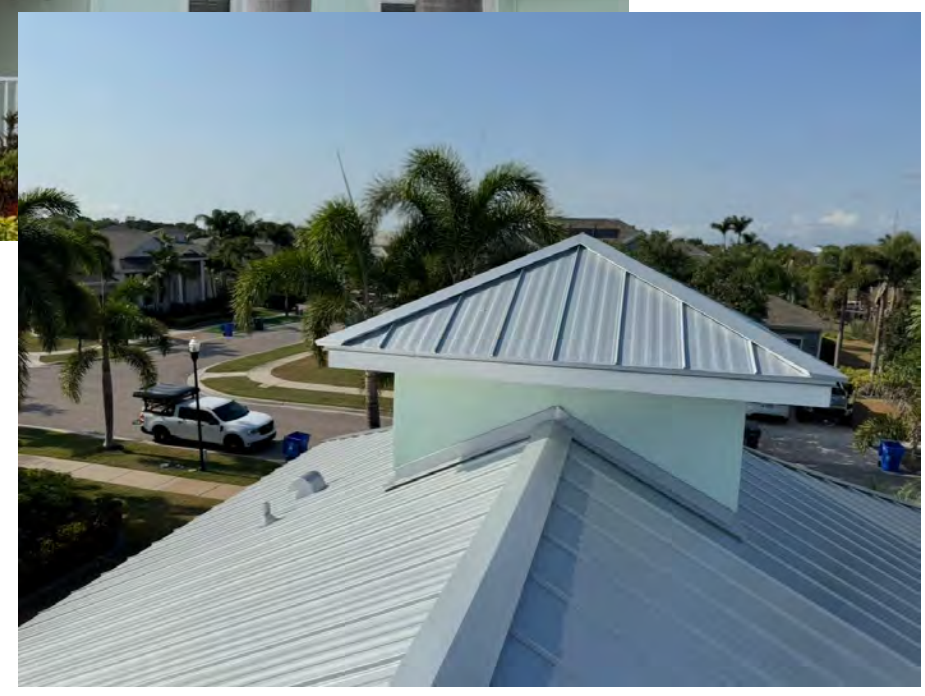
MiraBay Blvd



Port Charlotte



MiraBay Blvd



MiraBay Blvd



Terra Ceia



BID FORM

PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ 4,000.00 LS

Youth Clubhouse $ 500.00 LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $ 4,000.00 LS

Youth Clubhouse $ 500.00 LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 41,684.00 LS

Youth Clubhouse $ 4,500.00 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 41,684.00 LS

Youth Clubhouse $ 4,500.00 LS

E. Install new peel and stick roofing underlayment, as specified

Mira Bay Club $ 41,684.00 LS

Youth Clubhouse $ 4,500.00 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year Galvamax - Mira Bay Club $ 83,368.00 LS

25 Year Galvamax Youth Clubhouse $ 9,000.00 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 127,242.00 LS

35 Year Painted – Youth Clubhouse $ 13,500.00 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 190,662.00 LS

40+ Year Aluminum - Youth Clubhouse $ 18,000.00 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 12,000.00 LS

Youth Clubhouse $ 2,000.00 LS

H.

N/A

Mira Bay Club $ _____ LS

Youth Clubhouse $ _____ LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

A. Plywood Sheet, to match existing thickness (7/16") $ 70.00 1/2 Sheet
(1/2") $ ~~70.00~~ 45.00 Sheet
(7/16") $ 80.00 Full Sheet
(1/2") $ 90.00 Sheet

B. Lumber, per 4' length $ 24.00 1x4 $ 28.00 2x4
$ 28.00 1x6 $ 30.00 2x6

C. Gutter, Match Existing $ 14.00 LF

D. Fascia, Match existing (paint and size) $ 14.00 LF

E. Repair stucco and paint, not associated with fixed price work $ 18.00 SF

1.06 **ALTERNATE FIXED PRICE WORK**: The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

A. Add (2) 1x2 purlins & paint, on eave to accommodate fastening $ 1,950.00 LS

B. Add plywood on eave and paint, to accommodate fastening. $ 3,950.00 LS

C. White silicone coating for flat roof cupola, 20 year $ 1,000.00 LS

1.07 **LABOR & MATERIALS**: The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 20%

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 40.00 per hour
2. Site Super $ 30.00 per hour

3. Skilled Labor $25.00 per hour

4. Unskilled Labor $20.00 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 3 %

1.09 **TIME**: The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)
Mira Bay Club 50
Youth Clubhouse 10

B. Proposed Starting Date: 1/19/25

C. Proposed Date of Substantial Completion (Demobilization complete) 3/10/25

D. Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered) 3/20/25

PART 2

2.1 SUBCONTRACTOR LIST

A. NONE

B. _____

C. _____

2.2 MANUFACTURERS & MATERIALS

A. WRB Owens Corning

B. Metal Panels Gulf Coast Supply

C. Paint Sherwin Williams

2.3 Signature.

Signature of Company Authorized Agent C Lees

Name and Title Connor Lees - Vice President

Firm Registered Business Name CMM Roofing INC

PEAK ENGINEERING CONSULTING

Address: 2231 72nd Terrace E

City, State, ZIP Sarasota, FL 34243

Telephone 727-300-9791

Email: olee5@cmmroofing.com

~~N/A~~ ~~CGC License Holder~~ ~~CCC1334661~~ License# ~~CCC1334661~~

Commercial Roofing License Holder ~~CONNOR LEE~~ License# CCC1334661

DATE SIGNED 11/20/25

↑ State certified Roofing Contractor

END OF DOCUMENT

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #1**

**ADDENDUM #1**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 10, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposals for the Reroofing Project states that "(a)ny and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after 12:00 p.m. on November 12, 2025, will not be answered." An extension of this deadline is being made to accommodate a request for a pre-bid non-mandatory meeting.

CLARIFICATION: A non-mandatory pre-bid meeting will be held on **Friday, November 14, 2025 at 12:00 p.m.** at the MiraBay Clubhouse located at 107 Manns Harbor Dr, Apollo Beach, Florida 33572. As a result, the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m**.

Please acknowledge receipt of this Addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #1 received by: Connor Lees

Contractor Name: CMM Roofing

Date: 11/20/25

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #2**

**ADDENDUM #2**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 17, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposal for the Reroofing Project Addendum #1 states that "the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m**."

Attached to this Addendum #2 is a consolidated response to all submitted questions along with minutes from November 14, 2025 pre-bid meeting and updated bid form. This response and information will be provided all prospective contractors at the email address on file as of today, Monday, November 17, 2025.

Please acknowledge receipt of this addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #2 (Including consolidated responses to all submitted questions, minutes from November 14, 2025 pre-bid meeting and updated bid form.)

Received by: Connor Lees

Contractor Name: CMM Roofing

Date: 11/20/25

**Harbor Bay Community Development District**

**RFP – Reroofing Project**

**Consolidated Response to Questions Received as of November 14, 2025**

1. Will there be an engineer onsite? That way there is no cause for delays?
   An engineer will visit to inspect from time to time, but will not be onsite during the duration of the project.

2. Who holds the drawings for the project and where do we go to request those?
   There are no formal drawings, just a scope of work for the project which states that the project should be an exact replacement of the current roof.

3. Section 1.04(F) – Warranties – Can you please clarify what exactly the (25, 35, and 40+ year) warranties are? Is it coverage over the finish? I don't believe there is an NDL warranty for Standing Seam although there is a Weather Tightness warranty option but it's not with the suggested timeframe.
   The finish warranty should be 25, 35, or better, the NDL or water tightness warranty (covering labor and materials) should be no less than 20 years. Provide warranty sample for systems to be used.

4. Section 1.04 (D) – Is it Galvanized or SS? There is very different pricing for either.
   Requirements are to allow for compliance with manufacturers' specific systems. Hidden fasteners not exposed to water can be either, exposed should be stainless, unless otherwise required by manufacturer. All fasteners of different metals must be isolated with neoprene or nylon washers.

5. Section 07 61 00- 1.1(A) Panel Size – In lieu of 2", any objection to 1 ¾" Seam? And is isolating the 18" Panel sufficient?
   Current measurements were 1 ¾" seam height and 18" panel size.

6. Part 2 – 2.01 (A) – We typically use the same thickness on the flashings as we do the panels. If we were to use added thickness, it would be for cleat support for edge metals and believe this to be an unnecessary cost added.
   Match existing.

7. Is there a set of plans to look at?
   No.

8. Is the area that is walkway included in the scope of work?
   No.

9. The specs call out 5.5" K-style gutters. These gutters come in standard sizes – 5", 6", 7" The building currently has half round gutters due to it's design. K-style gutters will not work here without doing a bunch of carpentry work. Should we quote half round gutters to go back?
   Scope of work includes removal and reinstallation of existing gutters. If there is a need for additional gutter work, it would be to match existing.

10. The gutters currently on the building are 7". I would not recommend going smaller than what is on the building now. Should I quote 7" half round gutters to go back?
    Scope of work includes removal and reinstallation of existing gutters. If there is a need for additional gutter work, it would be to match existing.

11. The Galvamax comes painted as well, but it is not specified to be painted so I am assuming you want mill finish?
    There is an option for metal finish and painted finish

12. When is the pre-bid meeting?
    November 14, 2025 at 12:00 p.m.

13. I believe the roof color is "DOVE Gray" unless you can advise otherwise. If so, you're limited to a Kynar finished panel.
    Owner will make final approval on color

14. Also, due to the "coastal" designation, an aluminum substrate panel will have to used for warranty purposes. If the intent of the project is to match what exists with warranties, either .032 or .040 Al with Kynar finish will have to be used unless you can advise differently.
    The proximity to brackish water shall be considered in viability of product options.

15. Can you please clarify if Galvamax is specified manufacturer?
    Yes, Premier Metal Roofing Manufacturer, was presented previously by a vendor and identified as a standing seam option without a paint coating that would provide a 25 year warranty against corrosion in coastal environment. Provide warranty sample for systems to be used

16. Can you please clarify what is the specified metal panel type for Galvamax system?
    See Number 15

17. Is manufacturer substitution allowed to Petersen snap clad metal panels?
    System must have FPA for rated wind pressures and comply with current aesthetics, and meet warranty requirements

18. Bid form has different options for 35 yr painted and 40 yr aluminum system. What manufacturer are we to use for these options?
Vendors choice

19. Are we to reuse existing gutters and downspouts? Or replace entire with new?
Remove and reinstall. Do not replace with new

20. Are we to include cost for shop drawings?
Not required for bid

21. Are we to include payment and performance bond in bid amount? Or provide separate cost/percentage?
Please provide the percentage to be charged for the purchase of the bond and surety company being used to provide bond

22. Will a list of attendees from the non-mandatory job walk be available?
No

23. How will addendums and RFI responses be shared?
Through e-mail

24. Can the material warranty be clarified?
The finish warranty should be 25, 35, or better, the NDL water tightness warranty should be no less than 20 years

25. Has the base design changed from 2" height to 1.75", 16" wide panels?
Current measurements onsite had rib height at 1.75 and 18" panels

26. What types of alternates will be acceptable? If a 10-year standard watertight warranty is required, only Gulf Seam or mechanical seam systems would qualify.
The finish warranty should be 25, 35, or better, the NDL water tightness warranty should be no less than 20 years

27. Where is the staff and trailer parking?
As of right now, staff will park in the lot outside the sales center, the trailer will be in the handicap spots next to the clubhouse and we will utilize 3 regular parking spots for handicap

28. Equipment for access and staging as well as material storage?
Handicap area to the front end of the building

29. Working hours?
8am to 5pm

30. **Weekend work?**
Not expected

31. **When is the last day to submit a bid?**
11/21/2025, 12:00 p.m

32. **How is the bid qualified?**
If the material doesn't match the project scope then we will reach out individually to clarify and ask questions. If you can answer questions as to why you bid with a certain material, then it will be qualified. If not, then it won't and you can have an opportunity to switch the material back.

33. **When is the last day for questions?**
Friday 11/14, 2025, 5:00 p.m

34. **What type of bond is needed?**
Payment and Performance Bond, with 1 year warranty

35. **Is it the intent to give the community a weather- tite warranty that includes a 20 year system for the entire assembly or just provide them with a substrate warranty finish? The underlayment is going to have it's own warranty.**
See #15

36. **If you come upon rotten plywood or asphalt stuck to the panels?**
Document it and send it to Christina Grubbs. It will be evaluated and approved for replacement

37. **Under the soffits … perlin issue – exposed panels…**
See pre-bid meeting minutes

38. **When will the decision be made for choosing a contractor?**
Tentatively December 18, 2025

39. **When is the project start date?**
Provide first availability on or after January 12, 2026

40. **What is the timeframe that you expect the project to be completed in?**
Contractor to provide time frame for work, in calendar days, without weather days to maximize cost savings to Owner. Engineer suggested possible 60-75 days, but there is no given timeline

41. **Is there lightning protection on the roof?**
Yes

42. **Is the contractor responsible for recertifying those?**
Yes

43. **Is removing and reinstalling the gutters part of the proposal?**
Yes. If there are dings or damage to the gutter, please take pictures and document and send to us. If there are missing connections, please replace them. The expectation is to remove and reinstall the gutters correctly. We have requested a linear foot price for any gutters that may be damaged and need to be replaced prior to removal

44. **Do we know the sheathing thickness?**
No, please include three prices for different thickness. 7/8, ½, and ¾

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: CMM Roofing [Company Name]
   /_/ A Partnership
   /✓/ A Corporation
   /_/ A Subsidiary Corporation

2. Parent Company Name: _____

3. Parent Company Address:

   Street Address 2231 72nd Terrace E

   P.O. Box (if any) _____

   City Sarasota State FL Zip Code 34243

   Telephone 727-300-9792 Fax no. _____

   1st Contact Name Richard Lees Title President

   2nd Contact Name Connor Lees Title Vice President

4. Proposer Company Address (if different):

   Street Address _____

   P. O. Box (if any) _____

   City _____ State _____ Zip Code _____

   Telephone _____ Fax no. _____

   1st Contact Name _____ Title _____

   2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

   Street Address 2231 72nd Terrace E

   City Sarasota State FL Zip Code 34243

   Telephone 727-300-9792 Fax No. _____

   1st Contract Name Connor Lees Title Vice President

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 3/9/2020 Charter No. P20000022322

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

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

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

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

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client. 1 Herons Glen Golf and Country Club, Recreation District

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

| | |
|---|---|
| General Liability | $ 2 million |
| Automobile Liability | $ 1 million |
| Umbrella Coverage | $ 3 million |
| Workers Compensation | $ 1 million |
| Expiration Date | 7/22/26 |

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

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

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

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

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

12. List any and all (including both criminal and civil) litigation to which the Proposer has been a party in the last ten (10) years. None

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

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

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

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

| Connor Lees | Vice President | | |
|---|---|---|---|
| Name | Position | | |
| Roofing, Finance | 8 | 8 | |
| Type of Work | Yrs. Exp. | Yrs. With Firm | |
| Richard Lees | President | | |
| Name | Position | | |
| Roofing, Sales | 20 | 20 | |
| Type of Work | Yrs. Exp. | Yrs. With Firm | |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

CMM Roofing
Name of Proposer

By Connor Lees
Vice President
[Type Name and Title of Person Signing]

This 20 day of November, 2025

(Corporate Seal)

Sworn to before me this 20 day of November 2025

KIMBERLY A. MILLER
MY COMMISSION # HH 460006
EXPIRES: October 30, 2027

(Seal)

10/30/27
Notary Public/Expiration Date

**END**

## CORPORATE OFFICERS

Company Name: CMM Roofing Date: 11/20/25

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Richard Lees | President | Oversee operations, sales | Sarasota, FL |
| Connor Lees | Vice President | oversee daily operations, finance, estimates/bidding | Sarasota, FL |
| | | | |
| | | | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |

## AFFIDAVIT FOR CORPORATION

State of FL ss:

County of Manatee

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

C Lees
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 20 day of November, 2025.

10/30/27
Notary Public/Expiration Date:

KIMBERLY A. MILLER
MY COMMISSION # HH 460006
EXPIRES: October 30, 2027

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by CMM Roofing
[Print Name of Entity Submitting Sworn Statement]
whose business address is 2231 72nd Terrace E, Sarasota, FL 34243
and (if applicable) its Federal Employer Identification Number (FEIN) is 88-1858329
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Connor Lees and my relationship to the entity named above is Vice President.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

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

_____

Date: 11/20/25

STATE OF Florida
COUNTY OF Manatee

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Connor Lees who, after first being sworn by me, affixed his/her signature in the space provided above on this 20 day of November 2025.
(name of individual signing)

Kimberly A Miller
NOTARY PUBLIC

My commission expires:

KIMBERLY A. MILLER
MY COMMISSION # HH 460006
EXPIRES: October 30, 2027

South Florida's Trusted Roofing Partner for Over 20 Years

With over $12 million in annual revenue and decades of experience, CMM Roofing Inc. delivers exceptional commercial and residential roofing solutions across the state of Florida. Headquartered in Sarasota with a field office in Fort Lauderdale, we provide unmatched service and coverage.

---

## Why Choose CMM Roofing Inc?

☑ Certified Installers – GAF, Carlisle, Durolast, Versico, Garland, Genflex, Mulehide, Imetco, Berridge, MBCI
☑ Public & Private Sector Clients – Schools, Condo Associations, HOAs, Municipalities, Developers
☑ Versatile – Projects range from $15K community roofs to $1.5M+ for large institutions

☑ Family Owned and Operated - We're large enough to meet all your needs — yet small enough to know you personally. Our hands-on ownership is involved from start to finish in every project.

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## Operational Leadership

- Richard Lees, *President* – Oversees all sales and customer satisfaction
- Connor Lees, *Vice President* – Manages operations, bidding, and finance
- Michael Barrios - *Chief Superintendent / Project Manager* - 12 Years of Roofing Experience. Manages all field operations and projects.
- Mark Moreno - *Superintendent* - 9 Years of Roofing Experience. Lead superintendent, specializing in metal projects as he has the experience to break form metal and roll form in the field.

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## Our Background

Thank you for the opportunity to submit a proposal for your roofing project. CMM Roofing is a family-owned and operated roofing contractor with more than 20 years of experience in commercial roofing. With headquarters in Sarasota and an office in Fort Lauderdale, we proudly serve clients across South Florida. Unlike many of our local competitors we are NOT owned by a private equity group. We are still PROUDLY FAMILY OWNED AND OPERATED. As a proud member of the **National Roofing Contractors Association (NRCA)** and a **GAF Platinum Elite Commercial Roofing Contractor** we are confident that we are the right choice to meet your roofing needs. **As always, We've Got You Covered.**

Our customers have ranged from school boards, to condo associations, to counties and we are proud of the work we have completed over the years. We have completed work as far north as Georgia and as far south as Marathon in the Florida Keys. Attached below you will find a list of references, a list of work in progress, and a photo gallery of work we have completed.

### Client References

- **City of Dunedin – $1.2M Across Multiple Buildings - Mike Larson**
- **Dunedin, FL | MLarson@DunedinFL.Net | 415-471-0117**
- **Bayport Beach & Tennis Club – 500K+ in TPO Roof Replacements - Wally Bekta**
  **Longboat Key, FL | wbekta@gmail.com | 708-308-3300**
- **Charles Perry Partners Inc. – $400K Modified Bitumen Roofing - Nick Randazzo**
  **Fort Myers, FL | Nick.Randazzo@CPPI.com | 352-316-2036**
- **Avon Park Middle School – $1.17M Torch Down Roof Replacement**
  **Avon Park, FL | bosleyr@highlands.k12.fl.us | 863-471-5442 ext. 10338**
- **Murex Properties - $325k of Shingle Roof Replacements - Scott Angle**
  **Bradenton, FL | sangle@murexproperties.com| 941-758-5731**

### Metal Specific References

- **Charles Perry Partners Inc - 915 E 1st St, Sanford, FL 32771 - .040 Aluminum Berridge Ceelock Curved Metal Roof Replacement - $336,000 - Luke Burge - 352-727-8568 - Luke.Burge@CPPI.com - In Progress - Completion Early December**
- **Vista Del Largo HOA - 26283 Nadir Rd Punta Gorda FL - 14,000 sqft - 24 Gauge Standing Seam Re-Roof - $145,000 - Joan - 937-673-7105 - 3/23-4/23**
- **Gulf Cove United Methodist Church - 1100 S McCall Road Port Charlotte, FL - 22 Gauge Standing Seam Re-Roof - $450,000 - Darrel Atkins - darrelatkins@bcpeabody.com - 3/24-6/24**
- **El Galleon East HOA - 1775 Gulf Blvd Englewood FL - 10,000 sqft - 24 Gauge Stand Seam Re-Roof - $100,000 - John Klein - 6/23-7/23**

CMM ROOFING

## 🔨 Projects In Progress and Close to Completion July 2025

| Project | Description | Value |
|---|---|---|
| Timbercreek Condo Association Naples | 15,000 sqft TPO over ¼" Fully Tapered Polyiso Insulation, Replace Shingle Mansard | $625,000 |
| Sarasota Rosemary District | 10,000 sqft TPO over 1.5" Polyiso | $170,000 |
| Reflections Apartments | 50,000 sqft Shingle to Shingle Re-Roofs, Replace All Soffit and Fascia | $300,000 |
| Bronson and Williston Elementary School Re-Roofs | 100,000 sqft Shingle to Shingle Re-Roofs | $425,000 |
| Surestay Sarasota Lido Beach | 12,000 sqft TPO over 1.5" Polyiso | $105,000 |
| New College Pritzker Building | 6,000 sqft TPO + 7,000 sqft Decra Metal | $168,000 |
| Sarasota Palms Buildings 1–3 | 50,000 sqft TPO w/ tapered insulation | $600,000 |
| Flamingo Gardens Apartments | 85,000 sqft Shingle Roof | $350,000 |
| University of Florida Belle Glade | 25,000 sqft Verea Clay Tile | $700,000 |
| Spook Hill Elementary – Cafeteria | 25,000 sqft Standing Seam Metal Roof | $335,000 |
| Sanford Armory | 10,000 sqft Berridge Standing Seam Roof | $325,000 |

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## ☑ Projects Completed in Past 18 Months

| Project | Description | Value |
|---|---|---|
| Bayport Condominiums | 15,000 sqft TPO + Polyiso + Coping Metal | $275,000 |

## 🔨 Projects In Progress and Close to Completion July 2025

| Project | Description | Value |
|---|---|---|
| Timbercreek Condo Association Naples | 15,000 sqft TPO over ¼" Fully Tapered Polyiso Insulation, Replace Shingle Mansard | $625,000 |
| Sarasota Rosemary District | 10,000 sqft TPO over 1.5" Polyiso | $170,000 |
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| Spook Hill Elementary – Cafeteria | 25,000 sqft Standing Seam Metal Roof | $335,000 |
| Sanford Armory | 10,000 sqft Berridge Standing Seam Roof | $325,000 |

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## ☑ Projects Completed in Past 18 Months

| Project | Description | Value |
|---|---|---|
| Bayport Condominiums | 15,000 sqft TPO + Polyiso + Coping Metal | $275,000 |

| | | |
|---|---|---|
| Hialeah Housing Authority – Daisy & Rosa | 45,000 sqft Roof Coating | $260,000 |
| Mount Vernon Elementary School | 15,000 sqft Shingle + Modified Bitumen | $140,000 |
| La Visitana Condo Association | 6,000 sqft 10-Story Decra Villa Tile | $250,000 |
| City of Dunedin | 100,000 sqft TPO – Multiple Buildings | $1,150,000 |
| Everglades City Hall | 10,000 sqft 60 Mil TPO | $120,000 |
| Avon Park Classic Caladium | 25,000 sqft TPO Flute Fill | $220,000 |
| Sarasota Military Academy | 5,000 sqft 60 Mil TPO | $55,000 |
| City of Pahokee Parks & Rec | 5,000 sqft 60 Mil TPO | $65,000 |
| Golf Course Villas – Punta Gorda | 75,000 sqft Decra Villa Tile | $1,195,000 |
| Avon Park Middle School – Pods | 60,000 sqft 3 Ply Modified Bitumen | $1,150,000 |
| Sebring High School – Bldg 7 | 18,000 sqft Torch Down System | $205,000 |
| Florida A&M Phase 1B Dorm | 48,000 sqft Lightweight + PVC | $998,000 |
| City of Canton, GA – Public Safety | 14,000 sqft TPO + Standing Seam | $221,900 |
| Bayport Condominiums | 15,000 sqft TPO + Coping Metal | $255,000 |
| Tampa Hillsborough Expressway HQ | 10,000 sqft 2 Ply Bitumen | $192,950 |
| Lake Wales Charter School – 1818 | 15,000 sqft TPO | $235,000 |
| Boca Grande Community Center | 15,000 sqft Clay Tile | $185,000 |
| Indian River Fire Station 11 | 10,000 sqft Aluminum Standing Seam | $185,000 |
| Ft Myers Armory – DMA | 14,000 sqft GAF Torch Down | $330,000 |
| Gulf Cove UMC – Port Charlotte | 17,000 sqft 22ga Mechanical Seam Panels | $425,000 |
| Normandy Shores Country Club | 10,000 sqft Torch Down + Tile | $198,000 |

| | | |
|---|---|---|
| FL Keys Mosquito Control – Marathon | 20,000 sqft 60 Mil TPO | $311,050 |
| Levy County Rd Department | 10,000 sqft R Panel + Insulation | $107,950 |
| Siesta Breakers Condo – Sarasota | 25,000 sqft TPO – High-Rise | $898,000 |
| Heron's Glen Clubhouse – Ft Myers | 60,000 sqft Decra Villa Tile | $898,000 |
| City of Clermont – City Hall | 14,100 sqft TPO – Fully Bonded | $215,000 |
| Dockside Villas – Punta Gorda | 60,000 sqft Stone Coated Metal | $886,000 |
| Spinnaker Point Condos – Punta Gorda | 68,500 sqft Decra Villa Tile | $1,005,000 |
| El Galleon East HOA – Englewood | 9,000 sqft Kynar + Base/Cap Sheet | $98,000 |
| Kings Gate Villa HOA – Punta Gorda | 225,000 sqft Shingle Roof – 39 Duplexes | $1,350,000 |
| Vista Del Largo HOA – Punta Gorda | 12,000 sqft Standing Seam Roof | $130,350 |

**Resumes**

## Richard Lees

**President**

📍 CMM Roofing
✉ Email: rlees@cmmroofing.com | ☎ Phone: 7273009895

**Profile**

Dynamic and results-driven business leader with over **20 years of roofing industry expertise** and **30+ years of executive business management experience**. Known for strategic leadership, operational excellence, and driving sustainable growth. Proven ability to build high-performing teams, maintain long-term client relationships, and deliver projects on time and on budget. Passionate about innovation, safety, and quality workmanship in every aspect of the roofing industry.

**Core Competencies**

- Strategic Planning & Leadership
- Business Development & Client Relations
- Budgeting & Financial Oversight
- Contract Negotiation
- Safety & Compliance Management
- Team Building & Mentorship
- Quality Control & Project Delivery

**Education**

Bachelor's Degree in Business Administration – Temple University

## Connor Lees

**Vice President of Finance and Operations**

📍 Location: CMM Roofing
✉ Email: clees@cmmroofing.com | ☎ Phone: 7273009792

**Profile**

Strategic operations executive with over **8 years of roofing industry experience**, specializing in **financial management, estimating, and operational oversight**. Known for implementing process improvements that increase efficiency and profitability. Skilled at bridging field operations with business strategy to ensure seamless project execution and cost control.

**Core Competencies**

- Financial Analysis & Budget Management
- Operations & Process Optimization
- Estimating & Project Cost Control
- Team Leadership & Performance Management
- Vendor & Client Relations
- Technology Integration & Reporting

**Education**

Bachelor's Degree in Economics – Villanova University

**Certifications**

OSHA 30-Hour Certification | NRCA Certified Roofing Professional

## Michael Berrios

**Chief Superintendent**
📍 Location: CMM Roofing
✉ Email: mberrios@cmmroofing.com

**Profile**
Dedicated field operations leader with **15 years of roofing and construction experience**, overseeing project execution from start to finish. Highly skilled in site supervision, crew management, quality assurance, and safety compliance. Known for maintaining rigorous standards and completing complex roofing projects on time and within budget.

**Core Competencies**

- Field Operations Management
- Team Leadership & Scheduling
- Safety & Compliance Enforcement
- Quality Assurance & Inspections
- Material Procurement & Logistics
- Problem Solving & On-site Coordination

### 🏁 Let's Build Something Together

**CMM Roofing brings decades of high quality workmanship, professionalism, project integrity, and reasonably priced solutions to every project. Let's talk about how we can make your upcoming roofing project a success! At CMM Roofing We've Got You Covered!**

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/20/2025

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

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

PRODUCER
Acrisure Southeast Partners Insurance Services, LLC
1317 Citizens Blvd
Leesburg FL 34748

License#: BR-1796553
CMMROOF-02

CONTACT NAME:
PHONE (A/C, No, Ext): 800-845-6437 FAX (A/C, No):
E-MAIL ADDRESS: lbroomfield@acrisure.com

| INSURER(S) AFFORDING COVERAGE | | NAIC # |
|---|---|---|
| INSURER A: | Ascendant Commercial Insurance Incorporated | 13683 |
| INSURER B: | Trisura Specialty Insurance Company | 16188 |
| INSURER C: | Mesa Underwriters Specialty Insurance Company | 36838 |
| INSURER D: | Scottsdale Insurance Company | 41297 |
| INSURER E: | | |
| INSURER F: | | |

INSURED
CMM ROOFING INC
2231 72nd Terrace E
Sarasota FL 34243

**COVERAGES** **CERTIFICATE NUMBER:** 2025505066 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| B | X COMMERCIAL GENERAL LIABILITY | | | LBCU-0000029-00 | 7/22/2025 | 7/22/2026 | EACH OCCURRENCE | $ 1,000,000 |
| | CLAIMS-MADE X OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 300,000 |
| | | | | | | | MED EXP (Any one person) | $ 10,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | POLICY X PRO-JECT LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | OTHER | | | | | | | $ |
| A | AUTOMOBILE LIABILITY | | | CA-72827-0 | 7/12/2025 | 7/12/2026 | COMBINED SINGLE LIMIT (Ea accident) | $ 1,000,000 |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY X SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | PIP | $ 10,000 |
| C | UMBRELLA LIAB X OCCUR | | | MX00830010026 49 | 7/22/2025 | 7/22/2026 | EACH OCCURRENCE | $ 2,000,000 |
| | X EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $ 2,000,000 |
| | DED RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | | | | PER STATUTE OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | | N / A | | | | E.L. EACH ACCIDENT | $ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |
| O D | Installation Floater | | | CPS8271985 | 9/1/2025 | 9/1/2026 | Any one Jobsite | 200,000 |
| | | | | CPS8271985 | 9/1/2025 | 9/1/2026 | Any One Occurrence | 200,000 |
| | | | | | | | Loans and Rented | 150,000 |

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

**CERTIFICATE HOLDER**

Harbor Bay Development District
3434 Colwell Avenue Suite 200
Attn: Lynn Hayes, District Manager
Tampa FL 33614

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE

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ACORD

# CERTIFICATE OF LIABILITY INSURANCE

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

| | |
|---|---|
| PRODUCER<br>Single Source Insurance<br>1345 S Missouri Ave<br>Clearwater FL 33756 | CONTACT NAME: Certificate Department<br>PHONE (A/C, No, Ext): (727) 298-0302 FAX (A/C, No): (727) 298-0029<br>E-MAIL ADDRESS: certificates@singlesourceins.com |
| INSURED<br>CMM Roofing Inc<br>2231 72nd Ter E<br>Ste 113<br>Sarasota FL 34243 | INSURER(S) AFFORDING COVERAGE — NAIC #<br>INSURER A: Pie Insurance Company — 21857<br>INSURER B:<br>INSURER C:<br>INSURER D:<br>INSURER E:<br>INSURER F: |

**COVERAGES** **CERTIFICATE NUMBER:** CL252628313 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| | COMMERCIAL GENERAL LIABILITY | | | | | | EACH OCCURRENCE | $ |
| | ☐ CLAIMS-MADE ☐ OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ |
| | | | | | | | MED EXP (Any one person) | $ |
| | | | | | | | PERSONAL & ADV INJURY | $ |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ |
| | ☐ POLICY ☐ PRO-JECT ☐ LOC | | | | | | PRODUCTS - COMP/OP AGG | $ |
| | ☐ OTHER: | | | | | | | $ |
| | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ |
| | ☐ ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | ☐ UMBRELLA LIAB ☐ OCCUR | | | | | | EACH OCCURRENCE | $ |
| | ☐ EXCESS LIAB ☐ CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | ☐ DED ☐ RETENTION $ | | | | | | | $ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | Y | WC PI 758348-001 | 02/15/2025 | 02/15/2026 | ☒ PER STATUTE ☐ OTH-ER | |
| | | | | | | | E.L. EACH ACCIDENT | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - EA EMPLOYEE | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ 1,000,000 |
| | | | | | | | | |

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

Certificate Holder is listed in favor of Waiver of Subrogation with regards to Workers Compensation when required by written contract. CCC1334661

**CERTIFICATE HOLDER**

Harbor Bay Development District Attn: Lynn Hayes, District Manager
3434 Colwell Avenue, Suite 200
Tampa FL 33614

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**LEES, CONNOR**

CMM ROOFING, INC.
2231 72ND TERRACE E
SARASOTA FL 34243

**LICENSE NUMBER: CCC1334661**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/26/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

# BID FORM

PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ ***16,860.91*** LS

Youth Clubhouse $ ***1,322.29*** LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $ ***5,563.68*** LS

Youth Clubhouse $ ***436.32*** LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 34,392.60 LS

Youth Clubhouse $ 2,697.20 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 9,234.78 LS

Youth Clubhouse $ 724.23 LS

E. Install new peel and stick roofing underlayment, as speciified

Mira Bay Club $ 31,118.56 LS

Youth Clubhouse $ 2,440.44 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year ~~Galvamax~~ - Mira Bay Club $ 172,850.41 LS

25 Year ~~Galvamax~~ Youth Clubhouse $ 13,555.59 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 150,213.67 LS

35 Year Painted – Youth Clubhouse $ 11,780.33 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 203,078.78 LS

40+ Year Aluminum - Youth Clubhouse $ 15,926.22 LS

Matching Existing **OPTION 4: 20 Year Galvalume Mill Finish - Mira Bay Club** $ 113,133.62 LS

**20 Year Galvalume Mill Finish - Youth Clubhouse** $ 8,872.38 LS

G. Remove and reinstall any gutters

Mira Bay Club $ 28,417.78 LS

Youth Clubhouse $ 5,580.22 LS

H. lightning protection

Mira Bay Club $ 15,949.20 LS

Youth Clubhouse $ 1,250.79 LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

A. Plywood Sheet, to match existing thickness (7/16") $ **40.00** 1/2
(19/32") $ **48.00** (3/4") $ **52.00** Sheet

Plywood Sheet, to match existing thickness (7/16") $ **80.00** Full
(19/32") $ **96.00** (3/4") $ **104.00** Sheet

B. Lumber, per 4' length $ **4.00** 1x4 $ **6.00** 2x4

$ **5.00** 1x6 $ **8.00** 2x6

C. Gutter, Match Existing $ **54.00** LF

D. Fascia, Match existing (paint and size) $ **12.00** LF

E. Repair stucco and paint, not associated with fixed price work $ **66.50** SF

1.06 **ALTERNATE FIXED PRICE WORK**: The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

A. Add (2) 1x2 purlins & paint, on eave to accommodate fastening $ **20,000.00** LS

B. Add plywood on eave and paint, to accommodate fastening. $ **24,000.00** LS

C. White silicone coating for flat roof cupola, 20 year $ **3,200.00** LS

1.07 **LABOR & MATERIALS**: The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) **10%**

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ **65.00** per hour
2. Site Super $ **95.00** per hour

3. Skilled Labor $ 95.00 per hour

4. Unskilled Labor $ 75.00 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 12 %

1.09 **TIME**: The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)
Mira Bay Club 15 days
Youth Clubhouse 6 days

B. Proposed Starting Date: Jan. 13, 2026

C. Proposed Date of Substantial Completion (Demobilization complete) Feb. 13, 2026

D. Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered) Feb. 26, 2026

PART 2

2.1 SUBCONTRACTOR LIST:

A. Titan Strong Roofing

B. Golden Brush Painting

C. Gutter Masters

2.2 MANUFACTURERS & MATERIALS

A. WRB N/A

B. Metal Panels Gulf Coast Supply and Manufacturing

C. Paint Sherwin Williams

2.3 Signature:

Signature of Company Authorized Agent:

Name and Title: Mike Hylton - Lead Estimator/Project Manager

Firm Registered Business Name: Farha Roofing KC, LLC

Address: ***1001 N Orange Avenue***

City, State, ZIP: ***Orlando, FL 32801***

Telephone: ***407-759-4492 (o) 352-936-1313 (c)***

Email: ***mike.hylton@farharoofing.com***

CGC License Holder: _____ License#_____

Commercial Roofing License Holder ***Chris Schroeder*** License# ***CCC#1334633***

DATE SIGNED November 20th, 2025

END OF DOCUMENT

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #1**

**ADDENDUM #1**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 10, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposals for the Reroofing Project states that "(a)ny and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after 12:00 p.m. on November 12, 2025, will not be answered." An extension of this deadline is being made to accommodate a request for a pre-bid non-mandatory meeting.

CLARIFICATION: A non-mandatory pre-bid meeting will be held on **Friday, November 14, 2025 at 12:00 p.m.** at the MiraBay Clubhouse located at 107 Manns Harbor Dr, Apollo Beach, Florida 33572. As a result, the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m**.

Please acknowledge receipt of this Addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #1 received by: _____

Contractor Name: ***Mike Hylton***

Date: ***November 20th, 2025***

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #2**

**ADDENDUM #2**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 17, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposal for the Reroofing Project Addendum #1 states that "the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m**."

Attached to this Addendum #2 is a consolidated response to all submitted questions along with minutes from November 14, 2025 pre-bid meeting and updated bid form. This response and information will be provided all prospective contractors at the email address on file as of today, Monday, November 17, 2025.

Please acknowledge receipt of this addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #2 (Including consolidated responses to all submitted questions, minutes from November 14, 2025 pre-bid meeting and updated bid form.)

Received by: _____

Contractor Name: ***Mike Hylton***

Date: ***November 20th, 2025***

QUICKQUOTE™

SEND US THE ADDRESS, WE'LL DO THE REST!

JOB: 107 Manns Harbor SALES REP: JU

Not to Scale. Information provided is for illustration purposes only and may not represent actual roof layout and/or conditions.

CLIENT: GULF COAST COMMERCIAL
ADDRESS: 107 Manns Harbor Drive
ESTIMATE #: QQ-00080429
CAD TECH: ZB
PROFILE: GulfSeam
HEM: 2"

## ROOF DETAILS

| PANEL WIDTH | LINEAR FOOTAGE |
|---|---|
| 18.000" | 12154'-6" |

| MAIN ROOF PITCH | SECONDARY |
|---|---|
| 8/12 | 4/12 |

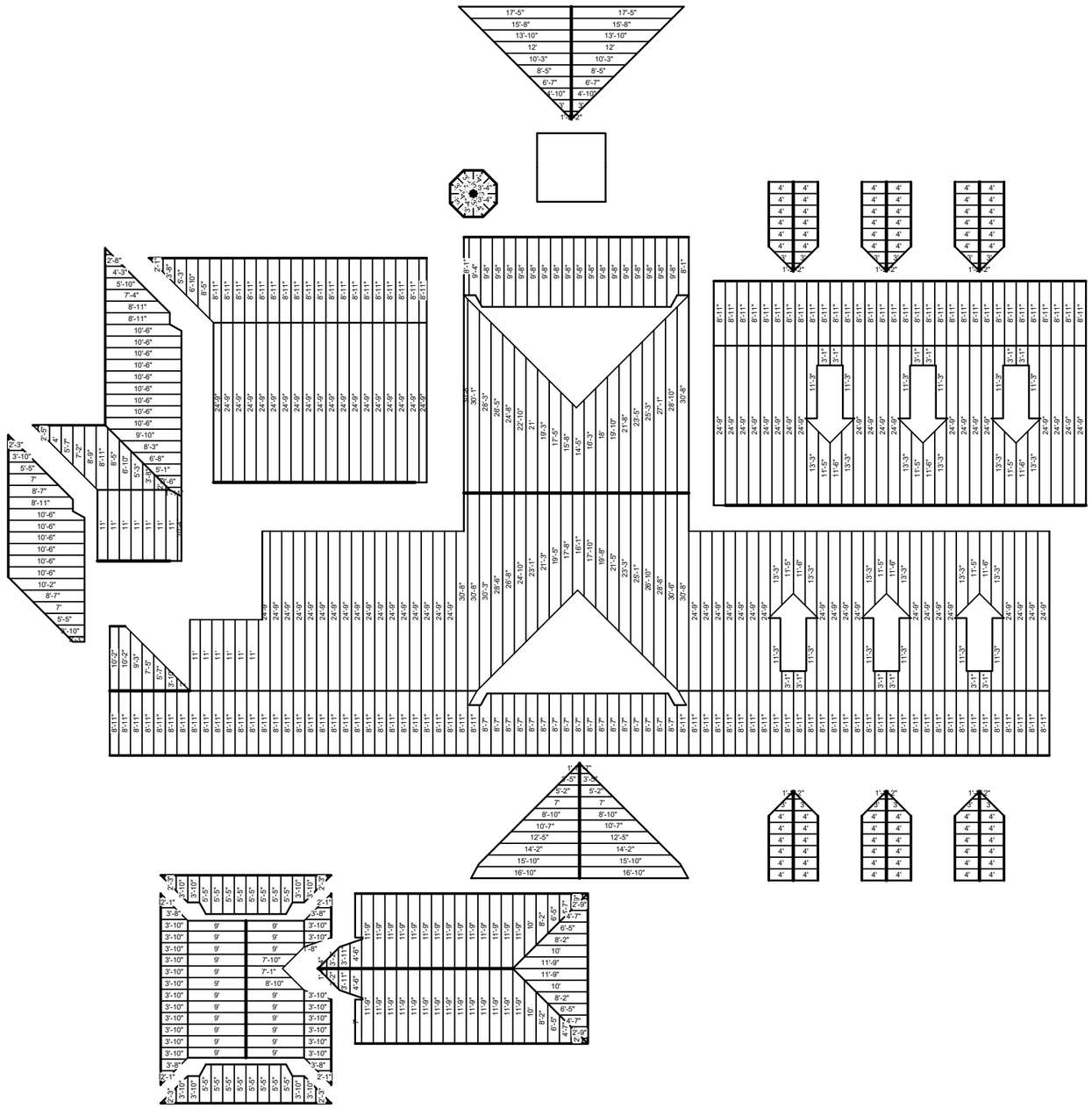
| PANEL AREA | ROOF AREA |
|---|---|
| 182.4 | 171.6 |

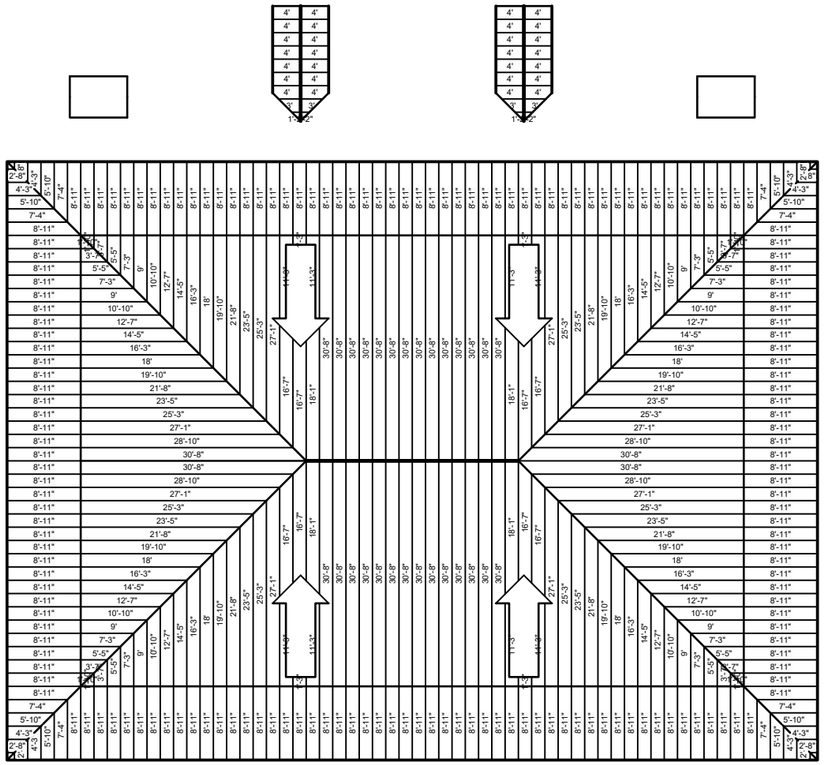
| FLAT AREA | ESTIMATED WASTE |
|---|---|
| 0.0 | 6% |

| TRIM TYPE | TOTAL LENGTH | NUMBER OF PIECES |
|---|---|---|
| EAVE DRIP | 1030 | 103 |
| VALLEY | 280 | 28 |
| GABLE RAKE | 380 | 38 |
| FLYING GABLE | 0 | 0 |
| HIP CAP | 350 | 35 |
| RIDGE CAP | 380 | 38 |
| END-WALL | 320 | 32 |
| SIDE-WALL | 450 | 45 |
| TRANSITION | 500 | 50 |
| HIGH SIDE | 0 | 0 |
| CHIMNEY | 0 | 0 |
| CORNER | 0 | 0 |
| BASE DRIP | 0 | 0 |
| DRIP CAP | 0 | 0 |
| J CHANNEL | 0 | 0 |

RFG20240422.134823
RFS20240422.134922

Client shall verify all roof dimensions & roof panel/trim lengths and notate accordingly on layout at right.





GulfCoast SUPPLY & MANUFACTURING
PREMIUM METAL ROOFING

**CLIENT APPROVAL**

**I have physically confirmed the roof layout and measurements for the roofing project described above. I assume all responsibility for any errors and/or omissions reflected in the given layout, dimensions and panel lengths that I have provided for panel and trim production.**

Authorized Name: _____ Authorized Signature: _____ Date: _____

☐ Roof Layout Requires Changes If this drawing layout does not accurately depict the roof layout, please note above so we can make any necessary updates.

REV-

QUICKQUOTE™
SEND US THE ADDRESS, WE'LL DO THE REST!

JOB: 107 Manns Harbor SALES REP: JU

Not to Scale. Information provided is for illustration purposes only and may not represent actual roof layout and/or conditions.

CLIENT: GULF COAST COMMERCIAL
ADDRESS: 107 Manns Harbor Drive
ESTIMATE #: QQ-00080429
CAD TECH: ZB
PROFILE: GulfSeam
HEM: 2"

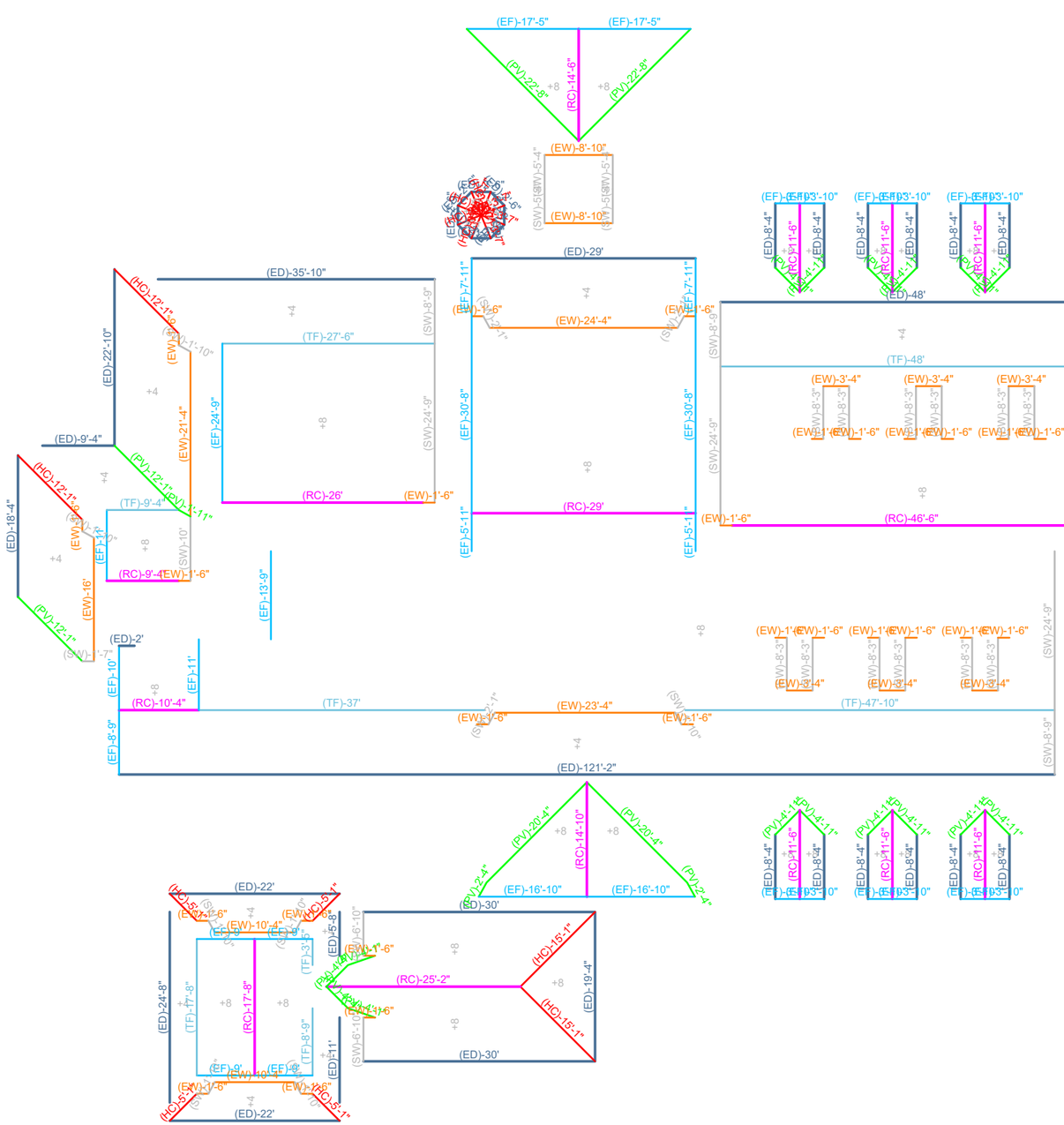
## ROOF DETAILS

| PANEL WIDTH | LINEAR FOOTAGE |
|---|---|
| 18.000" | 12154'-6" |
| **MAIN ROOF PITCH** | **SECONDARY** |
| 8/12 | 4/12 |
| **PANEL AREA** | **ROOF AREA** |
| 182.4 | 171.6 |
| **FLAT AREA** | **ESTIMATED WASTE** |
| 0.0 | 6% |

| TRIM TYPE | TOTAL LENGTH | NUMBER OF PIECES |
|---|---|---|
| EAVE DRIP | 1030 | 103 |
| VALLEY | 280 | 28 |
| GABLE RAKE | 380 | 38 |
| FLYING GABLE | 0 | 0 |
| HIP CAP | 350 | 35 |
| RIDGE CAP | 380 | 38 |
| END-WALL | 320 | 32 |
| SIDE-WALL | 450 | 45 |
| TRANSITION | 500 | 50 |
| HIGH SIDE | 0 | 0 |
| CHIMNEY | 0 | 0 |
| CORNER | 0 | 0 |
| BASE DRIP | 0 | 0 |
| DRIP CAP | 0 | 0 |
| J CHANNEL | 0 | 0 |

RFG20240422.134823
RFS20240422.134922

Client shall verify all roof dimensions & roof panel/trim lengths and notate accordingly on layout at right.




REV-

## CLIENT APPROVAL

**I have physically confirmed the roof layout and measurements for the roofing project described above. I assume all responsibility for any errors and/or omissions reflected in the given layout, dimensions and panel lengths that I have provided for panel and trim production.**

Authorized Name: _____ Authorized Signature: _____ Date: _____

☐ Roof Layout Requires Changes If this drawing layout does not accurately depict the roof layout, please note above so we can make any necessary updates.

GulfCoast SUPPLY & MANUFACTURING
PREMIUM METAL ROOFING

JONESVILLE:
14429 SW 2nd Pl G30
Newberry, FL 32669
352-498-0778
www.gulfcoastsupply.com

# MEMORANDUM

**Date:** 29 April 2025
**From:** Gulf Coast Supply and Manufacturing
**Subject:** 107 Manns Harbor Dr, Apollo Beach, FL 33572

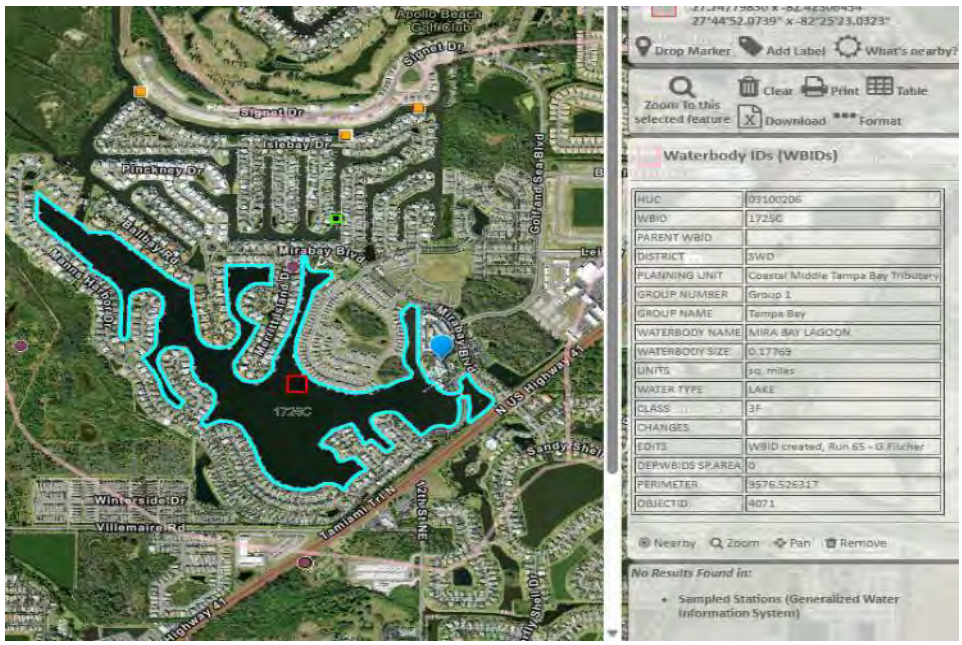
This letter confirms that Gulf Coast Supply and Manufacturing (GCSM) offers material warranties for roofing systems installed using Galvalume-coated steel panels when installed in compliance with our published installation guidelines and within appropriate environmental setback zones.

Project Location:
107 Manns Harbor Dr, Apollo Beach, FL 33572

Setback Zone Analysis:
Based on the provided location, the project site at 10 Westwood Avenue falls outside the Large Bays & Canals Zone (800-foot setback) from the nearest significant body of water, as indicated by the attached map generated from our Setback Zones Tool.

Warranty Eligibility:
**For buildings located at the subject address, standard Galvalume warranties apply.**

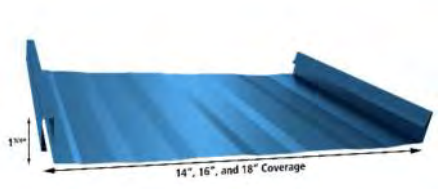
Please ensure the roofing contractor registers the warranty after installation is complete.




Jared Pearce,
Technical Services Manager
Gulf Coast Supply and Manufacturing
352-498-0778

FL33818.02-R5

## GulfSeam™




**Gulf Coast Supply & Manufacturing** 14229 SW 2nd Pl G30, Newberry FL 32669

**Product Description:** Clipped, snaplock standing seam panel with nominal rib height of 1.75".

**Product Material:** 24ga (min) or 26ga (min) steel (corrosion resistant per FBC 1507.4.3 where required), or nominally 0.032" aluminum or thicker.

**Fastener:** #10 x 1-inch fastener *Compliant with FBC 1506.6 where required.*

**Clip:** Nominally 3.5" long 18ga clip

**Maximum Allowable Loads & Installation Requirements:**

| System No | Deck/Substrate | Roof Panel | Panel Attachment | Allowable Pressure (psf) |
|---|---|---|---|---|
| GS-1 | 15/32" (min) plywood or ¾" (min) wood plank | 26ga (min) GulfSeam panel with 16" (max) coverage. | (2) #10 fastener per clip, clips at 18" o.c. | **-60** |
| GS-2 | 15/32" (min) plywood or ¾" (min) wood plank | 26ga (min) GulfSeam panel with 16" (max) coverage. | (2) #10 fastener per clip, clips at 6" o.c. | **-75** |
| GS-3 | 15/32" (min) plywood or ¾" (min) wood plank | Nominally 0.032" aluminum or thicker panel with 18" (max) coverage. | (2) #10 fastener per clip, clips at 18" o.c. | **-86** |
| GS-4 | 15/32" (min) plywood or ¾" (min) wood plank | Nominally 0.032" aluminum or thicker panel with 16" (max) coverage. | (2) #10 fastener per clip, clips at 6" o.c. | **-138.5** |

*A factor of safety of 2 has been applied.*

**Evaluated by:**
David Eng, PE
Timberlake Cove, LLC
1317 Edgewater Dr, Ste 2339
Orlando FL
FL PE 81377 | FL CA 37675
www.TimberLakeCove.com




This item has been digitally signed and sealed by D.E. Eng, PE, on the date indicated.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

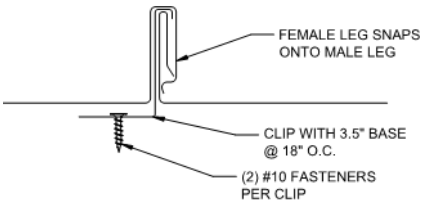
METAL ROOFING PRODUCTS
1.888.393.0335
www.GulfCoastSupply.com

## Maximum Allowable Loads & Installation Requirements:

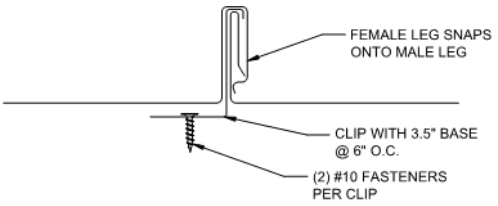
| System No | Deck/Substrate | Roof Panel | Panel Attachment | Allowable Pressure (psf) |
|---|---|---|---|---|
| GS-5 | 15/32" (min) plywood or ¾" (min) wood plank | 24ga (min) GulfSeam panel with 18" (max) coverage. | (2) #10 fastener per clip, clips at 24" o.c. | **-69.25** |
| GS-6 | 15/32" (min) plywood or ¾" (min) wood plank | 24ga (min) GulfSeam panel with 18" (max) coverage. | (2) #10 fastener per clip, clips at 12" o.c. | **-108.5** |
| GS-7 | 1x4 SYP (nom, or better) purlins on 15/32" (min) plywood or ¾" (min) wood plank | 24ga (min) GulfSeam panel with 18" (max) coverage. | (2) #10 fastener per clip, clips at 24" o.c. 1x4's attached to plywood with 8D x 2.5" ring shank nails in staggered rows at 3" o.c. | **-114.25** |
| GS-8 | 1x4 SYP (nom, or better) purlins on 15/32" (min) plywood or ¾" (min) wood plank | 24ga (min) GulfSeam panel with 18" (max) coverage. | (2) #10 fastener per clip, clips at 12" o.c. 1x4's attached to plywood with 8D x 2.5" ring shank nails in staggered rows at 3" o.c. | **-159.25** |

*A factor of safety of 2 has been applied.*

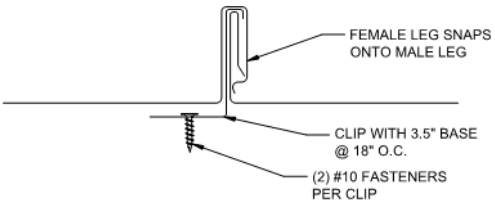
GS-1



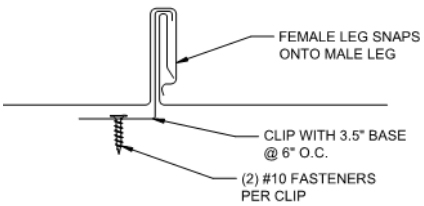

GS-2



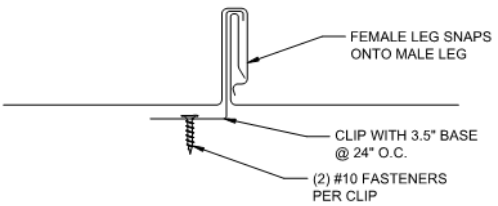

GS-3



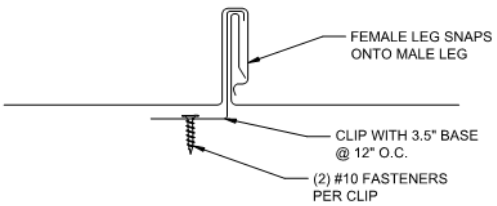

GS-4



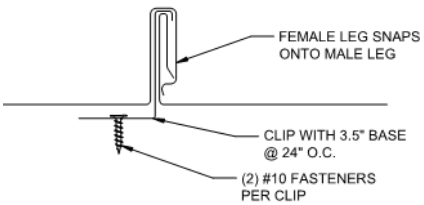

GS-5



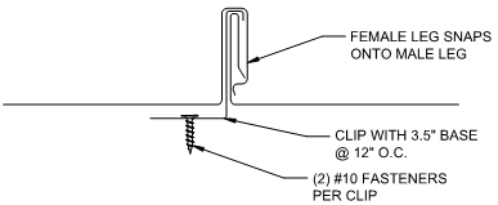

GS-6




GS-7




GS-8



**Underlayment:** Comply with local building code or FBC 1507.1.1 where required.

**Slope:** Comply with local building code or FBC 1507.4.2 where required.

**Re-Roofing**: This panel may be installed over a single layer of existing shingles as permitted by local building code or FBC 1511, provided the existing roof meets the conditions required by the applicable code.

**Fire Barrier:** Comply with FBC 1516.1 and 1516.2 where required. Optional where not required by code.

**Insulation (optional):** ISO board or other insulation is permitted between steel deck and panels. Increase fastener length to penetrate ¼" beyond underside of substrate. Comply with FBC 1508 and 1519.11 where required.

**Compliance Statement:** This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (**non-HVHZ**), as required by FL Rule 61G20-3, method 1D.

This product as described has been tested and demonstrated compliance with:
• UL580 – Test for Uplift Resistance of Roof Assemblies
• UL 1897 – Uplift test for roof covering systems

Technical Documentation:

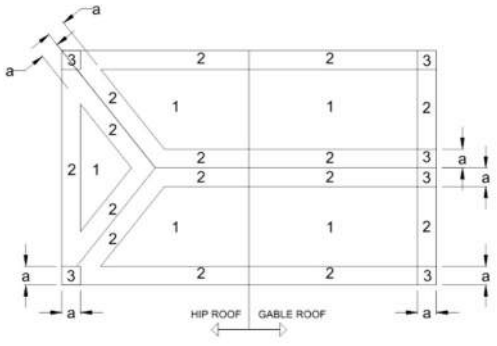
- Force Engineering (TST-5328), TAS 125/UL 580, reports 117-0210T-05, 117-0284T-09A
- PRI (TST-5878), TAS 125/UL 580, report 2292T0002
- Architectural Testing/Intertek (TST 1527), TAS 125/UL 580, reports D0818.01-450-18, C0308.01-450-18

**Design Process:** Compare the maximum allowable loads to the ASD uplift pressures for the project to determine sufficiency and installation requirements. Alternatively, as an option, the load tables in this report may be used to identify the pressure required for roofs within the parameters described.
For roofs outside of the listed parameters, design wind loads shall be determined as required by FBC 1609, ASCE 7, or other design code in force, using allowable stress. These load tables are based on ASCE 7-22. Use of these tables assumes that the structure is: Enclosed, partially enclosed, or partially open and conforms to wind-borne debris provisions and is a regular shaped building and is not subject to across-wind loading, vortex shedding, or instability; nor does it have a site location for which channeling or buffeting warrant consideration
Engineering analysis may be completed by other licensed engineers for project specific approval by local authorities having jurisdiction.

**Certification of Independence:** David Eng, PE and Timberlake Cove, LLC do not have, nor will acquire a financial interest in any company manufacturing or distributing products under this evaluation. The same entities do not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
**Exclusions and Limitations:** Design of deck and roof structure (to include attachment of substrate) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.
This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product. Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.

*Allowable* Design Pressures required for Gable and Hip Roofs in **Exposure B** with roof slope between 2:12 and 12:12

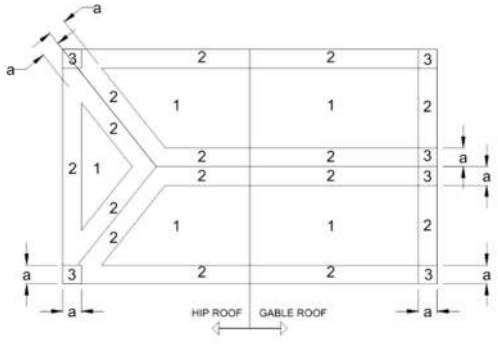
| Building Type | Zone | Mean Roof Height (ft) | Ultimate Windspeed (mph) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
| Enclosed or Partially Open | 1 | 20 | -25.4 | -29.8 | -34.6 | -39.7 | -45.2 | -51.0 | -57.2 | -63.7 | -70.6 |
| | | 25 | -27.1 | -31.7 | -36.8 | -42.3 | -48.1 | -54.3 | -60.9 | -67.8 | -75.1 |
| | | 30 | -28.7 | -33.7 | -39.0 | -44.8 | -51.0 | -57.6 | -64.6 | -71.9 | -79.7 |
| | | 40 | -30.3 | -35.6 | -41.3 | -47.4 | -53.9 | -60.9 | -68.2 | -76.0 | -84.2 |
| | | 50 | -32.4 | -38.0 | -44.1 | -50.6 | -57.6 | -65.0 | -72.9 | -81.2 | -89.9 |
| | | 60 | -34.0 | -39.9 | -46.3 | -53.2 | -60.5 | -68.3 | -76.5 | -85.3 | -94.5 |
| | 2 | 20 | -33.6 | -39.4 | -45.7 | -52.5 | -59.7 | -67.4 | -75.5 | -84.2 | -93.3 |
| | | 25 | -35.7 | -41.9 | -48.6 | -55.8 | -63.5 | -71.7 | -80.4 | -89.6 | -99.3 |
| | | 30 | -37.9 | -44.5 | -51.6 | -59.2 | -67.4 | -76.1 | -85.3 | -95.0 | -105.3 |
| | | 40 | -40.1 | -47.0 | -54.5 | -62.6 | -71.2 | -80.4 | -90.2 | -100.4 | -111.3 |
| | | 50 | -42.8 | -50.2 | -58.2 | -66.8 | -76.0 | -85.8 | -96.2 | -107.2 | -118.8 |
| | | 60 | -44.9 | -52.7 | -61.2 | -70.2 | -79.9 | -90.2 | -101.1 | -112.7 | -124.8 |
| | 3 | 20 | -44.1 | -51.7 | -60.0 | -68.8 | -78.3 | -88.4 | -99.1 | -110.5 | -122.4 |
| | | 25 | -46.9 | -55.0 | -63.8 | -73.3 | -83.4 | -94.1 | -105.5 | -117.6 | -130.3 |
| | | 30 | -49.7 | -58.4 | -67.7 | -77.7 | -88.4 | -99.8 | -111.9 | -124.7 | -138.2 |
| | | 40 | -52.6 | -61.7 | -71.6 | -82.2 | -93.5 | -105.5 | -118.3 | -131.8 | -146.1 |
| | | 50 | -56.1 | -65.9 | -76.4 | -87.7 | -99.8 | -112.7 | -126.3 | -140.7 | -156.0 |
| | | 60 | -59.0 | -69.2 | -80.3 | -92.2 | -104.9 | -118.4 | -132.7 | -147.9 | -163.8 |
| Partially Enclosed | 1 | 20 | -29.7 | -34.9 | -40.5 | -46.4 | -52.8 | -59.7 | -66.9 | -74.5 | -82.6 |
| | | 25 | -31.6 | -37.1 | -43.1 | -49.4 | -56.3 | -63.5 | -71.2 | -79.3 | -87.9 |
| | | 30 | -33.6 | -39.4 | -45.7 | -52.4 | -59.7 | -67.4 | -75.5 | -84.1 | -93.2 |
| | | 40 | -35.5 | -41.6 | -48.3 | -55.4 | -63.1 | -71.2 | -79.8 | -88.9 | -98.5 |
| | | 50 | -37.9 | -44.4 | -51.6 | -59.2 | -67.3 | -76.0 | -85.2 | -94.9 | -105.2 |
| | | 60 | -39.8 | -46.7 | -54.2 | -62.2 | -70.7 | -79.9 | -89.5 | -99.8 | -110.5 |
| | 2 | 20 | -37.9 | -44.5 | -51.6 | -59.2 | -67.3 | -76.0 | -85.2 | -95.0 | -105.2 |
| | | 25 | -40.3 | -47.3 | -54.9 | -63.0 | -71.7 | -80.9 | -90.7 | -101.1 | -112.0 |
| | | 30 | -42.8 | -50.2 | -58.2 | -66.8 | -76.0 | -85.8 | -96.2 | -107.2 | -118.8 |
| | | 40 | -45.2 | -53.1 | -61.5 | -70.6 | -80.4 | -90.7 | -101.7 | -113.4 | -125.6 |
| | | 50 | -48.3 | -56.7 | -65.7 | -75.4 | -85.8 | -96.9 | -108.6 | -121.0 | -134.1 |
| | | 60 | -50.7 | -59.5 | -69.0 | -79.2 | -90.2 | -101.8 | -114.1 | -127.1 | -140.9 |
| | 3 | 20 | -48.4 | -56.8 | -65.8 | -75.6 | -86.0 | -97.1 | -108.8 | -121.3 | -134.4 |
| | | 25 | -51.5 | -60.4 | -70.1 | -80.5 | -91.5 | -103.3 | -115.9 | -129.1 | -143.0 |
| | | 30 | -54.6 | -64.1 | -74.3 | -85.3 | -97.1 | -109.6 | -122.9 | -136.9 | -151.7 |
| | | 40 | -57.7 | -67.8 | -78.6 | -90.2 | -102.6 | -115.9 | -129.9 | -144.7 | -160.4 |
| | | 50 | -61.6 | -72.3 | -83.9 | -96.3 | -109.6 | -123.7 | -138.7 | -154.5 | -171.2 |
| | | 60 | -64.8 | -76.0 | -88.1 | -101.2 | -115.1 | -130.0 | -145.7 | -162.3 | -179.9 |




a: 10% OF LEAST HOZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3FT (0.9M). OR AS DETERMINED BY DESIGN OR OTHER APPLICABLE CODE.

ROOF ZONES FOR GENERIC BUILDING

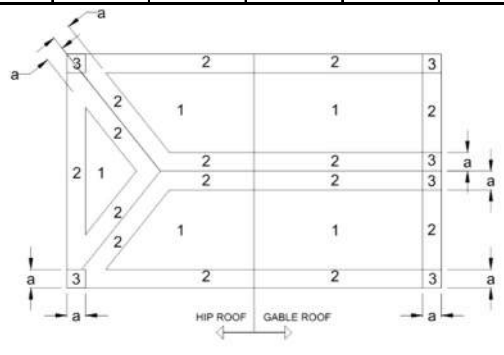
| *Allowable* Design Pressures required for Gable and Hip Roofs in **Exposure C** with roof slope between 2:12 and 12:12 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Building Type** | **Zone** | **Mean Roof Height (ft)** | **Ultimate Windspeed (mph)** | | | | | | | |
| | | | **120** | **130** | **140** | **150** | **160** | **170** | **180** | **190** | **200** |
| **Enclosed or Partially Open** | **1** | **20** | -36.9 | -43.3 | -50.2 | -57.6 | -65.6 | -74.0 | -83.0 | -92.5 | -102.5 |
| | | **25** | -38.5 | -45.2 | -52.4 | -60.2 | -68.5 | -77.3 | -86.7 | -96.6 | -107.0 |
| | | **30** | -40.2 | -47.1 | -54.7 | -62.8 | -71.4 | -80.6 | -90.4 | -100.7 | -111.6 |
| | | **40** | -42.6 | -50.0 | -58.0 | -66.6 | -75.8 | -85.5 | -95.9 | -106.9 | -118.4 |
| | | **50** | -44.7 | -52.4 | -60.8 | -69.8 | -79.4 | -89.7 | -100.5 | -112.0 | -124.1 |
| | | **60** | -46.3 | -54.4 | -63.0 | -72.4 | -82.3 | -92.9 | -104.2 | -116.1 | -128.6 |
| | **2** | **20** | -48.7 | -57.2 | -66.3 | -76.1 | -86.6 | -97.8 | -109.6 | -122.2 | -135.4 |
| | | **25** | -50.9 | -59.7 | -69.3 | -79.5 | -90.5 | -102.1 | -114.5 | -127.6 | -141.4 |
| | | **30** | -53.1 | -62.3 | -72.2 | -82.9 | -94.3 | -106.5 | -119.4 | -133.0 | -147.4 |
| | | **40** | -56.3 | -66.1 | -76.6 | -88.0 | -100.1 | -113.0 | -126.7 | -141.2 | -156.4 |
| | | **50** | -59.0 | -69.3 | -80.3 | -92.2 | -104.9 | -118.4 | -132.8 | -148.0 | -163.9 |
| | | **60** | -61.2 | -71.8 | -83.3 | -95.6 | -108.8 | -122.8 | -137.7 | -153.4 | -170.0 |
| | **3** | **20** | -64.0 | -75.1 | -87.1 | -99.9 | -113.7 | -128.4 | -143.9 | -160.3 | -177.7 |
| | | **25** | -66.8 | -78.4 | -90.9 | -104.4 | -118.8 | -134.1 | -150.3 | -167.5 | -185.6 |
| | | **30** | -69.6 | -81.7 | -94.8 | -108.8 | -123.8 | -139.8 | -156.7 | -174.6 | -193.5 |
| | | **40** | -73.9 | -86.7 | -100.6 | -115.5 | -131.4 | -148.3 | -166.3 | -185.3 | -205.3 |
| | | **50** | -77.5 | -90.9 | -105.4 | -121.0 | -137.7 | -155.5 | -174.3 | -194.2 | -215.2 |
| | | **60** | -80.3 | -94.2 | -109.3 | -125.5 | -142.8 | -161.2 | -180.7 | -201.3 | -223.1 |
| **Partially Enclosed** | **1** | **20** | -43.1 | -50.6 | -58.7 | -67.4 | -76.7 | -86.6 | -97.1 | -108.2 | -119.9 |
| | | **25** | -45.1 | -52.9 | -61.3 | -70.4 | -80.1 | -90.4 | -101.4 | -113.0 | -125.2 |
| | | **30** | -47.0 | -55.1 | -63.9 | -73.4 | -83.5 | -94.3 | -105.7 | -117.8 | -130.5 |
| | | **40** | -49.9 | -58.5 | -67.9 | -77.9 | -88.6 | -100.1 | -112.2 | -125.0 | -138.5 |
| | | **50** | -52.3 | -61.3 | -71.1 | -81.7 | -92.9 | -104.9 | -117.6 | -131.0 | -145.2 |
| | | **60** | -54.2 | -63.6 | -73.7 | -84.6 | -96.3 | -108.7 | -121.9 | -135.8 | -150.5 |
| | **2** | **20** | -55.0 | -64.5 | -74.9 | -85.9 | -97.8 | -110.4 | -123.7 | -137.9 | -152.8 |
| | | **25** | -57.4 | -67.4 | -78.2 | -89.7 | -102.1 | -115.3 | -129.2 | -144.0 | -159.5 |
| | | **30** | -59.9 | -70.3 | -81.5 | -93.6 | -106.5 | -120.2 | -134.7 | -150.1 | -166.3 |
| | | **40** | -63.5 | -74.6 | -86.5 | -99.3 | -113.0 | -127.5 | -143.0 | -159.3 | -176.5 |
| | | **50** | -66.6 | -78.2 | -90.7 | -104.1 | -118.4 | -133.7 | -149.9 | -167.0 | -185.0 |
| | | **60** | -69.0 | -81.0 | -94.0 | -107.9 | -122.7 | -138.6 | -155.4 | -173.1 | -191.8 |
| | **3** | **20** | -70.2 | -82.4 | -95.6 | -109.7 | -124.8 | -140.9 | -158.0 | -176.0 | -195.1 |
| | | **25** | -73.3 | -86.1 | -99.8 | -114.6 | -130.4 | -147.2 | -165.0 | -183.9 | -203.7 |
| | | **30** | -76.5 | -89.7 | -104.1 | -119.5 | -135.9 | -153.5 | -172.0 | -191.7 | -212.4 |
| | | **40** | -81.1 | -95.2 | -110.4 | -126.8 | -144.3 | -162.9 | -182.6 | -203.4 | -225.4 |
| | | **50** | -85.0 | -99.8 | -115.8 | -132.9 | -151.2 | -170.7 | -191.4 | -213.2 | -236.2 |
| | | **60** | -88.2 | -103.5 | -120.0 | -137.8 | -156.7 | -176.9 | -198.4 | -221.0 | -244.9 |




a: 10% OF LEAST HOIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3FT (0.9M), OR AS DETERMINED BY DESIGN OR OTHER APPLICABLE CODE.

ROOF ZONES FOR GENERIC BUILDING

| *Allowable* Design Pressures required for Gable and Hip Roofs in **Exposure D** with roof slope between 2:12 and 12:12 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Building Type** | **Zone** | **Mean Roof Height (ft)** | **Ultimate Windspeed (mph)** | | | | | | | | |
| | | | **120** | **130** | **140** | **150** | **160** | **170** | **180** | **190** | **200** |
| **Enclosed or Partially Open** | **1** | **20** | -44.3 | -51.9 | -60.2 | -69.2 | -78.7 | -88.8 | -99.6 | -111.0 | -123.0 |
| | | **25** | -45.9 | -53.9 | -62.5 | -71.7 | -81.6 | -92.1 | -103.3 | -115.1 | -127.5 |
| | | **30** | -47.5 | -55.8 | -64.7 | -74.3 | -84.5 | -95.4 | -107.0 | -119.2 | -132.1 |
| | | **40** | -50.0 | -58.7 | -68.1 | -78.1 | -88.9 | -100.4 | -112.5 | -125.4 | -138.9 |
| | | **50** | -52.1 | -61.1 | -70.8 | -81.3 | -92.5 | -104.5 | -117.1 | -130.5 | -144.6 |
| | | **60** | -53.7 | -63.0 | -73.1 | -83.9 | -95.5 | -107.8 | -120.8 | -134.6 | -149.1 |
| | **2** | **20** | -58.5 | -68.6 | -79.6 | -91.4 | -104.0 | -117.4 | -131.6 | -146.6 | -162.4 |
| | | **25** | -60.6 | -71.2 | -82.5 | -94.8 | -107.8 | -121.7 | -136.4 | -152.0 | -168.5 |
| | | **30** | -62.8 | -73.7 | -85.5 | -98.1 | -111.7 | -126.1 | -141.3 | -157.5 | -174.5 |
| | | **40** | -66.1 | -77.5 | -89.9 | -103.2 | -117.4 | -132.6 | -148.6 | -165.6 | -183.5 |
| | | **50** | -68.8 | -80.7 | -93.6 | -107.4 | -122.2 | -138.0 | -154.7 | -172.4 | -191.0 |
| | | **60** | -70.9 | -83.2 | -96.5 | -110.8 | -126.1 | -142.4 | -159.6 | -177.8 | -197.0 |
| | **3** | **20** | -76.8 | -90.1 | -104.5 | -119.9 | -136.4 | -154.0 | -172.7 | -192.4 | -213.2 |
| | | **25** | -79.6 | -93.4 | -108.3 | -124.4 | -141.5 | -159.7 | -179.1 | -199.5 | -221.1 |
| | | **30** | -82.4 | -96.7 | -112.2 | -128.8 | -146.6 | -165.4 | -185.5 | -206.7 | -229.0 |
| | | **40** | -86.7 | -101.8 | -118.0 | -135.5 | -154.1 | -174.0 | -195.1 | -217.4 | -240.8 |
| | | **50** | -90.3 | -105.9 | -122.8 | -141.0 | -160.5 | -181.1 | -203.1 | -226.3 | -250.7 |
| | | **60** | -93.1 | -109.3 | -126.7 | -145.5 | -165.5 | -186.8 | -209.5 | -233.4 | -258.6 |
| **Partially Enclosed** | **1** | **20** | -51.8 | -60.8 | -70.5 | -80.9 | -92.0 | -103.9 | -116.5 | -129.8 | -143.8 |
| | | **25** | -53.7 | -63.0 | -73.1 | -83.9 | -95.5 | -107.8 | -120.8 | -134.6 | -149.2 |
| | | **30** | -55.6 | -65.3 | -75.7 | -86.9 | -98.9 | -111.6 | -125.1 | -139.4 | -154.5 |
| | | **40** | -58.5 | -68.6 | -79.6 | -91.4 | -104.0 | -117.4 | -131.6 | -146.6 | -162.5 |
| | | **50** | -60.9 | -71.5 | -82.9 | -95.1 | -108.2 | -122.2 | -137.0 | -152.6 | -169.1 |
| | | **60** | -62.8 | -73.7 | -85.5 | -98.1 | -111.7 | -126.0 | -141.3 | -157.4 | -174.5 |
| | **2** | **20** | -66.0 | -77.4 | -89.8 | -103.1 | -117.3 | -132.4 | -148.5 | -165.4 | -183.3 |
| | | **25** | -68.4 | -80.3 | -93.1 | -106.9 | -121.7 | -137.3 | -154.0 | -171.6 | -190.1 |
| | | **30** | -70.9 | -83.2 | -96.5 | -110.7 | -126.0 | -142.2 | -159.5 | -177.7 | -196.9 |
| | | **40** | -74.5 | -87.5 | -101.5 | -116.5 | -132.5 | -149.6 | -167.7 | -186.9 | -207.1 |
| | | **50** | -77.6 | -91.1 | -105.6 | -121.2 | -138.0 | -155.7 | -174.6 | -194.5 | -215.6 |
| | | **60** | -80.0 | -93.9 | -108.9 | -125.1 | -142.3 | -160.6 | -180.1 | -200.7 | -222.3 |
| | **3** | **20** | -84.3 | -98.9 | -114.7 | -131.7 | -149.8 | -169.1 | -189.6 | -211.2 | -234.1 |
| | | **25** | -87.4 | -102.6 | -118.9 | -136.5 | -155.4 | -175.4 | -196.6 | -219.1 | -242.7 |
| | | **30** | -90.5 | -106.2 | -123.2 | -141.4 | -160.9 | -181.6 | -203.6 | -226.9 | -251.4 |
| | | **40** | -95.2 | -111.7 | -129.6 | -148.7 | -169.2 | -191.0 | -214.2 | -238.6 | -264.4 |
| | | **50** | -99.1 | -116.3 | -134.9 | -154.8 | -176.2 | -198.9 | -222.9 | -248.4 | -275.2 |
| | | **60** | -102.2 | -120.0 | -139.1 | -159.7 | -181.7 | -205.1 | -230.0 | -256.2 | -283.9 |




ROOF ZONES FOR GENERIC BUILDING

# GULFSEAM™

## MATERIALS

24 gauge steel
26 gauge steel
.032 aluminum
.040 aluminum




all measurements and thicknesses are nominal

## SPECIFICATIONS

14", 16" OR 18" coverage
1-3/4" seam height

**UL-90**

## PANEL STRUCTURE

Smooth
Striations
Pencil Ribs

### PRODUCT FEATURES

- Architectural panel
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs available upon request
- Striations available upon request
- 35-year-non-prorated finish warranty
- Maximum factory-produced panel length is 45' (contact manufacturer for longer lengths)
- Field fabrication available
- 35-year Ocean Guard warranty available with aluminum
- Minimum Slope 2:12 (contact manufacturer for lower applications)

### MATERIAL

- 21 stocked colors (24 gauge steel)
- 20 stocked colors (26 gauge steel)
- 21 stocked colors (.032 aluminum)
- Galvalume (24 and 26 gauge)

### UL CLASSIFICATION

- UL-90
- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-2218 Class 4 impact resistance rated

### FACTORY MUTUAL TESTS

- FM 4471

### ASTM TESTS

- ASTM E1592 tested

### FLORIDA PRODUCT APPROVAL

- FL33818.2

(888) 393-0335 | www.gulfcoastsupply.com

GulfCoast® SUPPLY & MANUFACTURING

# GULFSHIELD™ HT

GulfShield™ HT is a synthetic adhesive based self-adhered underlayment providing excellent strength, grip and water-resistance. It is a true synthetic underlayment facer with multilayers, specifically designed to withstand extreme weather conditions for sloped roofs. It is high-temp resistant - used under tile, slate, shakes, asphalt and synthetic shingle, and metal roofing panels including high-temp applications.

## FEATURES

- Non-woven fabric offers high slip resistance
- All temperature performance: (-) 40°C to 126°C; all climates, under all roofing styles
- Weather-tight seal: strong overlap system
- 100% inorganic surface: long-term moisture protection, won't rot and is inert to mold growth
- Durable: resists UV degradation up to 6 months
- Bitumen based: superior adhesion
- Handling: easy-peel dual split-release backer film
- Lifetime-limited warranty

## STANDARDS: MEETS OR EXCEEDS

- ASTM D1970
- CAN/CSA A220.1
- AC-48 acceptance criteria for self-adhered underlayments used as ice and water barriers
- Miami-Dade & Florida Building Code Approved

## AVAILABILITY

- Roll: 36"x 67ft | 2 sq. roll

## NOMINAL TECHNICAL DATA

| PROPERTY | TEST METHOD | UNITS | NOMINAL |
|---|---|---|---|
| Thickness | ASTM D5147 | Mil | 45 |
| Weight | | Lbs. | 40 |
| MD/CD Tensile Stength | ASTM D1970 | Lbs/Inch | 130/110 |
| Permeability | ASTM E96 | Perms | 0.03 |
| Thermal Stability | ASTM D1970 | °F | 260 |
| Fire Rating | ASTM E108 | | Class A |
| Low-Temp Flexibility | ASTM D1970 | | Pass |
| Adhesion to Plywood at 75°F | ASTM D1970 | Lbs/Ft | Pass |
| Nail Sealability | ASTM D1970 | | Pass |
| Lap Seam - Waterproof | ASTM D1970 | | Pass |
| Low-Temp Flexibility | ICC AC48 | | Pass |
| Temperature Range | | | 40°F to 260°F |
| UV Resistance | | | 180 Days |

This product is manufactured in accordance with national standards, which allow for non-critical variance in weights and measures. Text data is based on average taken over several production runs and should not be considered or interpreted as minimum or maximum values. Values are typical data and not limiting specifications. All values +/-10%.

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SUPPLY & MANUFACTURING




# PRODUCT WARRANTIES

## Guardian Guarantee

| 50yr PVDF Painted Steel<br>1x transferable | 50yr SMP Painted Steel<br>1x transferable | 45yr Steel Mill Finish Substrate |
|---|---|---|
| **50 yr**<br>Coating; Chip, Peel, Cracking | **50 yr**<br>Coating; Peel, Flaking or Loss of Adhesion | |
| **35 yr**<br>Fading, Chalking | **30 yr**<br>Fading, Chalking | **45 yr**<br>corrosion |
| **50 yr**<br>Substrate | **50 yr**<br>Substrate | |
| *Must be installed 1500' from salt/brackish water including marshes and ponds | *Must be installed 1500' from salt/brackish water including marshes and ponds | *Must be installed 1500' from salt/brackish water including marshes and ponds |

## Ocean Guard™

| 50yr Saltwater PVDF Paint Aluminum<br>1x transferable |
|---|
| **50 yr**<br>Coating; Flaking, Loss Of Adhesion, Fading/Chalking |
| **35 yr**<br>Fading, Chalking |
| **20 yr**<br>Substrate |
| *No setback from salt/brackish water |

Visit gulfcoastsupply.com to view official warranty documents with more detailed information.

PRODUCT WARRANTY

# 20 YEAR

## WEATHER-TIGHTNESS WARRANTY

20 YEAR NO DOLLAR LIMIT LIMITED WARRANTY

Building Owner:
Building Use:
Building Location:
Date of Delivery:

Metal Roof Installer:
Roof System:
Gulf Coast Supply WTW File No.:
Gulf Coast Supply Invoice No.:

I. ROOFING SYSTEM WARRANTY

A. Gulf Coast Supply and Manufacturing, LLC (GULF COAST) and the Metal Roof Installer (ROOFER) identified above severally warrant to the above-named Building Owner (OWNER) that for the duration indicated, should leaks develop in the Metal Roof at the above-listed address due solely to material/manufacturing defect, installation workmanship, or ordinary wear and tear by the elements, then, subject to each and every term, condition, and limitation outlined below, Gulf Coast and/or Roofer shall be responsible for completing repairs to the metal roof as necessary to return it to weathertight condition. This warranty will be fully satisfied by repair of the Roof, and any such repairs shall carry a warranty against leaks only for any remaining balance of the original warranty period. The Metal Roof shall not be warranted for any defect or deficiency except as set forth above.

II. TERMS AND CONDITIONS

A. Description: This Warranty describes and limits the obligations of GULF COAST and ROOFER to make repairs to the Metal Roof at the location listed above and provides the exclusive means by which the building owner named herein (OWNER) may obtain corrective actions from GULF COAST and/or ROOFER.

B. Duration: This Warranty shall be in effect for a period of 20 years (the "Warranty Period" for Metal Roof Panels) from the Date of Delivery. This Warranty shall apply only to defects or occurrences covered hereby for which a claim is made by OWNER in accordance with Part II.C.3 below. No action taken by any party in an effort to correct any defect or deficiency in the Metal Roofing shall extend the Warranty Period.

C. Obligations of OWNER:

1. OWNER or his designated agent shall cause to be performed normal and customary preventative and/or general maintenance practices as conditions warrant, but at a maximum time interval of once a year to prevent debris, silt or other contaminant collection or buildup on the roof, to prevent water leaks through the roof covering, base and counter flashings, wall covering, caulking, air conditioning and/or roofing sheet metal, roofing sheet metal flanges (either exposed or covered by striping of any kind), or miscellaneous projections through any one or a combination of the aforementioned sources. OWNER SHALL MAINTAIN SUFFICIENT DOCUMENTATION TO CLEARLY ESTABLISH THE PRESENCE OF AN UP-TO-DATE PREVENTATIVE MAINTENANCE PROGRAM. This documentation shall contain, at a minimum, annual inspection reports and all maintenance activities performed.
2. During the Warranty Period, OWNER shall provide to all parties free access to the roof of the building covered by this Warranty for purposes of inspection.
3. Any claim by OWNER under the terms and conditions of the Warranty shall be deemed WAIVED by OWNER unless made by written notice to all parties within 30 days from the time such was discovered or should have been discovered after the exercise of reasonable diligence and within the stated warranty period. Written notice shall state the physical circumstances and basis for

SAMPLE

such claim, and this Warranty shall not apply or be effective as to any claim for which such notice is not given. Such notice shall be deemed effective if personally delivered or mailed, postage prepaid, certified mail, return receipt requested, to all parties to this warranty at the addresses set forth above. Upon receipt of such notice, all parties shall take such actions as may be necessary, including without limitation sampling and testing, to determine if such claim is within the terms of the coverage of this Warranty. OWNER shall bear all costs of such actions including all sampling and testing costs payable no later than thirty (30) days following the date of receipt of the billing unless it is determined by a third party that the issue is product or workmanship caused, then GULF COAST will pay all associated investigative costs; provided, however, that if OWNER's claim is within the terms of this Warranty, the responsible party, as the case may be, will reimburse OWNER for all reasonable costs so incurred by OWNER.

4. If a claim by OWNER is determined to be based upon a condition or occurrence not covered by this Warranty, none of the parties to this warranty shall be obligated to take or cause to be taken any remedial action with respect thereto, and neither of the parties shall have any liability for any expense incurred in connection therewith.

III. EXCLUSIVE REMEDY:

A. If upon GULF COAST's inspection, GULF COAST determines that the leaks in the Metal Roof are caused by defects in material or in the workmanship of ROOFER, GULF COAST and/or ROOFER's liability and sole remedy shall be to repair or replace the defective materials and/or workmanship at GULF COAST's sole option.

B. For any issues that arises before the five-year anniversary of delivery, the ROOFER shall be solely liable for all costs of repair/replacement. Upon repair, ROOFER's obligations under this warranty shall be extended for a five-year period commencing on the date of last repair. After expiration of the five-year period and any extension, ROOFER shall have no further liability, except as otherwise provided.

C. GULF COAST AND ROOFER'S AGGREGATE CUMULATIVE LIABILITY UNDER THIS WARRANTY IS LIMITED TO THE LESSER OF: THE DOLLAR AMOUNT OF ORIGINAL PAYMENT MADE TO GULF COAST FOR MATERIAL FURNISHED BY GULF COAST ONLY, AND NO DOLLAR LIMIT.

D. OWNER hereby WAIVES all remedies not expressly provided herein, including, but not limited to, damages to property and incidental or consequential damages for use, loss of revenue or loss of profit.

IV. OTHER LIMITATIONS AND EXCLUSIONS:

A. GULF COAST's obligations under this Warranty shall be effective only if the Metal Roof has been installed by a licensed installer in accordance with applicable GULF COAST installation specifications and the shop drawings approved by GULF COAST in writing.

B. This Warranty does not cover, nor will GULF COAST or ROOFER have responsibility or liability for water leaks or defects or deficiencies in the Metal Roof or caused by any one or any combination of the following.

1. Deterioration caused by marine (salt or brackish water) environment or regular spray of either salt or fresh water.
2. Building condensation including that which could occur between or within the roof covering and/or roof deck assembly regardless of cause;
3. Failure of the OWNER to perform necessary maintenance as set forth in Part II.C.1;
4. Ponding water (that remains on the roof covering surface 24 hours after the precipitation which results in such ponding stops), ice dams and/or ice lens which result from improper structural or architectural design or from defects or deficiencies in any structural steel erection or in the maintenance of the drainage system for the roof;
5. Damage resulting from flying objects, projectiles, however propelled, or failure of OWNER to restrict or cause to be restricted unnecessary foot traffic, material movement across or storage upon, or any traffic upon the roof that could damage the Metal Roof and/or the Roof Deck;
6. Damage resulting from fire (regardless of origin), natural disaster or other abnormal weather phenomena, including without limitation floods, hurricanes, lightning, hail, earthquakes, sand storms, tornadoes and ice storms;
7. Damage resulting from structural movement or failure of the building resulting in settling, expansion, shifting, distortion, or splitting of walls, beams, purlins, partitions or foundations,

SAMPLE

deflection failure or equipment which vibrates, reciprocates or rotates which adversely affects the performance of the Metal Roof or the Roof Deck;

8. Improper application or failure of any component described in Subpart 6 above which adversely affects the performance of the Metal Roof or the Roof Deck;
9. Chemical attack of the Metal Roof or Roof Deck as a result of exposure to chemicals such as, but not limited to, aliphatic or aromatic compounds, chlorinated hydrocarbons, polar organic or inorganic compounds, as well as corrosion due to atmospheric contaminants or contaminants generated inside the building, including moisture buildup due to poor ventilation of interior.
10. Damage to the Metal Roof caused by persons, other than representatives of GULF COAST and/or ROOFER, who intentionally or unintentionally engage in acts harmful to the Metal Roof or the Roof Deck, including without limitation acts of war, negligence, civil disobedience, vandalism, and misuse;
11. Failure to design the subject building in accordance with generally accepted architectural and engineering practices and in accordance with the limitations and recommendations set forth in the Manufacturer Reference Manual and/or Design Guide;
12. Changes in the building's use or failure to operate the subject building within its design parameters, within generally accepted architectural and engineering practices, and in accordance with any and all recommendations made by GULF COAST and/or ROOFER;
13. Erection, relocation or construction, after completion of the Metal Roof and Roof Deck, of any additional device, equipment, ventilators, antennae, skylight, flashing or other installation on or through the Metal Roof or Roof Deck, unless installed as prescribed and accepted, in writing, by GULF COAST;
14. Accidents, not the result of actions of representatives of GULF COAST or ROOFER, which harm the Metal Roof or the Roof Deck;
15. Movement or deterioration of metal components and/or dissimilar metals in direct contact with or adjacent to the Metal Roof System unless such components are an integral part of the roof system and have been approved or designated by GULF COAST as a part of the roof system purchased by OWNER.

C. GULF COAST and ROOFER shall have no liability or responsibility for leaks which occur at, though, or due to ridge vents, other ventilation products, and gutters/gutter accessories (both internal and external).

D. If the Building named herein is covered by more than one roofing product, this weather-tightness limited warranty SHALL ONLY APPLY TO THOSE PORTIONS OF THE ROOF WHICH ARE COVERED EXCLUSIVELY BY GULF COAST MANUFACTURED OR SUPPLIED PRODUCTS. If a leak develops at the transition between GULF COAST roofing system and another cladding system, GULF COAST shall determine which cladding system is responsible for the leak.

E. GULF COAST shall have no obligation under this warranty until all invoices have been paid in full.

F. GULF COAST shall have no obligation under this warranty unless shop drawings outlining application of roofing materials are submitted and accepted in writing by GULF COAST. Such drawings shall show the exact number, size, and location of all roof penetrations and rooftop equipment. ROOFER shall submit photographs of the roof installation showing the items described above.

G. GULF COAST shall have no obligation under this warranty for leaks due to ROOFER and/or other contractor and/or sub-contractor failure to use all sealants, mastics, sub-framing, panels, clips, flashing, or other items as required.

H. Consequential Damages: This warranty provides no coverage for contents located inside the building or in affected leaking areas.

V. TERMINATION OF WARRANTY: This Warranty shall be immediately and automatically terminated and be of no further force and effect on the occurrence of any of the following conditions or events:

A. Change in the use of or environmental conditions internal or external to all or a part of the building from that use specified herein or the environmental conditions in existence as of the completion of the Metal Roof, without the express prior written consent of GULF COAST;

B. Performance of any alterations or repairs to or through the Metal Roof by any person or entity other than an approved, licensed contractor or other person or entity expressly authorized in writing by GULF COAST;

SAMPLE

C. Performance of alterations or repairs to or through the Metal Roof other than routine maintenance as advised by GULF COAST, unless expressly authorized in writing by GULF COAST;

D. Failure of OWNER to maintain the Metal Roof and to perform any obligations as set forth in Parts II.C.1, II.C.2, hereof or to give any notice required hereunder.

VI. DISCLAIMER OF ADDITIONAL WARRANTIES AND/OR LIABILITY:

A. UNDER NO CIRCUMSTANCES SHALL ROOFER OR GULF COAST BE LIABLE FOR DAMAGES TO THE INTERIOR OF THE BUILDING, FOR CONSEQUENTIAL DAMAGES, FOR LOSS OF PROFITS OR RENTS, FOR DAMAGE TO THE CONTENTS OF THE BUILDINGS, OR FOR ANY OTHER COST, EXPENSE, OR LOSS, EXCEPT THE COST OF REPAIR OF THE METAL ROOFING UNDER THE TERMS AND CONDITIONS SET FORTH HEREIN;

B. THIS WARRANTY IS ISSUED BY GULF COAST AND ROOFER, AND IS ACCEPTED BY OWNER IN LIEU OF ALL OTHER GUARANTEES OR WARRANTIES ON THE PART OF GULF COAST AND ROOFER, WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW.

VII. TRANSFERS, ASSIGNMENTS, AND REPRESENTATIONS: This warranty is extended to the OWNER as the original purchaser from GULF COAST and ROOFER and is nontransferable and non-assignable EXCEPT UPON RECEIPT OF WRITTEN PERMISSION FROM ALL PARTIES ISSUING THIS WARRANTY. Any transfer or assignment shall create no rights against GULF COAST and ROOFER. OWNER or its agents shall not claim, represent or imply nor permit any employee or agent to claim, represent, or imply that this warranty extends or is available to parties other than the original OWNER, and to the legal limit of its right to do so OWNER shall cause any party to cease and desist of any such action. This condition shall constitute a material term of this warranty and its violation by OWNER shall excuse GULF COAST and ROOFER from its obligations.

VIII. ACCEPTANCE: OWNER shall acknowledge acceptance of all terms and conditions stated in this Warranty by executing this document.

A. Oral statements made by representatives of GULF COAST and ROOFER and written descriptions of the products appearing elsewhere than as listed in this document shall not be relied upon by the OWNER. This writing constitutes the final, complete, and exclusive expression of the terms of the parties' agreement. Any modifications hereof, to be effective, shall be in writing, shall expressly refer to this warranty, and shall be signed by an authorized representative of GULF COAST and ROOFER.

IX. GOVERNING LAW: This weather-tightness limited warranty shall be governed by and construed and enforced in accordance with the laws of the state of Florida. GULF COAST, ROOFER and OWNER specifically agree that all claims and disputes arising under or relating to this limited Warranty are to be settled by binding arbitration in Alachua County, Florida or another location mutually agreeable to all concerned parties.

X. USE OF HEADINGS: The headings used throughout this Warranty are not meant to either limit or expand the effect of the language that follows those headings.

SAMPLE

THIS WARRANTY IS NOT VALID UNLESS IT IS FULLY EXECUTED BY ALL PARTIES

GULF COAST and ROOFER hereby agree to provide to OWNER a warranty subject to the terms and conditions herein contained for the building identified on page 1 of this warranty. OWNER accepts such warranty and agrees to be bound by the terms and conditions herein contained.

**Roofing Contractor/Installer:**

**Signature:** _____

Printed Name Title Date

Address

**Owner/Company Name:**

**Signature:** _____

Printed Name Title Date

Address

**Gulf Coast Supply and Manufacturing, LLC**

**Signature:** _____

Printed Name Title Date

14429 SW 2nd Pl, Ste G30, Newberry FL 32669

Publish date: 02/01/2022
Approved by: JLP

WTW#:_____

# Guardian Guarantee
PRODUCT WARRANTY

GulfCoast SUPPLY & MANUFACTURING

# 45 YEAR
## STEEL SUBSTRATE WARRANTY
STEEL SUBSTRATE **45-YEAR** LIMITED WARRANTY

Gulf Coast Supply & Manufacturing, LLC (GULF COAST) is pleased to offer this forty-five (45) year limited warranty to the herein-identified customer (CUSTOMER) concerning sales of unpainted 55% aluminum zinc (AZ55) roofing and siding panels (PRODUCT) installed in the continental United States.

SAMPLE

## SECTION A: WHAT IS COVERED BY THIS LIMITED WARRANTY?

GULF COAST warrants PRODUCT as follows:

1. For forty-five (45) years from the date of shipment of PRODUCT from GULF COAST's vendor to GULF COAST, PRODUCT will not, as a result of corrosion, rupture, fail structurally or perforate when installed at least 1500ft from a coastline with breaking surf, 800ft from a coastline with large bay/inlet/canals, or 400ft from a coastline with marsh/tributary.

## SECTION B: WHAT IS NOT COVERED BY THIS LIMITED WARRANTY?

This Warranty does not apply to PRODUCT exposed at any time to corrosive, aggressive, harmful, or other abnormal atmospheric conditions, including but not limited to:

1. Areas subject to fallout of or exposure to corrosive chemicals, ash, fumes, cement dust, animal waste, or its decomposition by-products, fallout from copper, lead, nickel, or silver mining or refining operations, and carbon black.
2. Conditions and circumstances where corrosive fumes or condensation are generated or released inside the building.
3. Areas subject to water run-off from lead or copper flashing or piping or areas in contact with lead or copper or lumber containing same.
4. Installation subject to sea spray, within 1500 ft. of a coastline with breaking surf, 800ft from a coastline with large bay/inlet/canals, 400ft from a coastline with marsh/tributary, or subject to constant spraying of water.

OTHER EXCLUDED SITUATIONS

1. Mechanical, chemical, or other damage sustained during shipment, storage, forming, and fabrication, during or after erection.
2. Failure to provide free drainage of water, including internal condensation, from overlaps and all other surfaces of the sheets or panels.
3. Failure to remove debris from overlaps and all other surfaces of PRODUCT.
4. Damage caused to the metallic coating by improper roll forming, scouring, or cleaning procedures.
5. Deterioration of PRODUCT caused by contact with green or wet lumber or wet storage stain caused by water damage or condensation.
6. The presence of damp insulation or other corrosive materials in contact with or close proximity to PRODUCT.
7. Deterioration of PRODUCT caused directly or indirectly by contact with fasteners. Selection of suitable long-lasting fasteners to be used with the PRODUCT rests solely with CUSTOMER.
8. Slopes of roof or sections of the roof flatter than 1/4:12.
9. Forming which incorporates severe reverse bending or which subjects coating to alternate compression and tension.
10. Bends less than 2T for sheet thickness 0.030" and thinner and less than 4T for sheet thickness 0.031" and thicker.
11. Cut edge corrosion.
12. This warranty applies only to the substrate and not to any paint coating that may be applied to the metal. A separate warranty is available for all GULF COAST paint coatings.
13. Failure to install or handle PRODUCT in accordance with applicable building codes, product approvals, and the manufacturer's specifications and instructions as outlined in the then-current published technical data sheets and/or installation guides.

## SECTION C: WHAT MUST CUSTOMERS DO TO KEEP THIS LIMITED WARRANTY COVERAGE?

1. CUSTOMER shall perform a "sweet water" / fresh tap water rinse twice a year, or more frequently as needed, to avoid salt residue accumulation in accordance with AAMA 610.1.1979. The product must not be cleaned with abrasive or chemical cleaners. The building owner shall maintain records of the maintenance.
2. CUSTOMER shall exercise diligence in the inspection of PRODUCT received from GULF COAST so as to mitigate repair or replacement. No warranty shall apply to panels that are installed despite containing defects discernable by reasonable inspection.
3. Claims shall be reported by CUSTOMER within 30 days of discovery to GULF COAST, and shall be reported in writing. GULF COAST shall be given a reasonable opportunity to inspect the PRODUCT claimed to be defective. CUSTOMER must demonstrate that the defective materials were sold by GULF COAST by means of proper identification of the material involved, including the date of shipment by GULF COAST, the date of installation, and the GULF COAST invoice number.
4. CUSTOMER shall exercise diligence in the inspection of PRODUCT when received from GULF COAST so as to mitigate repair or replacement. No warranty shall apply to the PRODUCT that is installed despite containing defects discernable by reasonable inspection.

## SECTION D: REMEDY

Customer's exclusive remedy and GULF COAST's sole liability for breach of this limited warranty shall be limited to the cost of either repairing non-conforming panels or at GULF COAST's sole option:

1. Furnishing to Customer, FOB Customer's job-site, sufficient PRODUCT to enable Customer to replace the defective panels; or
2. Reimburse the customer for the original cost of the defective PRODUCT.

## SECTION E: EXCLUSION OF OTHER WARRANTIES

THIS WARRANTY IS GIVEN AS THE EXCLUSIVE WARRANTY AND EXCLUSIVE REMEDY, AND NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR PURPOSES ARE MADE, AND ANY SUCH OTHER WARRANTIES ARE EXPRESSLY DISCLAIMED. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION CONTAINED IN THIS INSTRUMENT. CUSTOMER WAIVES THE BENEFIT OF ANY RULE THAT THE DISCLAIMERS OF WARRANTY SHALL BE CONSTRUED AGAINST GULF COAST AND AGREES THAT THE DISCLAIMERS IN THIS INSTRUMENT SHALL BE CONSTRUED LIBERALLY IN FAVOR OF GULF COAST. GULF COAST SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. GULF COAST HEREBY DISCLAIMS ALL LIABILITIES FOR DAMAGES BASED ON THEORIES OF NEGLIGENCE AND STRICT PRODUCT LIABILITY.

## SECTION F: LIMITATION OF LIABILITY

THE LIABILITY OF GULF COAST SHALL NOT EXTEND TO PERSONAL INJURY. PROPERTY DAMAGE, LOSS OF PROFIT, DELAY, OR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE FAILURE OF ANY SHEET TO CONFORM TO THE PROVISIONS OF THIS LIMITED WARRANTY. GULF COAST SHALL NOT, IN ANY EVENT, BE LIABLE FOR THE COST OF LABOR EXPENDED BY OTHERS ON ANY DEFECTIVE PANEL OR FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES WHATSOEVER WHETHER ARISING FROM BREACH OF CONTRACT, BREACH OF WARRANTY, TORT, INCLUDING NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE TO ANYONE BY REASON OF THE FACT THAT SUCH PANELS SHALL HAVE BEEN DEFECTIVE. THE ACRYLIC COATING APPLIED TO THE GALVALUME SUBSTRATE IS AN IMPERMANENT COATING THAT IS INTENDED TO PROTECT THE STEEL FOR ONLY A SHORT PERIOD OF EXPOSURE IN ORDINARY ATMOSPHERIC CONDITIONS AND SHOULD NOT BE CONSIDERED A FINISHED PRODUCT. GULF COAST WILL NOT BE HELD RESPONSIBLE FOR DIFFERENTIAL DARKENING OR MISCOLORATION OF THE PRODUCT.

## SECTION G: OTHER TERMS

No terms or conditions, other than those stated herein, and no agreement or understanding, oral or written, and no course of conduct or performance, in any way purporting to modify this Limited Warranty or to waive GULF COAST's rights hereunder, shall be binding on unless the same be clearly set forth in a writing that expressly refers to this limited warranty and expressly refers to having such effect upon this limited Warranty, and is signed by the authorized representative of GULF COAST.

This limited Warranty is extended to Customer as the original purchaser from GULF COAST and is non-transferable and non-assignable, and may not be enlarged in its scope by any representative, salesperson, agent, or another employee of GULF COAST. No rights against GULF COAST shall be created by any purported transfer or assignment. This provision is a material term of this Warranty, and its violation or breach by Customer or any of Customer's agents or representatives shall void and cancel this Warranty for all purposes.

Customer acknowledges that GULF COAST is not the manufacturer of either the metal or the coating warranted herein and agrees that all issues arising from or related to the exceptions set forth herein shall be determined finally and conclusively as to the Customer by the original manufacturer.

Notwithstanding anything in this limited warranty to the contrary, with respect to PRODUCT, in no event shall the warranty obligations of GULF COAST to Customer exceed the limited warranty obligations of GULF COAST's supplier of PRODUCT (SUPPLIER) extended to GULF COAST (a copy of which will be provided to Customer upon request), and, in the event SUPPLIER is not in legal existence at the time of a Customer warranty claim hereunder, or otherwise fails (for any reason) to make good on its limited warranty obligations extended to GULF COAST with respect to such warranty claim, GULF COAST shall have no warranty obligations to Customer under this limited warranty with respect to such warranty claim.

The substantive law of the State of Florida shall exclusively govern the rights and duties of the parties under this Agreement. All claims and disputes arising under or relating to this limited Warranty are to be settled by binding arbitration in Alachua County, Florida, or another location mutually agreeable to GULF COAST and CUSTOMER.

SAMPLE

**Purchaser (Individual name or Business Name)**

_____

**Purchaser's phone # (_____) _____ – _____**

**Address:** _____

_____

**GULF COAST's Invoice number(s)** _____

_____ _____ _____

_____ _____ _____

**Building Owner (if different from purchaser)**

_____

**Owner's phone # (_____) _____ – _____**

**Address of building with warranted PRODUCT**

_____

_____

_____

_____

[redacted]

OceanGuard™
PRODUCT WARRANTY

# 50/20 YEAR ONE-TIME TRANSFERABLE OCEANGUARD™ WARRANTY

PVDF/KYNAR® PAINT 50-YEAR LIMITED WARRANTY
ALUMINUM SUBSTRATE 20-YEAR LIMITED WARRANTY

**Gulf Coast Supply & Manufacturing, LLC (GULF COAST) is pleased to offer the following fifty (50) year limited warranty to the herein-identified customer (CUSTOMER) concerning sales of PVDF-coated aluminum roofing and siding panels (PRODUCT) installed in the continental United States.**

SAMPLE

## SECTION A: WHAT IS COVERED BY THIS LIMITED WARRANTY?

GULF COAST warrants the performance of PRODUCT as follows

1. Within 50 years from the installation date, PRODUCT will not exhibit cracking, flaking, or peeling (loss of adhesion) to an extent apparent on ordinary outdoor visual observation. Minute fracturing, which may occur when properly fabricating the building parts, is NOT a covered warranty condition. Failure due to substrate corrosion is not a covered warranty condition under this warranty; refer to GULF COAST's other warranty documents for details regarding corrosion.
2. Within 35 years from the date of installation of the panels, PRODUCT will not:
   a. Chalk in excess of ASTM D-4214 method A number eight (8) rating when adequately maintained as described herein, and
   b. Change color more than five (5.0) Hunter delta-E units as determined by ASTM method D-2244. Color change shall be measured on an exposed painted surface cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed painted surface. Color changes may not be uniform; non-uniform color change is NOT a covered warranty condition.
3. Within 20 years from the installation date, the PRODUCT will not result in corrosion rupture, fail structurally, or perforate.
4. Within the first (10) years of warranty coverage, a 1x transfer provision is granted, provided the transferred warranty is registered at www.gulfcoastsupply.com within 30 days of ownership transfer. The coverage period will be the unused original coverage under the same terms granted initially. 1x transfer provision applies only to paint finish warranty

## SECTION B: WHAT IS NOT COVERED BY THIS LIMITED WARRANTY?

GULF COAST shall not be responsible and provides no warranty benefits for any damage or condition resulting from circumstances beyond GULF COAST's control, including any of the following:

1. PRODUCT, which has been installed beyond the water's edge.
2. Significant differences in insulation below PRODUCT.
3. Fire or other casualty or physical damage.
4. Mechanical, chemical, or other damage sustained during shipment, storage, forming, fabrication, during or after erection.
5. Storage/installation that fails to provide free water drainage, including internal condensation, from overlaps and all other surfaces of PRODUCT.
6. Failure to remove debris from overlaps and all other surfaces of PRODUCT.
7. Damage caused to the coating by improper roll forming, scouring, or cleaning procedures.
8. Deterioration of PRODUCT caused by contact with green or wet lumber or wet storage stain caused by water damage or condensation.
9. The presence of damp insulation or other corrosive materials in contact with or in proximity to PRODUCT.
10. Deterioration of PRODUCT caused directly or indirectly by fasteners. The selection of suitable long-lasting fasteners to be used with the PRODUCT rests solely with the CUSTOMER. Only hidden fastener systems are covered by this warranty—exposed fastener PRODUCT is EXPRESSLY EXCLUDED.
11. Bends less than 2T for sheet thickness 0.030" and thinner and less than 4T for sheet thickness 0.031" and thicker. Forming which incorporates severe reverse bending or which subjects coating to alternate compression and tension.
12. Slopes of roof or sections of the roof flatter than 1/2:12.
13. This warranty applies only to painted aluminum. No warranty is offered for bare or mill-finish aluminum.
14. Harmful/corrosive fumes or foreign substances in the atmosphere or standing water, including corrosive fumes/condensation inside the building.
15. Where materials or items are attached or adhered to the PRODUCT (including but not limited to snow guards and solar panels).
16. Damage from wind, deliberate damage, improper handling by erectors, or damage from abrasive or chemical cleaners.
17. Failure to install or handle PRODUCT by applicable building codes, product approvals, and the manufacturer's specifications and instructions as outlined in the then-current published technical data sheets and/or installation guides.
18. Embossing that fractures or severely stretches the film (the film is diminished at the point of emboss by greater than 0.2 mils).
19. Mishandling of PRODUCT, including abuse, alteration, modification, improper use, or storage.
20. PRODUCT stored/installed in areas subject to fallout of or exposure to corrosive chemicals, ash, fumes, cement dust, animal waste, or its decomposition by-products, fallout from copper, lead, nickel or silver mining or refining operations, and carbon black.
21. Installation in areas subject to water run-off from lead or copper flashing or piping or areas in contact with lead, copper, or lumber containing the same.
22. In the case where GULF COAST supplies metal coils or flat sheets and the finished PRODUCT is roll formed or otherwise fabricated by another entity, GULF COAST shall have no liability for damage that GULF COAST attributes to the fabrication process by another entity.
23. The product was installed over open framing (i.e., no underlayment, insulation, or other barrier on the bottom side of the panel).

## SECTION C: WHAT MUST CUSTOMERS DO TO KEEP THIS LIMITED WARRANTY COVERAGE?

1. CUSTOMER shall perform a "sweet water" / fresh tap water rinse twice a year, or more frequently as needed, to avoid salt residue accumulation in accordance with AAMA 610.1.1979. The product must not be cleaned with abrasive or chemical cleaners. The building owner shall maintain records of the maintenance.
2. CUSTOMER shall exercise diligence in inspecting the PRODUCT received from GULF COAST to mitigate repair or replacement. No warranty shall apply to panels installed despite containing defects discernable by reasonable inspection.
3. Claims shall be reported by CUSTOMER to GULF COAST within 30 days of discovery and shall be reported in writing. GULF COAST shall be given a reasonable opportunity to inspect the PRODUCT claimed to be defective. CUSTOMER must demonstrate that the defective materials were sold by GULF COAST using proper identification of the material involved, including the date of shipment by GULF COAST, the date of installation, and the GULF COAST invoice number.
4. CUSTOMER shall exercise diligence in inspecting PRODUCT when received from GULF COAST to mitigate repair or replacement. No warranty shall apply to the PRODUCT that is installed despite containing defects discernable by reasonable inspection.

## SECTION D: EXCLUSIVE REMEDIES

Customer's exclusive remedy and GULF COAST's sole liability for non-conforming PRODUCT shall be limited to:

For warranty conditions 1. and 2.:

GULF COAST will pay for material reasonably necessary to repair or replace, at GULF COAST's sole option, the non-conforming PRODUCT.

For warranty condition 3.:

GULF COAST will furnish to CUSTOMER, FOB CUSTOMER's job site, sufficient PRODUCT to enable CUSTOMER to replace the defective panels or reimburse CUSTOMER for the original cost of the defective PRODUCT, at GULF COAST's sole option.

For all warranty conditions, GULF COAST's liability shall not exceed the original purchase price of the affected metal panels (not including any accessories or attachments) or the remedy provided in any other warranty provided to the building owner, whichever is less, even if this limited warranty fails of its essential purpose. This warranty will continue to apply to any repainted, repaired, or replaced PRODUCT due to a warranty condition, but only for the unexpired portion of the warranty period applicable to the original part.

## SECTION E: LIMITATION OF LIABILITY

THE LIABILITY OF GULF COAST SHALL NOT EXTEND TO PERSONAL INJURY. PROPERTY DAMAGE, LOSS OF PROFIT, DELAY, OR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE FAILURE OF ANY SHEET TO CONFORM TO THE PROVISIONS OF THIS LIMITED WARRANTY. GULF COAST SHALL NOT, IN ANY EVENT, BE LIABLE FOR THE COST OF LABOR EXPENDED BY OTHERS ON ANY DEFECTIVE PANEL OR FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES WHATSOEVER WHETHER ARISING FROM BREACH OF CONTRACT, BREACH OF WARRANTY, TORT, INCLUDING NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE TO ANYONE BY REASON OF THE FACT THAT SUCH PANELS SHALL HAVE BEEN DEFECTIVE.

THIS WARRANTY IS GIVEN AS THE EXCLUSIVE WARRANTY AND EXCLUSIVE REMEDY, AND NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR PURPOSES ARE MADE, AND ANY SUCH OTHER WARRANTIES EXPRESSLY DISCLAIMED. THERE ARE NO WARRANTIES, WHICH EXTEND BEYOND THE DESCRIPTION CONTAINED IN THIS INSTRUMENT. CUSTOMER WAIVES THE BENEFIT OF ANY RULE THAT THE DISCLAIMERS OF WARRANTY SHALL BE CONSTRUED AGAINST THE SELLER AND AGREE THAT THE DISCLAIMERS IN THIS SINTRUMENT SHALL BE CONSTRUED LIBERALLY IN FAVOR OF GULF COAST. GULF COAST SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. GULF COAST HEREBY DISCLAIMS ALL LIABILITIES FOR DAMAGES BASED ON THEORIES OF NEGLIGENCE AND STRICT PRODUCT LIABILITY.

## SECTION F: OTHER TERMS

No terms or conditions, other than those stated herein, and no agreement or understanding, oral or written, and no course of conduct or performance, in any way purporting to modify this limited warranty or to waive GULF COAST's rights hereunder, shall be binding on unless the same be clearly outlined in a writing that expressly refers to this limited warranty and expressly refers to having such effect upon this limited Warranty, and is signed by the authorized representative of GULF COAST.

This limited Warranty is extended to the Customer as the original purchaser from GULF COAST. It is non-transferable and non-assignable. It may not be enlarged in scope by any representative, salesperson, agent, or another employee of GULF COAST. Any purported transfer or assignment shall create no rights against GULF COAST. This provision is a material term of this Warranty, and its violation or breach by CUSTOMER or any of CUSTOMER's agents or representatives shall void and cancel this warranty for all purposes.

CUSTOMER acknowledges that GULF COAST is not the manufacturer of either the metal or the coating warranted herein and agrees that all issues arising from or related to the exceptions set forth herein shall be determined finally and conclusively as to the CUSTOMER by the original manufacturer.

Notwithstanding anything in this limited warranty to the contrary concerning PRODUCT, in no event shall the warranty obligations of GULF COAST to CUSTOMER exceed the limited warranty obligations of GULF COAST's supplier of PRODUCT (SUPPLIER) extended to GULF COAST (a copy of which will be provided to CUSTOMER upon request), and, in the event, SUPPLIER is not in legal existence at the time of a CUSTOMER warranty claim hereunder, or otherwise fails (for any reason) to make good on its limited warranty obligations extended to GULF COAST concerning such warranty claim, GULF COAST shall have no warranty obligations to CUSTOMER under this limited warranty concerning such warranty claim. The substantive law of the State of Florida shall exclusively govern the rights and duties of the parties under this Agreement. All claims and disputes arising under or relating to this Limited Warranty will be settled by binding arbitration in Dixie County, Florida, or another location mutually agreeable to GULF COAST and CUSTOMER.

SAMPLE

14429 SW 2nd Place, Ste G30
Newberry, FL 32669

# Weathertight Warranty Program

GULF COAST SUPPLY AND MANUFACTURING, LLC (referred to herein as Gulf Coast Supply) offers weathertight warranty packages to pre-qualified Gulf Coast Supply installers. The Gulf Coast Supply weathertight warranty program is available only to Gulf Coast Supply customers that demonstrate quality workmanship, sound financial background and can provide job references for a number of successful jobs they have completed of similar size and scope to that which they are requesting a weathertight warranty.

Installer qualification will be reviewed on a project-by-project basis. Weathertight warranties are offered through a joint responsibility program involving Gulf Coast Supply and the installer. A sample warranty is available upon request, and the installer should review this document to understand their obligations and liabilities in this program.

All weathertight warranties require Gulf Coast Supply approval via the following process.

1. Pre-bid requirements
    a. Installer shall submit the following documentation:
        i. Complete drawing set of roof plans for project to be warranted. Drawings shall include, all applicable plan and elevation views, roof termination details, penetrations, and slopes.
        ii. Project specifications for all applicable roof and waterproofing materials.
        iii. Completed preliminary weathertightness warranty application.
        iv. Company financials, if requested by Gulf Coast Supply.
    b. Once all items are received in full, Gulf Coast Supply shall review the project documentation to determine warrantability of the proposed roof system.
    c. If approved, Gulf Coast Supply shall issue a written notification of warrantability (“Intent to Warrant”) to the installer.
2. Post-bid requirements
    a. If awarded the project, installer shall submit:
        i. Shop drawings depicting intended details for flashing, penetrations, terminations, and any other special conditions.
        ii. Copy of awarded contract.
        iii. Orders for required materials.

b. Gulf Coast Supply shall review shop drawings submitted and request revisions as deemed necessary. All work shall be inspected against the approved shop drawings.
c. Any item or detail not explicitly shown, called out, or described in a shop drawing shall be installed per the requirements of the Gulf Coast Supply inspector.

3. Dry-in inspection
    a. Installer shall coordinate with sales rep at Gulf Coast Supply to schedule a dry-in inspection. The installer must have a foreman or similar present for each inspection.
    b. Dry-in inspection shall verify installation of underlayment, valleys, eaves, and any other trim to be installed prior to panels.
    c. Anticipate a minimum lead time of 72 hours to schedule this inspection.
4. Midpoint inspection
    a. Installer shall coordinate with sales rep at Gulf Coast Supply no fewer than 3 business days prior to the midpoint of roof installation to request the midpoint inspection. The installer must have a foreman or similar present for each inspection.
    b. The midpoint inspection is intended to give Gulf Coast and Supply an opportunity to identify any installation discrepancies which shall be corrected prior to the final inspection.
    c. At Gulf Coast Supply's discretion, significant discrepancies may be cause for a re-completion of the midpoint inspection, at the installer's expense.
    d. The installer shall submit photos to the Gulf Coast Supply inspector to aid the inspection process. Items photographed should include, at a minimum:
        i. Roof penetrations.
        ii. Rooftop equipment (if applicable).
        iii. Typical installation of each trim type.
        iv. Transitions to other surfaces.
        v. Any potential areas of concern.
5. Final inspection
    a. Installer shall coordinate with sales rep at Gulf Coast Supply to schedule a final inspection upon job completion. The installer must have a foreman or similar present for each inspection. Any discrepancies or open punch-list items shall require re-inspection at the installer's expense.
    b. Anticipate a minimum lead time of 72 hours to schedule this inspection.
    c. The installer shall submit photos to the Gulf Coast Supply inspector to aid the inspection process. Items photographed should include, at a minimum:
        i. Roof penetrations.
        ii. Rooftop equipment (if applicable).
        iii. Typical installation of each trim type.
        iv. Transitions to other surfaces.
        v. Any potential areas of concern.
6. Warranty closeout
    a. Upon successful completion of the final inspection and upon receipt of final payment, Gulf Coast Supply shall issue warranty documents for signature. When the installer and building owner have signed the warranty documents, Gulf Coast Supply will sign and formally issue the warranty.

## INSTALLATION REQUIREMENTS:

1. Underlayment shall be purchased from Gulf Coast Supply and Manufacturing and used over the entire surface to be covered by the Gulf Coast Supply weathertight warranty and shall be installed per the manufacturer's instructions.
2. **Gulf Coast Supply materials shall be used in all cases**, unless an alternative material has been submitted and approved by GCSM. **This includes metal panels, trim, clips, fasteners, underlayment, touchup paint, and all other materials used.**
3. Installation shall meet all applicable code requirements and manufacturer's recommendations/instructions.
4. Installer shall select and/or design appropriate details for all necessary conditions, to include flashing, penetrations, terminations. These details shall be approved by Gulf Coast Supply.

## MATERIALS AND MATERIAL INVOICES

Gulf Coast Supply materials shall be used unless an alternative material has been submitted and approved. This includes metal panels, trim, clips, fasteners, underlayment, touchup paint, and all other materials used. All material invoices must be paid in full prior to issuance of final warranty documents. (Copies of material invoices must be submitted with finalized warranty prior to issuance).

## WEATHERTIGHT WARRANTY FEE SCHEDULE

Each weathertight warranty shall be assessed the base fee shown, plus the square foot rates shown. All fees shown are subject to change without notice. **All base fees are non-refundable.**

| Warranty Type | Standard | No Dollar Limit |
|---|---|---|
| 5 Year (Standard Only) | No Square Foot Cost | Not Available |
| 10 Year | $0.15 per square foot | $0.35 per square foot |
| 20 Year | $0.25 per square foot | $0.50 per square foot |
| Inspection/AdminFee | $2375 plus sq ft rate | $2375 plus sq ft rate |
| Inspections | One dry-in<br>One midpointOne final | One dry-in<br>One midpointOne final |
| Liability Limits[1] | Value of labor & materialof original installation **not to exceed $2.00 per sq ft** | Value of labor &material of original installation with **No Dollar Limit** |

[1] The installing Contractor shall be liable for any issue which shall arise in the first five years of this warranty period.

## APPROVED SYSTEMS FOR WEATHERTIGHT WARRANTY

| PROFILE | MINIMUM SLOPES/PANEL LENGTHS | SPECIAL CONDITIONS |
|---|---|---|
| Gulf Seam 1.75 | 1:12 up to 40' \| 2:12 up to 75' | None |
| VersaLoc 1.5 | 1:12 up to 75' | None |
| MegaLoc 2.0 | ½:12 up to 100' \| 1:12 up to 150' | None |

## FACTORY TRAINING

Installer shall have on their work crew individuals who have successfully completed GulfCoast Contractor's Advantage Factory Training within the past 24 months. Exceptions may be granted based on previous projects of a similar nature which the installer has successfully completed.

## SURCHARGES/ADDITIONAL FEES

Additional fees and penalties will be assessed per the table below. Surcharges or modifiers in addition to the listed square foot fees may be quoted with the issuance of the notice of warrantability to cover unusually risky details or project locations. High risk roofs may be assessed a higher square foot rate. All fees shown are subject to change without notice.

| | | |
|---|---|---|
| 1. | Late filing fee (filing after start of job) | $500 or denial of warranty |
| 2. | Completion of job without inspections | Denial of warranty |
| 3. | Failure to file until after completion | Denial of warranty |
| 4. | Additional inspection (beyond the 3) | $400 (each inspection) |
| 5. | Failure to request inspection per policy | $500 or denial of warranty[2] |
| 6. | Failure to pass final inspection within 180 days of dry-in. Exceptions based on extenuating circumstances MUST be approved, at Gulf Coast's sole option, prior to the 180th day. | Denial of warranty. File will be closed at 180 days past dry-in. |
| 7. | Foreman not present at time of inspection, inspector unable to fully access job site, or cancellation within 24 hours of scheduled time | Reschedule inspection at installer's expense (reinspection fee shall be waived for cancellations due to weather) |

By signing this document I acknowledge that I have read and understand the information provided above and agree to the terms listed in this document.

Sign: _____

Date: _____

[2] Warranty may be denied if installation progresses beyond certain milestones without an inspection. For example, installing panels prior to the dry-in inspection would not give an opportunity for the underlayment to be inspected and would be grounds to deny the warranty.

GulfCoast SUPPLY & MANUFACTURING
METAL ROOFING PRODUCTS

PRESENTS:

# ARMORED COAST™

## The Power of Steel. The Endurance of Aluminum.

If you love the idea of a strong, durable metal roof but need extra protection from salty coastal air, **Armored Coast™** could be the perfect choice. It offers the strength of steel—great for handling hurricane-force winds — while also resisting saltwater corrosion much better than standard steel. You can install **Armored Coast™** as close as 300 feet from breaking surf, giving you coastal performance without paying the high price of aluminum.

## CHOOSE ARMORED COAST

- ✓ Corrosion resistance and cut-edge protection up to 300' feet from breaking surf and zero set back from all other coastal waters
- ✓ 20-Year Substrate Warranty
- ✓ 50-Year "*OceanGuard™*" Paint Finish Warranty
- ✓ Cut edge rust protection
- ✓ 50 KSI steel, meeting all standard testing

## Armored Coast Stock Colors:

*Call for availability on all other colors*

SILVER METALLIC | MATTE BLACK | DARK BRONZE | CHARCOAL

## Available For 16" Profiles: GulfLok / GulfSnap / VersaLoc

*24 Gauge Only*



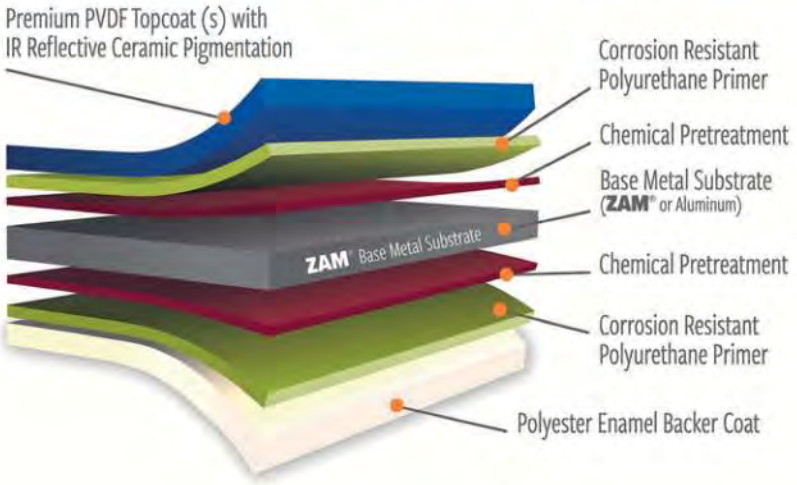

1.888.393.0335

www.GulfCoastSupply.com

GulfCoast®
SUPPLY & MANUFACTURING

## METAL ROOFING PRODUCTS

# ARMORED COAST®




**Armored Coast®, is the ultimate answer to coastal applications, ensuring unmatched durability, aesthetics, and longevity for you projects.**

## Key Advantages:

- **Coastal Durability** – Withstands saltwater corrosion far beyond standard steel limits.
- **Superior Strength** – Maintains the structural integrity and load-bearing capabilities of steel.
- **Cost-Effective** – Significantly more affordable than aluminum, making high-performance coastal roofing accessible.
- **Versatile Applications** – Ideal for residential, commercial, and industrial projects in coastal zones.

**Koolnar™**
Premium PVDF Coating — Technical Data

| Test Specifications | Coating System Performance |
|---|---|
| ASTM D 523<br>Specular Gloss at 60 | 6 to 35 |
| ASTM D 3363<br>Pencil Hardness | F to 2H |
| ASTM D 4145<br>T-Bend | 1T to 3T with no loss of adhesion |
| ASTM D 3359<br>Cross Hatch Adhesion | No loss of adhesion |
| ASTM D 2794<br>Reverse Impact | ZAM®:3x metal thickness inch-pounds, no loss of adhesion<br>Aluminum: 1.5x metal thickness inch-pounds, no loss of adhesion |
| ASTM D 2247<br>Humidity Resistance 1,000 hrs.<br>Humidity Resistance 3,000 hrs. | ZAM®:Creep from scribe < 1/8 inch (3mm), no field blistering<br>Aluminum: Creep from scribe < 1/8 inch (3mm), no field blistering |
| ASTM B 117<br>Salt Spray Resistance 1,000 hrs.<br>Salt Spray Resistance 3,000 hrs. | ZAM®: No blistering<br>Aluminum: < 1/16 inch (2mm), none or few #8 blisters |
| ASTM D 2244<br>ASTM D 4214<br>South Florida Exposure | Color: No more than 5 Hunter (E) units<br>Chalk: Rating no less than 8 |
| ASTM D 870<br>Water Immersion 100 F 500 hrs. | No field blisters with minimal color change |
| ASTM D 1308<br>Chemical Resistance (15 mins.) | No significant color change |
| ASTM G 87<br>Kesternich Test | No significant color change |
| ASTM E 84<br>Flame Spread Classification | Class I or A |
| ASTM D 968<br>Abrasion Resistance | Total Sand = 65 +/-5 (Dft dependent) |
| AAMA 2605-20<br>FGIA Voluntary Specification | Meets or exceeds all performance specifications |

Koolnar™ is a premium 70% PVDF coating engineered for monumental building product applications and severe exterior environments that require long life and extended warranty coverage.

ELM East Lake Metals

GulfCoast SUPPLY & MANUFACTURING

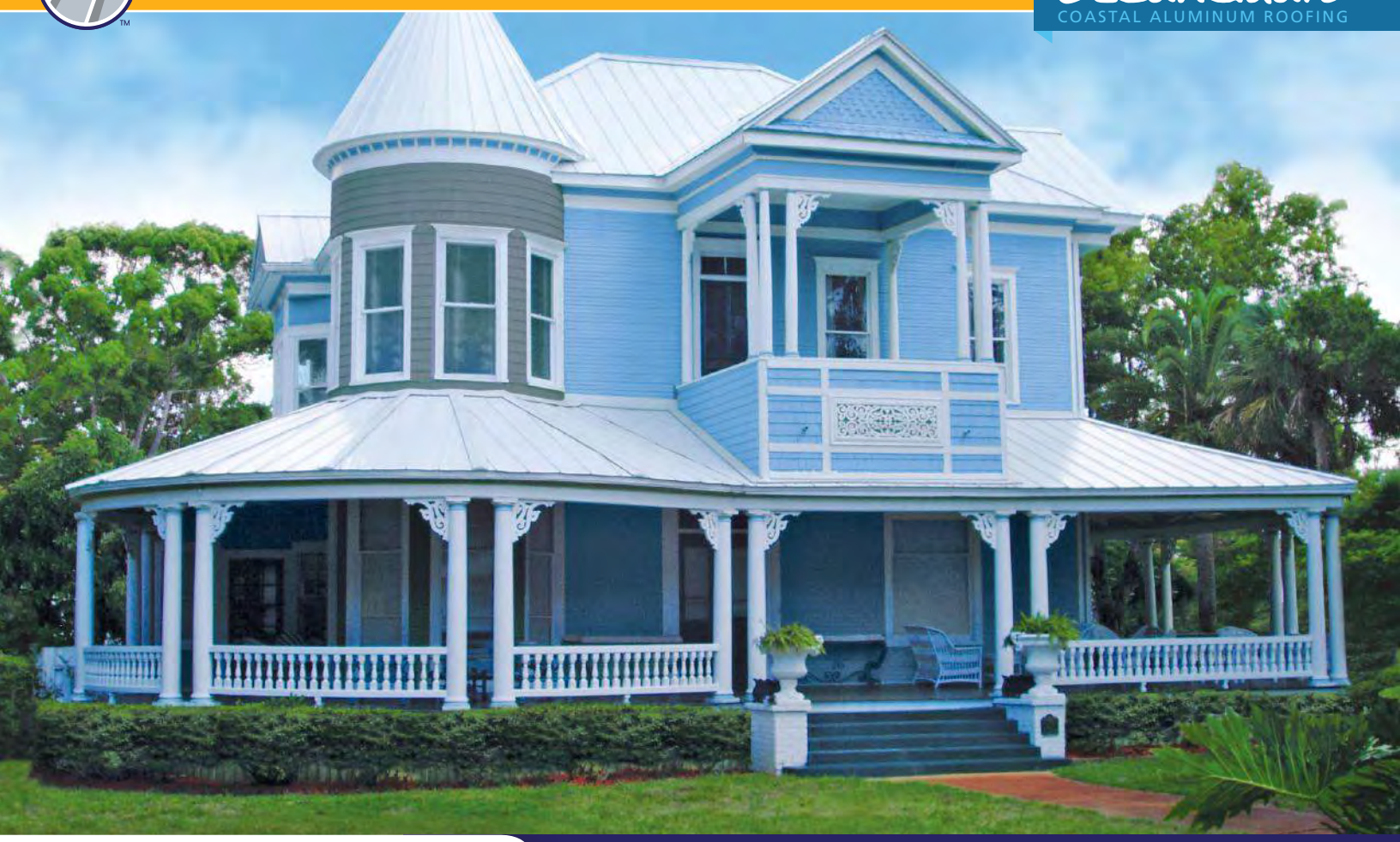
ZERO HARM

ZAM® is a registered trademark of Nippon Steel Corporation in Japan, the United States, and other countries and regions.
ZAM®: Zinc - 6% Aluminum - 3% Magnesium Minimum product thickness: 24ga Minimum Coating thickness: .90 OZ/FT2 ASTM A1046/A1046M Type 1 Minimum yield strength. Website: wwww.wheeling-nipponsteel.com/ZAM

**HIDDEN SCREW** ROOF SYSTEM

ALSO AVAILABLE IN:

OceanGuard™
COASTAL ALUMINUM ROOFING



GulfCoast®
SUPPLY & MANUFACTURING

## THE ULTIMATE CHOICE IN STANDING SEAM SOLUTIONS

**A GulfSeam™ metal roof is one of the finest roofing systems available on the market. This ultra-premium, hidden screw profile is strong, durable, energy-efficient, and virtually maintenance-free, making it the perfect fit for mid to high-end homes and commercial projects.**

**Bold 1-3/4" high seams spaced 14" to 18" apart create a clean, smooth appearance, while protecting the fasteners from the forces of nature.**

# GULFSEAM™

METAL ROOFING

MIAMI-DADE COUNTY APPROVED




*All measurements are nominal and can vary according to FL Building Code.

**HIDDEN SCREW** ROOF SYSTEM

**PREMIUM PAINT COATING**
**PVDF RESIN-BASED FINISH**

# ACCESSORY OPTIONS FOR THE **GULF**SEAM™ SYSTEM

**METAL ROOF COLOR**
**THAT LASTS!**
www.EverythingElseFades.com



## Reflective Foil Insulation

- Reflect up to 97% of Radiant Energy
- Energy Star Compliant
- Save Big on Energy Bill

## 1x4 Wood Purlins

- Add Structural Stability
- Gain R-Value w/ Energy Efficient Air Space
- Install Directly Over Existing Roof



## Vented Ridge System

Maintain cooler attic temperatures effectively reducing energy costs.








## GulfShield™ HT Underlayment

- 100% Waterproof and Nail Sealable
- UL Classified for Protection Against Fire Damage
- Maximum Flexibility and Longevity

## Titebond® Metal Roof Sealant

- Exceptional Adhesion
- Permanently Flexible




# GULFSEAM™

## PROFILE SPECIFICATIONS

MIAMI-DADE COUNTY APPROVED

| | |
|---|---|
| **Colors:** | 25+ Colors & Mill Finish Available |
| **Coverage:** | 14", 16" & 18" Net Coverage |
| **Material:** | 24 Gauge Steel, 0.032 Aluminum* |
| **Substrate/ Warranty:** | AZ-50 I 50/30 Year Premium Paint Finish Warranty<br>AZ-50 I 40130 Year Standard Paint Finish Warranty<br>AZ-55 / 25 Year Unpainted Mill Finish Warranty<br>50 Year OceanGuard™ Salt Water Warranty* |
| **Approvals:** | FL Product Approval: FL33818.02-R5 (Non-HVHZ) |
| **Min. Slope:** | 2:12 FOR APPLICATIONS ON LOWER SLOPES, CONTACT MANUFACTURER |
| **Substructure:** | 15/32" ( min.) Plywood, 1"x4" SYP Purlins on Plywood |

*Available options for OceanGuard™ Coastal Aluminum Roofing Series

GulfCoast® SUPPLY & MANUFACTURING

METAL ROOFING PRODUCTS

**1.888.393.0335**
**www.GulfCoastSupply.com**

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# THE TRUSTED NAME IN METAL ROOFING

GulfCoast SUPPLY & MANUFACTURING
METAL ROOFING PRODUCTS

GULF SHIELD HT™

SERVING ROOFERS FOR OVER 25 YEARS SINCE 1996



# GULF SHIELD™ HT

GulfShield™ HT is a synthetic adhesive based selfadhered underlayment providing excellent strength, grip and water-resistance. It is a true synthetic underlayment facer with multilayers, specifically designed to withstand extreme weather conditions for sloped roofs. It is high-temp resistant - used under tile, slate, shakes, asphalt and synthetic shingle, and metal roofing panels including high-temp applications.

- Non-woven fabric offers high slip resistance
- All temperature performance: (-) 40°C to 126°C;
  all climates, under all roofing styles
- Weather-tight seal: strong overlap system
- 100% inorganic surface: long-term moisture protection, won't rot and is inert to mold growth
- Durable: resists UV degradation up to 6 months
- Bitumen based: superior adhesion
- Handling: easy-peel dual split-release backer film
- Lifetime-limited warranty

## Nominal Technical Data

| Property | Test Method | Units | Nominal |
|---|---|---|---|
| **Thickness** | ASTM D5147 | Mil | 45 |
| **Weight** | | Lbs. | 40 |
| **MD/CD Tensile Strength** | ASTM D1970 | Lbs./Inch | 130/110 |
| **Permeability** | ASTM E96 | Perms | 0.03 |
| **Thermal Stability** | ASTM D1970 | °F | 260 |
| **Fire Rating** | ASTM E108 | | Class A |
| **Low Temp Flexibility** | ASTM D1970 | | Pass |
| **Adhesion to Plywood at 75°F** | ASTM D1970 | Lbs./Ft. | Pass |
| **Nail Sealability** | ASTM D1970 | | Pass |
| **Lap Seam – Waterproof** | ASTM D1970 | | Pass |
| **Low Temp Flexibility** | ICC AC48 | | Pass |
| **Temperature Range** | | | 40° F to 260° F |
| **UV Resistance** | | | 180 Days |

## Standards:
## Meets Or Exceeds

- ASTM D1970
- CAN/CSA A220.1
- AC-48 acceptance criteria for self-adhered underlayments used as ice and water barriers
- Miami-Dade & Florida Building Code Approved

## Availability:

Roll: 36″x 67ft | 2 sq. roll




5″ x 5″
Material Sample

# THE TRUSTED NAME IN METAL ROOFING SINCE 1996

GulfCoast®
SUPPLY & MANUFACTURING

## METAL ROOFING PRODUCTS

ZERO HARM
*Unmatched in Safety. Unmatched in Quality.*

SERVING ROOFERS FOR OVER 25 YEARS SINCE 1996

As the Southeast's trusted name in metal roofing for over two decades, Gulf Coast Supply & Manufacturing has set out to safely provide the best value in metal roofing fabrication. Throughout our five locations, we help our customers succeed through product availability, fast and reliable service, and industry expertise. With over 35 color options and 9 profiles to choose from, Gulf Coast Supply has you covered.
Talk to a Gulf Coast Supply representative today and let us know how we can help you on your next project!









**www.gulfcoastsupply.com** **888-393-0335**



## IMPORTANT INFORMATION

If you need assistance, it's only one call away.

Field Services Representative phone number: _____

Field Services Representative phone number: _____

**As a reminder, this guide is meant to help with details commonly seen in the field. Not all details are included in this guide. GCSM contractors are encouraged to call with any questions.**

**For assistance, please call 888-393-0335 and ask for the Technical Department.**

GulfCoast® SUPPLY & MANUFACTURING

METAL ROOFING PRODUCTS

**Metal Roofing Products**
**888-393-0335**
**www.gulfcoastsupply.com**

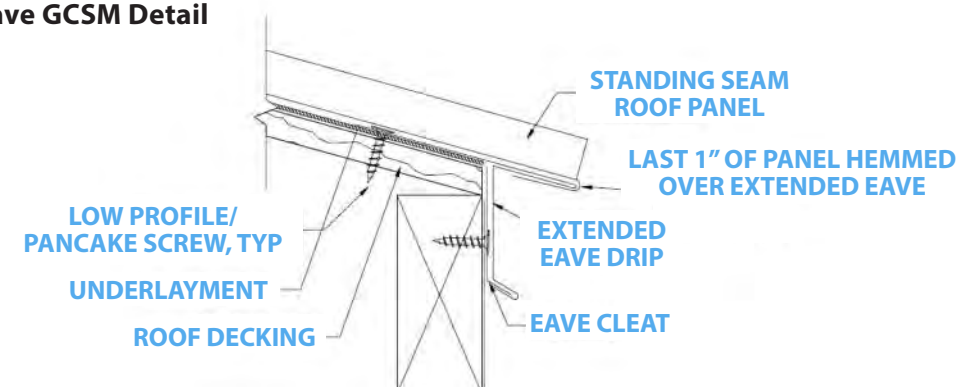
GulfCoast® SUPPLY & MANUFACTURING

METAL ROOFING PRODUCTS

# Weathertight Warranty Inspection Checklist



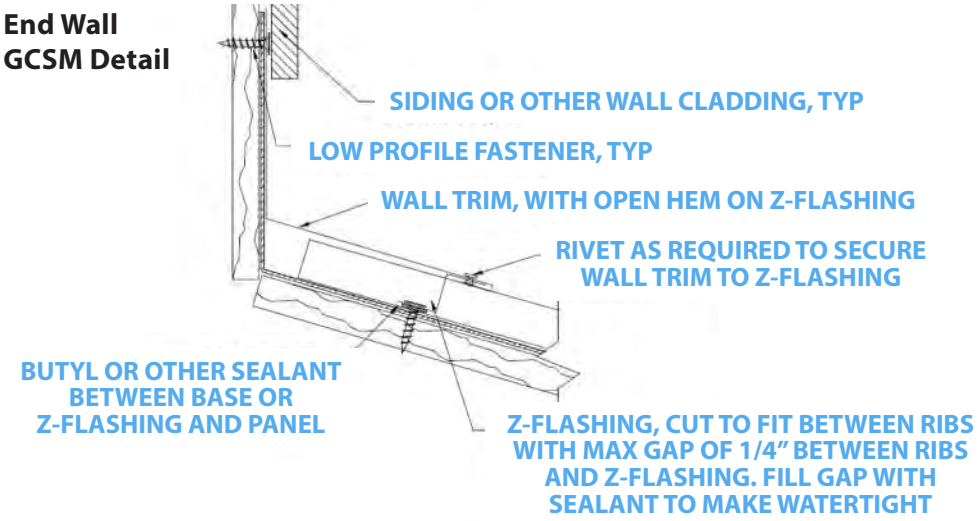
## Eave GCSM Detail




**Eaves**

1. The panel end must be hemmed onto the extended eave drip. If a flat eave drip is used (no extended eave or bullnose), install a panel starter and hem the panel end onto the panel starter.
2. 4" end lap (minimum). Sealant (caulk or butyl tape) to seal laps is recommended, but not required.
3. Fasten into roof deck with low profile fastener (or other suitable fastener).
4. Restraint of the exposed vertical face is not required for faces less than 4". If desired, attach with an eave cleat installed prior to the eave drip, or fasten through the exposed face using fasteners with sealing washers.

## End Wall GCSM Detail

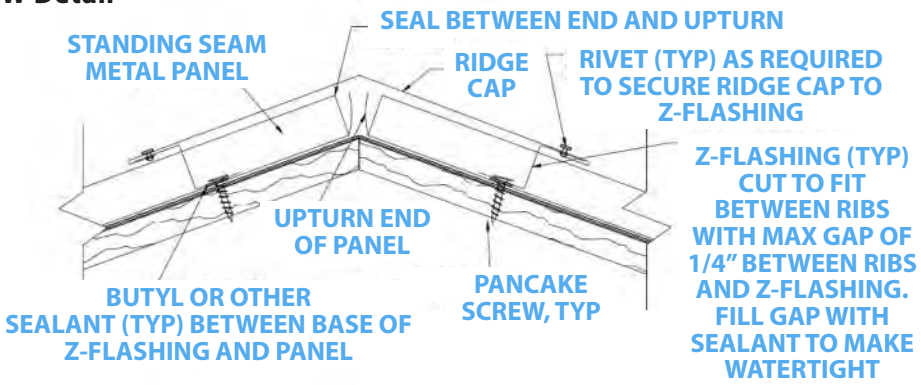



**Side Wall/End Wall**

1. 4" end lap (minimum). Sealant (caulk or butyl tape) to seal the laps is recommended but not required.
2. Both end and side wall trims are attached to Z flashings which have been previously installed.
3. Z flashing must be cut or notched to fit between the panel ribs and must be sealed to the panel flat and the ribs with appropriate sealants. The gap between the panel rib and the Z flashing should be less than 1/8" and must be filled with sealant. Attach transition to Z flashing with rivets as required.
4. Install from eave to ridge (bottom to top) so that runoff does not feed into an overlap.
5. There are a number of wall flashing options—two additional methods are shown to the right.

COMMON DETAILS

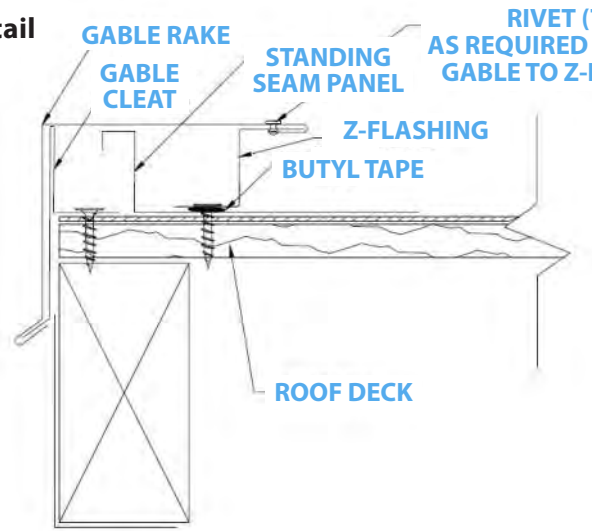
## Ridges GCSM WTW Detail




**Ridges**

1. 4" end lap (minimum). Sealant (caulk or butyl) to seal the laps is required.
2. 4" end lap (minimum). Sealant (caulk or butyl tape) to seal laps is recommended, but not required.
3. Slide open hem of ridge cap onto previously installed Valleys Gable GCSM Detail Z flashing.
4. The gap between the panel rib and the Z flashing should be less than 1/8" and must be filled with sealant. Attach ridge cap to Z flashing with rivets as required.
5. Box out the ends of the ridge cap.
6. The panel ends underneath the ridge must be turned up and sealed to the seams.

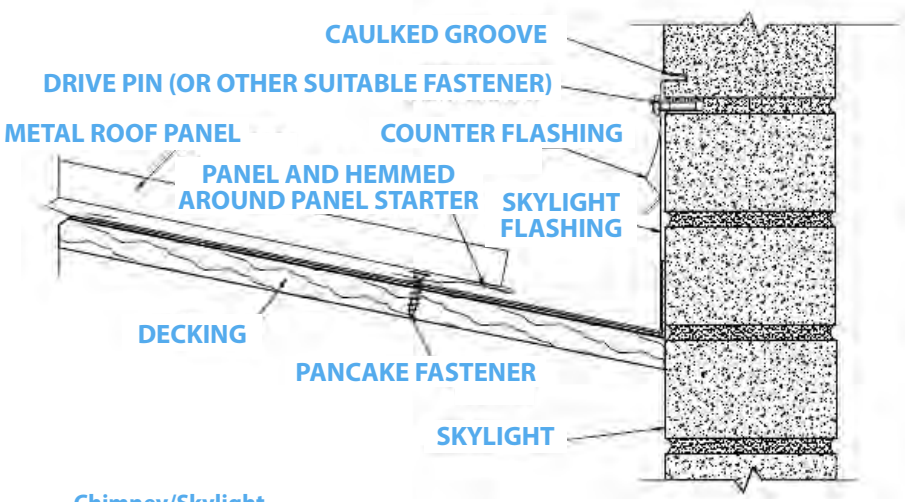
## Gable GCSM Detail




**Gables**

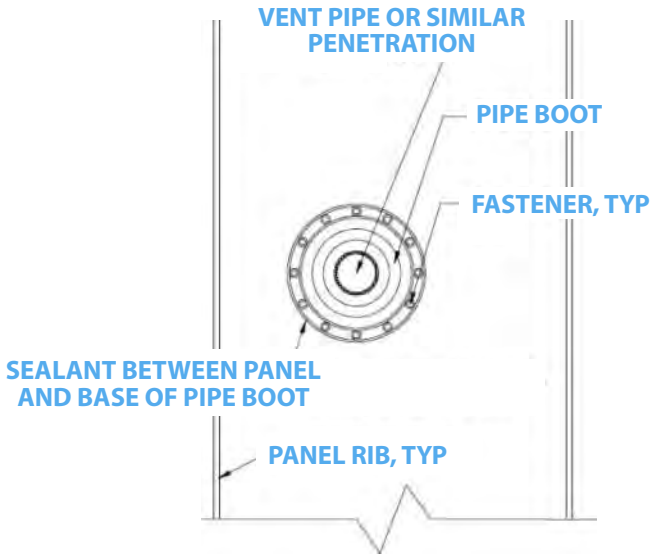
1. 4" end lap (minimum). Sealant (caulk or butyl) to seal the laps is recommended, but not required.
2. Install from eave to ridge (bottom to top) so that runoff does not feed in an overlap.
3. Slide open hem of gable rake onto previously installed Z flashing and gable cleat.
4. Z flashing must be sealed to the panel flat with appropriate sealants. Attach gable rake to Z flashing with rivets as required.
5. Box out the bottom end of the gable.

## Chimney/Skylight GCSM Detail




**Chimney/Skylight**

1. 12" lap of panels over flashing.
2. Tab down and seal over top of the connecting side/end wall trim.
3. Water sheds should be clear of seams and other material blocks.

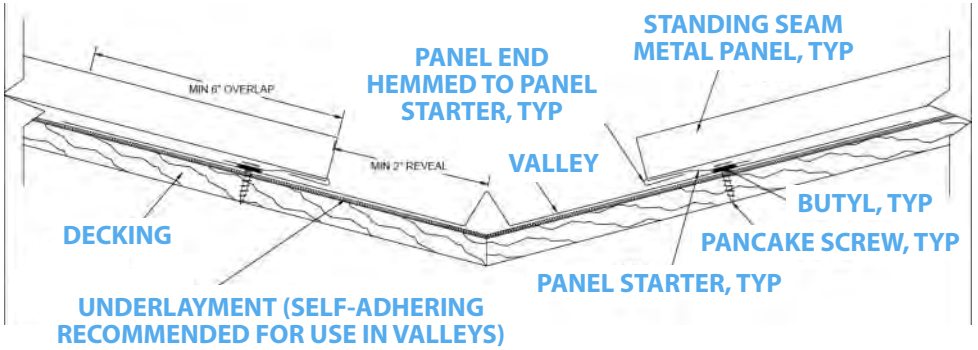



**Pipe Boot**

1. Install pipe boots with a continuous bead of sealant and fasteners every 1" or more as needed to ensure a complete seal.
2. Whenever possible, locate pipe boots in the flat of a panel, not on the rib.

COMMON DETAILS

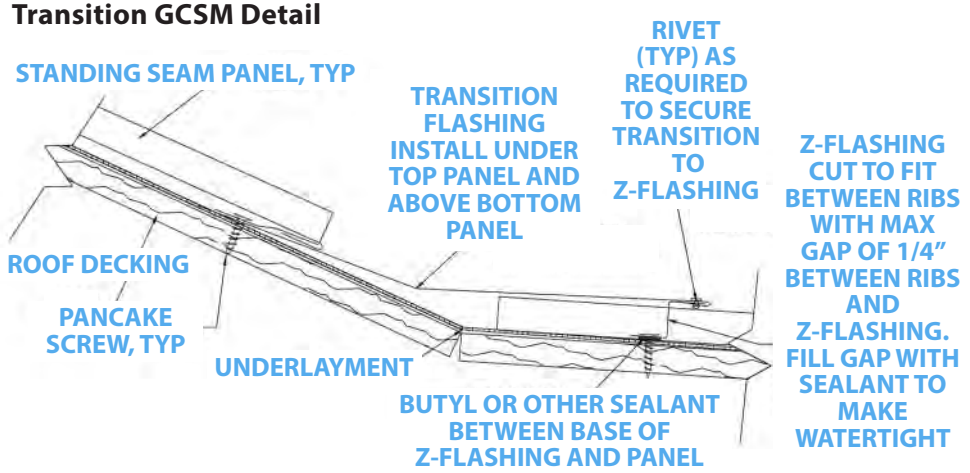
## Valley GCSM Detail




**Valleys**

1. Panel end must be hemmed onto a panel starter that is installed in the valley. Install butyl (or other suitable sealant) between the panel starter and the valley.
2. 12" end lap (minimum). Sealant (caulk or butyl tape)to seal the laps is required
3. Install from eave to ridge (bottom to top) so that runoff does not feed into an overlap.
4. The valley should be designed to keep the depth of water from the design rain storm from flooding the ribs

## Transition GCSM Detail



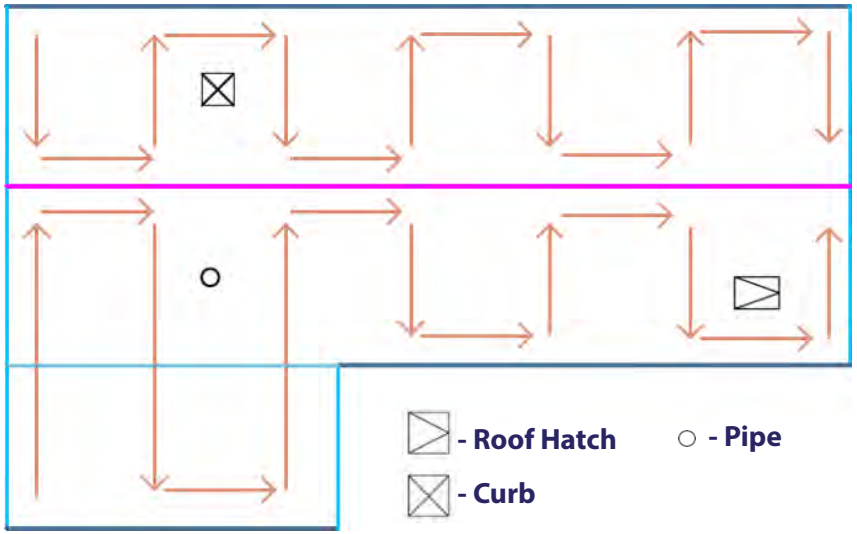

**Transitions**

1. 4" end lap (minimum). Sealant (caulk or butyl tape) to seal the laps is recommended but not required.
2. The top panel into a transition must be hemmed onto a panel starter installed in the transition trim itself. Install butyl (or other sealant) between the panel starter and the transition.
3. Slide open hem of bottom edge of transition onto previously installed Z flashing.
4. Z flashing must be cut or notched to fit between the panel ribs and must be sealed to the panel flat and the ribs with appropriate sealants. The gap between the panel rib and the Z flashing should be less than 1/8" and must be filled with sealant. Attach transition to Z flashing with rivets as required.
5. Install from eave to ridge (bottom to top) so that runoff does not feed into an overlap.

## Guide for Inspecting Your System

This guide will illustrate the minimum requirements of a roof inspection and provide a basic understanding of some common details.

Below is a simple roof drawing with penetrations included. It shows the path followed by GCSM Field Service Representatives when they inspect a roof for warranty.




**Step 1: Inspect the perimeter.** Update the roof plan to show the location of all curbs, penetrations, etc. Focus on securement and termination. Mark deficiencies on the roof plan as they are found.
**Step 2: Inspect all seams on the roof level.** Focus on the pate placement and proper seaming.
**Step 3: Inspect all curbs, penetrations, drains, etc.** Focus on one detail at a time, confirming proper securement, termination, and flashing minimums.
**Step 4: Finally, walk across the roof, update areas in need of repair, and perform a general check of the system.**

**Note: The drawing is for your records. Contractors should complete all repairs by the end of each work day.** When the roof has multiple levels, inspect one level at a time. For larger roof levels, break into smaller sections to eliminate confusion. **NOTE: Water proofing should be achieved with lapped metal panels and flashing. Sealant and non-metal closures should be used as a secondary sealer.**

### Weather Proofing Procedures:

- Continuous panels unless penetrations require splicing.
- Panel and valley laps 12" Min with 3 layers min. of Butyl.
- Trim Lapped 4" min. with Sealant.
- Boots installed in flats.
- No exposed fasteners other than installation with pipe boots.

### Mechanical Seaming Checklist

- Order the appropriate machine and hand tools. (180-degree seam required for WTW).
- 1.5"VersaLoc requires a different machine than 2" MegaLoc.
- Receive equipment.
- Ground test the machine. Once panels are seamed, they are very difficult to uninstall without damaging them.
- If ground test result in irregular seams please contact your seamer rental company. Notify GCSM inspector of possible seam concerns.

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Farha Roofing KC, LLC [Company Name]
/_/ A Partnership
/x/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: Farha Roofing KC, LLC

3. Parent Company Address:

Street Address 720 Main St, Ste 145

P.O. Box (if any) N/A

City Kansas City State MO Zip Code 64105

Telephone 816-244-3231 Fax no. N/A

1st Contact Name Mike Hylton Title Project Manager

2nd Contact Name Chris Schroeder Title General Manager

4. Proposer Company Address (if different):

Street Address 1001 N Orange Avenue

P. O. Box (if any) N/A

City Orlando State FL Zip Code 32801

Telephone 407-759-4492 Fax no. N/A

1st Contact Name Mike Hylton Title Project Manager

2nd Contact Name Chris Schroeder Title General Manager

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

Street Address 1001 N Orange Avenue

City Orlando State FL Zip Code 32801

Telephone 407-759-4492 Fax No. N/A

1st Contract Name Mike Hylton Title Project Manager

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

6.1 If yes, provide the following:

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

  If no, please explain N/A

- Date incorporated N/A Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. Missouri
- Is the company in good standing with the State? Yes (X) No ( )

  If no, please explain N/A

- Date incorporated 10/2/2015 Charter No. FL001420670
- Is the Proposer's company authorized to do business in the State of Florida? Yes (X) No ( )

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

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

7.1 If yes, provide the following:

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

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

| | |
|---|---|
| General Liability | $ 1,000,000 |
| Automobile Liability | $ 1,000,000 |
| Umbrella Coverage | $ 2,000,000 |
| Workers Compensation | $ 1,000,000 |
| Expiration Date | 11/01/26 |

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

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

The state(s) where barred or suspended N/A
State the period(s) of debarment or suspension N/A

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

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

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

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

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

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

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

| Chris Schroeder | | General Manager |
|---|---|---|
| Name | | Position |
| Management | 15 | 8 |
| Type of Work | Yrs. Exp. | Yrs. With Firm |
| Alan Green | | Project Superintendent |
| Name | | Position |
| Field, estimating, management | 9 | 1 |
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

MICHAEL HILTON
Name of Proposer

By: _____

MICHAEL HILTON
[Type Name and Title of Person Signing]

This 20 day of November, 2025.

(Corporate Seal)

Sworn to before me this 20 day of November, 2025.

_____ 06/11/2028
(Seal) Notary Public/Expiration Date

Notary Public State of Florida
Dailan Dominica Farnsworth
My Commission HH 537490
Expires 6/11/2028

**END**

**CORPORATE OFFICERS**

Company Name: Farha Roofing KC, LLC Date: 11/19/25

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Aaron Confessori | Owner | Management | Leawood, KS |
| Benjamin Farha | Owner | Management | Wichita, KS |
| | | | |
| | | | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |

**AFFIDAVIT FOR CORPORATION**

State of FLORIDA ss:

County of ORANGE

AARON CONFESSORI

(title) MEMBER of

the FARHA ROOFING KC, LLC

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

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 20th day of November, 2025.

Notary Public/Expiration Date:

MICHAEL HYLTON
Notary Public
State of Florida
Comm# HH513930
Expires 4/10/2028

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by Aaron Confessori
[Print Name of Entity Submitting Sworn Statement]
whose business address is 1001 N Orange Avenue

and (if applicable) its Federal Employer Identification Number (FEIN) is 81-0881991

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A.)

3. My name is Mike Hylton and my relationship to the entity named above is employee.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

    1. A predecessor or successor of a person convicted of a public entity crime; or,

    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

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

Date: 11/19/25

STATE OF Florida
COUNTY OF Okaloosa

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Aaron Confessori who, after first being sworn by me, affixed his/her signature in the space provided above on this 19th day of November 2025.
(name of individual signing)

NOTARY PUBLIC

My commission expires: 4/10/2028

MICHAEL HYLTON
Notary Public
State of Florida
Comm# HH513930
Expires 4/10/2028

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

# SCHROEDER, CHRISTOPHER WILLIAM

FARHA ROOFING KC, LLC
14852 YELLOW PINE LN
CLERMONT FL 34711

**LICENSE NUMBER: CCC1334633**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/07/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

# COMMERCIAL ROOFING WARRANTY

Farha Roofing, LLC warrants that Farha Roofing, LLC will perform its work in a workmanlike manner and the work will be free of any defects, considering the original condition of the premises and property. Farha Roofing, LLC. will extend a 2 year workmanship warranty for the work that is completed on the roof and a 1 year workmanship warranty on all other miscellaneous work completed. This warranty does not cover weather related damages including force winds (50MPH), lightening to roof, hurricane, tornado, hail damage, ice damming, impact of foreign objects or other violent storm or casualty, or damage to roofs due to settlement distortion, failure or cracking of the roof deck, wall or foundation of a building.

The warranty is effective beginning the completion date and is only in effect if the project is paid in full.

SAMPLE

FARHROO-01 SDONNELLEY

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/17/2025

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

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

| | |
|---|---|
| **PRODUCER**<br>Insurance Center, Inc. (ICI)<br>120 W. Central Ave.<br>El Dorado, KS 67042-2138 | **CONTACT NAME:**<br>**PHONE (A/C, No, Ext):** (316) 321-5600 **FAX (A/C, No):** (316) 321-5625<br>**E-MAIL ADDRESS:** ici@ici.insurance |
| **INSURED**<br>Farha Roofing LLC<br>Farha Roofing KC LLC<br>Farha Roofing Denver LLC<br>620 N Edgemoor St<br>Wichita, KS 67208 | **INSURER(S) AFFORDING COVERAGE** / **NAIC #**<br>INSURER A : MS Transverse Specialty Insurance Company 41807<br>INSURER B : STATE AUTOMOBILE MUTUAL INSURANCE COMPANY 25135<br>INSURER C : StarStone National Insurance Company 25496<br>INSURER D : Waypoint Mutual 13126<br>INSURER E :<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>X POLICY X PRO-JECT LOC<br>OTHER: | | | TSLBGL000193800 | 11/1/2025 | 11/1/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 1,000,000<br>$ 100,000<br>$ 5,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000 |
| B | AUTOMOBILE LIABILITY<br>ANY AUTO<br>OWNED AUTOS ONLY X SCHEDULED AUTOS<br>X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY | | | 10211913CA | 11/1/2025 | 11/1/2026 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $ 1,000,000<br>$<br>$<br>$ |
| C | UMBRELLA LIAB X OCCUR<br>X EXCESS LIAB CLAIMS-MADE<br>DED X RETENTION $ 0 | | | CSX90750034P-01 | 11/1/2025 | 11/1/2026 | EACH OCCURRENCE<br>AGGREGATE | $ 2,000,000<br>$ 2,000,000 |
| D | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | WC300-0001589-2025A | 11/1/2025 | 11/1/2026 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| B | Leased/Rented Equip | | | 10211912CP | 11/1/2025 | 11/1/2026 | Aggregate | 262,000 |

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

**Subject to Policy Terms & Conditions.**

**Certificate Holder is an Additional Insured on the General Liability and Auto Liability policy as required by Written Contract. Coverage on the General Liability and Auto Liability is Primary / Non-Contributory. The General Liability includes Ongoing & Completed Operations. A Waiver of Subrogation extends in favor of the Certificate Holder on the General Liability, Business Auto Liability, and Workers Compensation policies as required by written contract where permissible by law. A 30 Day Notice of Cancellation extends on the Workers Compensation, General Liability, and Commercial Auto policies as required by written contract. Excess Liability is follow form to the General Liability, Business Auto Liability, and Workers Compensation.**

**CERTIFICATE HOLDER**

Harbor Bay Development District
Attn: Lynn Hayes, District Manager
3434 Colwell Ave, Ste 200
Tampa, FL 33614

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE




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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

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

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

**Primary And Noncontributory Insurance**

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

**(1)** The additional insured is a Named Insured under such other insurance; and

**(2)** You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

| Name Of Additional Insured Person(s) Or Organization(s) | Location(s) Of Covered Operations |
|---|---|
| 1) Any person or organization when you have agreed in a written and executed contract prior to an "occurrence", that such person or organization be added as an additional insured on your policy." | 1) All locations for which you have agreed in a written and executed contract prior to an "occurrence." |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. | |

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

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

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

However:

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

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

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

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


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

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

**1.** Required by the contract or agreement; or

**2.** Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

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

**SCHEDULE**

| **Name Of Additional Insured Person(s) Or Organization(s)** | **Location And Description Of Completed Operations** |
|---|---|
| 1) “Any person or organization when you have agreed in a written and executed contract prior to an "occurrence", that such person or organization be added as an additional insured on your policy.” | 1) All locations for which you have agreed in a written and executed contract prior to an "occurrence." |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. | |

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

However:

**1.** The insurance afforded to such additional insured only applies to the extent permitted by law; and

**2.** If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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

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

**1.** Required by the contract or agreement; or

**2.** Available under the applicable limits of insurance;

whichever is less

This endorsement shall not increase the applicable limits of insurance.


© Insurance Services Office, Inc., 2018

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

# BUSINESS AUTO POLICY PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

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

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

**Named Insured:**

**Endorsement Effective Date:**

CONTENTS:

A. ADDITIONAL INSURED – AUTOMATIC STATUS
B. BROADENED INSURED
C. DUTIES IN THE EVENT OF AN ACCIDENT, CLAIM, SUIT OR LOSS CONDITION
D.. UNINTENTIONAL FAILURE TO DISCLOSE ALL HAZARDS
E. RESULTANT MENTAL ANGUISH
F. AMENDMENT OF FELLOW EMPLOYEE LIABILITY EXCLUSION
G. EMPLOYEES AS INSUREDS
H. EMPLOYEE HIRED AUTOS
I. INCREASED BAIL BONDS AND LOSS OF EARNINGS
J. INCREASED TRANSPORTATION EXPENSE – TOTAL THEFT OF A COVERED AUTO
K. INCREASED LOSS OF USE EXPENSE
L. ACCIDENTAL DISCHARGE OF AIRBAG COVERAGE
M. GLASS REPAIR DEDUCTIBLE WAIVER
N. COLLISION DEDUCTIBLE WAIVER
O. INCREASED LIMIT FOR ELECTRONIC EQUIPMENT
P. TOWING
Q. AUTO LOAN/LEASE GAP COVERAGE
R. PERSONAL EFFECTS COVERAGE
S. LOCKSMITH SERVICES
T. TAPES, RECORDS AND DISCS COVERAGE
U. HIRED AUTO PHYSICAL DAMAGE
V. HIRED PRIVATE PASSENGER AUTOS AND LIGHT TRUCKS – WORLDWIDE COVERAGE
W. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

**A. ADDITIONAL INSURED – AUTOMATIC STATUS**

Item A.1.c. of SECTION II –COVERED AUTOS LIABILITY COVERAGE,WHO IS AN INSURED is deleted and replaced with the following:

**c.** Anyone liable for the conduct of an "insured" described above but only to the extent of that liability. This includes, but is not limited to, any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract or a written agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured under this policy only with respect to liability caused in whole or in part by your acts or omissions in the performance of your ongoing operations for the additional insured. A person or organization's status as an additional insured for ongoing operations under this policy ends when your operations for the additional insured are completed or when this policy is cancelled, whichever occurs first.

**B. BROADENED INSURED**

The following paragraph is added to SECTION II –A.1. WHO IS AN INSURED:

**d.** Any organization of yours, other than a partnership or joint venture, of which you own a financial interest of more than 50% as of the effective date of this Coverage part, will qualify as an "insured". However, such organization will not qualify as an "insured" if it is also an "insured" under another policy, other than a policy written to apply specifically in excess of this Coverage Part or would be an "insured" under such policy but for its termination or the exhaustion of its limits of insurance. Each such organization remains qualified as an "insured" only while you own a financial interest of more than 50% in the organization during the policy period.

**e.** Any organization that is acquired or formed by you, other than a partnership or joint venture, of which you own a financial interest of more than 50% will qualify as an "insured". However, such organization will not qualify as an "insured" if it is also an "insured" under another policy, other than a policy written to apply specifically in excess of this Coverage Part or would be an "insured" under such policy but for its termination or the exhaustion of its limits of insurance. Each such organization remains qualified as an "insured" only while you own a financial interest of more than 50% in the organization during the policy period.

This provision does not include:

(1) any organization 180 days or more after its acquisition or formation; or

(2) "bodily injury", "property damage" or "covered pollution cost or expense" caused by an "accident" that occurred before you acquired or formed the organization.

**C. DUTIES IN THE EVENT OF AN ACCIDENT, CLAIM, SUIT OR LOSS CONDITION**

The following paragraph is added to the end of Paragraph A. 2., SECTION IV – BUSINESS AUTO CONDITIONS:

Your obligation to notify us promptly of an "accident", claim, "suit" or "loss" is

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

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

This endorsement modifies insurance provided under the following:

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

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

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

 © Insurance Services Office, Inc., 2018 

Comprehensive and Collision coverages are extended to an "auto" you lease, hire, rent, or borrow subject to the following:

1. The most we will pay for "loss" to any leased, hired, rented, or borrowed "auto" is the Actual Cash Value or the cost to repair the "auto", whichever is smallest.
2. The deductible for Hired Auto Physical Damage will be equal to the largest deductible applicable to any owned "auto" scheduled on this policy for that coverage. No deductible applies to loss by fire or lightning.
3. If the "loss" to the leased, hired, rented, or borrowed "auto" is covered by Comprehensive Coverage, and if no owned "auto" scheduled on this policy is insured for Comprehensive Coverage, a $100 deductible will apply to the "loss".
4. If the "loss" to the leased, hired, rented, or borrowed "auto" is covered by Collision Coverage, and if no owned "auto" scheduled on this policy is insured for Collision Coverage, a $1,000 deductible will apply for the "loss".

**V. HIRED PRIVATE PASSENGER AUTOS AND LIGHT TRUCKS – WORLDWIDE COVERAGE**

Paragraph b. 7.5.(1) of Section IV – BUSINESS AUTO CONDITIONS – Policy Period, Coverage Territory is replaced by the following:

Anywhere in the world if a covered "auto" of the private passenger type or a light truck with Gross Vehicle Weight less than 10,001 pounds is leased, hired, rented or borrowed without a driver for a period of 30 days or less.

**W. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US**

The following is added to Section IV – BUSINESS AUTO CONDITIONS A.5. Transfer Of Rights Of Recovery Against Others To Us:

We waive any right of recovery we may have against any person or organization to the extent required of you under a written contract executed prior to any "accident" or "loss", provided the "accident" or "loss" arises out of operations contemplated by such contract. This waiver applies only to the person or organization designated in such contract.

## BLANKET WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

If you are required by a written contract or agreement, executed prior to the date of loss, to waive your rights of recovery from others, we agree to waive our rights of recovery against any person or organization named in the below Schedule. This waiver of subrogation does not apply where prohibited by law.

This waiver of rights to recovery applies to any person or organization for whom the Insured has agreed by written contract, executed prior to the date of loss, to furnish this waiver, but shall not be construed to be a waiver with respect to any other operations in which the Insured has no contractual interest.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

**(The information below is required only when this endorsement is issued subsequent to preparation of the policy.**

Endorsement Effective 11/1/2025 Policy No. WC300-0001589-2025A Endorsement **WC 99 06 03 - BL**
Insured **Farha Roofing LLC** Premium $104,405

Insurance Company
**Horizon Midwest Casualty Company**
1100 Walnut Street Suite 3000
Kansas City, MO 64106
(816) 474-7799
Carrier Code **30593**

Countersigned by _____

# ***Farha Roofing Commercial Referral List***

**Property Bayway Management, St. Peterburg, FL (175,900 square feet)**
Contact: Doug Higley, LCAM/Project Coordinator 727-866-3115 x128, dhigley@pbmfla.com
Project: Villa's of Point Brittany - Gulf Coast  Versaloc Aluminum SS Panel
Project: Boca Sands – Carlisle 60mil TPO roofing system & Unified Steel Stone coated steel shingle replacement

**TST Industries, Inc., Lake Helen, FL (6,920 square feet)**
Contact: Erica Nocita, General Manager 626-695-4660 erican@tstindustries.com
Description: Retro-fit Carlisle 60mil TPO roofing system.

**Smith Roofing LLC, Longwood, FL (100,000 square feet)**
Commercial General Contractor: Contact: Jo Venter, Owner, 407-205-4445, jo@smithroofingusa.com
Description: New and Re-roof construction with Versico 60mil TPO fully-adhered and mechanical roofing systems.

**Diaz Fritz Group General Contracting, Temple Terrace, FL (40,000 square feet)**
Commercial General Contractor: Contact: Wayne Whisler, Superintendent, 813-477-0367
whislerwayne@gmail.com
Description: Re-roof construction with Versico 60mil TPO adhered roofing system.

**Tharp Plumbing, Orlando, FL (13,200 square feet)**
Contact: Jay Jackson, Owner, 407-295-2370 jackson@tharpplumbing.com
Description: Install 60 mil Versico Mechanically Fastened Roofing System

# Villas on Point Brittany

## St. Petersburg, FL









### Project Description:

This project focused on the full roof replacement and exterior restoration of a hurricane-damaged condominium complex in coastal Florida. Outfitted originally with a traditional clay tile roof, the property underwent a complete transformation with the installation of standing seam metal roofing. The goal was to improve the durability and storm resistance of the buildings' roofs while giving them a refreshed, modern appearance. This upgrade was designed not only to repair storm damage but to provide long-term protection against future weather events.

### Scope of Work:

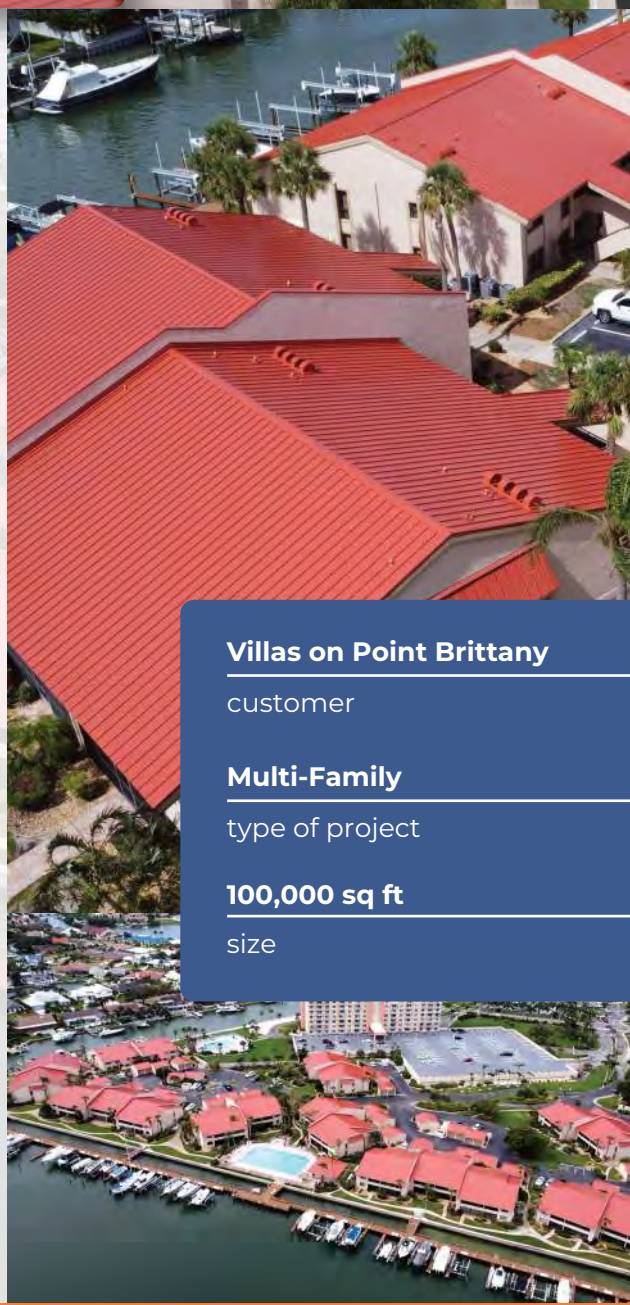
The project began with the complete removal of the existing clay tile roofing system across all roof surfaces. Any damaged or rotted wood decking was replaced to ensure structural integrity, and all decking was renailed to meet Florida Building Code. A Gulf Coast high-temperature underlayment was installed per manufacturer specifications to create a watertight barrier suitable for Florida's harsh climate. The primary roofing system installed was .032 aluminum Gulf Coast VersaLoc standing seam panels. This metal system significantly increased the roof's resilience to future hurricane activity while introducing a bold, updated look to the complex. Additionally, all aluminum fascia wrap and gutters were removed and replaced to complete the system overhaul and ensure proper water management.

### Challenge:

This project presented several logistical challenges due to its location and time frame. There was constant traffic from condo owners and very limited staging and working areas. Additionally, this project was completed during the rainy season in Florida, which presented its own challenges. Despite these constraints, the project was completed on schedule through coordination and communication between our team and the property owner, ensuring a smooth workflow throughout the project.

### Testimonial:

"..."



**Villas on Point Brittany**
customer

**Multi-Family**
type of project

**100,000 sq ft**
size

Farha ROOFING

# Boca Sands Condominiums

## St. Pete Beach, FL









### Project Description:

This project involved the comprehensive restoration of a multi-unit condominium complex that had sustained significant hurricane damage. The original clay tile roofing system was a defining visual element of the buildings, contributing to their Mediterranean-style architecture. Farha Roofing aimed to preserve the coastal charm of this property while upgrading its roof to a more durable, modern system capable of withstanding future storm events. By replacing the original clay tile with a stone-coated steel roof to mimic the original look, Farha Roofing honored the architectural style of the community, and the property maintained its iconic appearance while gaining significantly improved durability and weather resistance.

### Scope of Work:

This project began with the complete removal of the existing clay tile roofing system down to the deck, and all rotted wood decking was replaced. UnifiedSteel Barrel Vault Stone Coated Steel Tile was selected and installed, offering the look of traditional clay tile with increased resilience and wind resistance. The existing modified bitumen membrane was removed down to the lightweight concrete deck. A layer of 1/2" primed DensDeck was adhered to the concrete, followed by the installation of a 60 mil Carlisle TPO membrane. Additional improvements included the removal and replacement of all soffit and fascia wraps, as well as the replacement of existing curb-mounted Velux skylights throughout the complex. Each component was selected to enhance the building's performance while preserving its architectural integrity.

### Challenge:

This project presented a few challenges in space and logistics. There was constant traffic from condo owners, limited staging and working areas, and poor access to buildings. What really set this project apart was its successful blend of traditional aesthetic and modern resilience. Replacing the original clay tile with stone-coated steel preserved the roof's iconic look while greatly enhancing its durability and resistance to harsh weather, an important improvement for a hurricane-prone area.

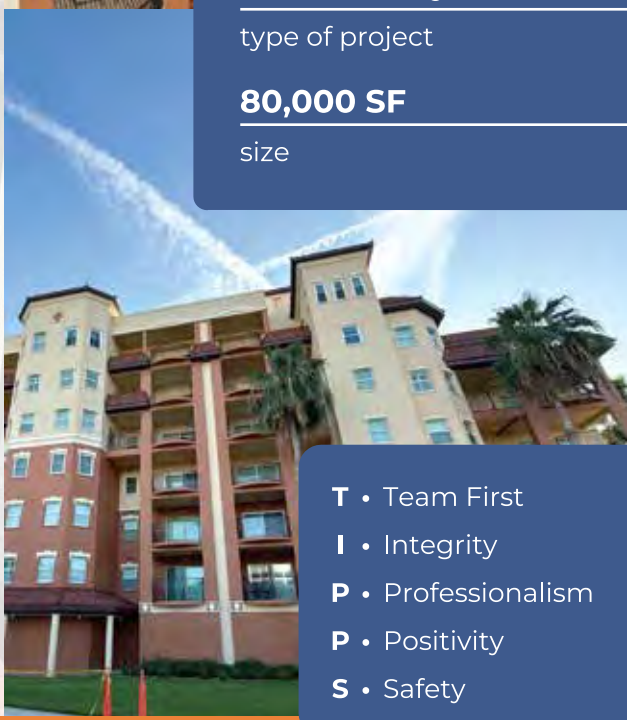
### Testimonial:

"..."

**Boca Sands**
customer

**Multi-Family**
type of project

**80,000 SF**
size



- **T** • Team First
- **I** • Integrity
- **P** • Professionalism
- **P** • Positivity
- **S** • Safety

**REQUEST FOR PROPOSAL**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY**
**COMMUNITY DEVELOPMENT DISTRICT**

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Michael Manning Roofing Services, LLC [Company Name]
/_/ A Partnership
/X/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: N/A

3. Parent Company Address:

Street Address 5301 Ashton Manor Dr.

P.O. Box (if any) _____

City Sarasota State FL Zip Code 34233

Telephone 941-350-4058 Fax no. _____

1st Contact Name Grant Larson Title Cheif Estimator

2nd Contact Name Michael Manning Title GM

4. Proposer Company Address (if different): N/A

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

Street Address 548 Mango Ave.

City Sarasota State FL Zip Code 34237

Telephone 941-200-0867 Fax No. _____

1st Contract Name Meg Kelly Title Office MGR

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 01-01-2020 Charter No. _____

6.2 If no, provide the following: N/A

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

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

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

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

7.1 If yes, provide the following:

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

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

| | |
|---|---|
| General Liability | $ 1M/2M |
| Automobile Liability | $ 1M |
| Umbrella Coverage | $ 5M |
| Workers Compensation | $ 1M |
| Expiration Date | January 2026 |

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

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

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

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

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

12. List any and all (including both criminal and civil) litigation to which the Proposer has been a party in the last ten (10) years. None

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

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

15. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
Company has all required certifications and manufacturer installer certifications in order to complete the work as specified. Documents to be included with required project submittals.

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

| Michael Manning | | GM - Owner - Handles all production. |
|---|---|---|
| Name | | Position |
| Construction - Roofing | 40 plus | 6 |
| Type of Work | Yrs. Exp. | Yrs. With Firm |
| Grant Larson | | Chief Estimator |
| Name | | Position |
| Construction - Roofing | 45 | 5 |
| Type of Work | Yrs. Exp. | Yrs. With Firm. |
| Adam Manning | | Project MGR |
| Name | | Position |
| Construction - Roofing | 6 | 6 |
| Type ofWork | Yrs. Exp. | Yrs. With Firm. |
| Mark McIntire | | Job Super |
| Name | | Position |
| Construction - Roofing | 47 | 3 |
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

* Note: Company employs fully competent in house and field staff, full metal shop fabricating capabilities, and owns all equipment, dump trailers and trucks, man lift, equiptor, tools, and supplies required to perform all phases of work.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Michael Manning Roofing Services, LLC
Name of Proposer

By: _____

Michael Manning - GM
[Type Name and Title of Person Signing]

This 21 day of November, 2025

(Corporate Seal)

Sworn to before me this 21 day of November, 2025.

_____
(Seal) Notary Public/Expiration Date

MARGARET R. KELLY
MY COMMISSION # HH 705146
EXPIRES: September 26, 2029

**END**

## CORPORATE OFFICERS

Company Name: Michael Manning Roofing Services LLC Date: 11-20-2025

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Michael Manning | GM | ALL | Sarasota, Florida |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |

## AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Sarasota

Michael Manning

(title) GM of

the Michael Manning Roofing Services, LLC

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

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 21 day of November, 2025.

Margaret R Kelly

Notary Public/Expiration Date:

MARGARET R. KELLY
MY COMMISSION # HH 705146
EXPIRES: September 26, 2029

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by Michael Manning Roofing Services LLC
[Print Name of Entity Submitting Sworn Statement]
whose business address is 5301 Ashton Manor Dr., Sarasota, FL 34233

and (if applicable) its Federal Employer Identification Number (FEIN) is 84-3959719

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Michael Manning and my relationship to the entity named above is GM.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

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

Date: 11-20-2025

STATE OF Florida
COUNTY OF Sarasota

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

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

space provided above on this 21ST day of November 2025.

Margaret R Kelly
NOTARY PUBLIC

My commission expires:

MARGARET R. KELLY
MY COMMISSION # HH 705146
EXPIRES: September 26, 2029

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #1**

**ADDENDUM #1**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 10, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposals for the Reroofing Project states that "(a)ny and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after 12:00 p.m. on November 12, 2025, will not be answered." An extension of this deadline is being made to accommodate a request for a pre-bid non-mandatory meeting.

CLARIFICATION: A non-mandatory pre-bid meeting will be held on **Friday, November 14, 2025 at 12:00 p.m.** at the MiraBay Clubhouse located at 107 Manns Harbor Dr, Apollo Beach, Florida 33572. As a result, the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**

Please acknowledge receipt of this Addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #1 received by: Grant Larson

Contractor Name: Michael Manning Roofing Services, LLC

Date: 11-10-2025

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #2**

**ADDENDUM #2**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 17, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposal for the Reroofing Project Addendum #1 states that "the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**"

Attached to this Addendum #2 is a consolidated response to all submitted questions along with minutes from November 14, 2025 pre-bid meeting and updated bid form. This response and information will be provided all prospective contractors at the email address on file as of today, Monday, November 17, 2025.

Please acknowledge receipt of this addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #2 (Including consolidated responses to all submitted questions, minutes from November 14, 2025 pre-bid meeting and updated bid form.)

Received by: Grant Larson(Chief Estimator)

Contractor Name: Michael Manning Roofing Services, LLC

Date: 11/20/2025

PEAK ENGINEERING & CONSULTING

# BID FORM

PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ 18,817.00 LS

Youth Clubhouse $ 1,738.00 LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $ 1,836.00 LS

Youth Clubhouse $ 128.00 LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 18,038.00 LS

Youth Clubhouse $ 1,468.00 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 2,553.00 LS

Youth Clubhouse $ 192.00 LS

E. Install new peel and stick roofing underlayment, as speciified

Mira Bay Club $ 24,516.00 LS

Youth Clubhouse $ 1,553.00 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year Galvamax - Mira Bay Club $ 171,415.00 LS
(Premier - 1.5" x 15")

25 Year Galvamax Youth Clubhouse $ 19,605.00 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 174,207.00 LS
(Englert - 1.75" x 18" .032 AL)

35 Year Painted – Youth Clubhouse $ 20,896.00 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 174,685.00 LS
Premier - 1.75" x 18" .032 Kynar

40+ Year Aluminum - Youth Clubhouse $ 22,300.00 LS

*Option 4: GulfSeam Mill finish- matches exisitng -45 years, Mira Bay Club - $137,626.00 LS
Youth Clubhouse - $12,311.00 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 8,580.00 LS

Youth Clubhouse $ 1,353.00 LS

H.

Mira Bay Club $ 24,876.25 LS

Youth Clubhouse $ 973.75 LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

| | | | | | |
|---|---|---|---|---|---|
| A. | Plywood Sheet, to match existing thickness | | (7/16") | $ 36.00 | 1/2 |
| | | | (1/2") | $ 42.00 | Sheet |
| | | | (7/16") | $ 72.36 | Full |
| | | | (1/2)" | $ 86.15 | Sheet |
| B. | Lumber, per 4' length | $ 5.16 | 1x4 | $ 5.87 | 2x4 |
| | | $ 5.37 | 1x6 | $ 8.26 | 2x6 |
| C. | Gutter, Match Existing | | | $ 39.27 | LF |
| D. | Fascia, Match existing (paint and size) | | | $ 3.34 | LF |
| E. | Repair stucco and paint, not associated with fixed price work | | | $ 43.76 | SF |

1.06 **ALTERNATE FIXED PRICE WORK**: The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

| | | | |
|---|---|---|---|
| A. | Add (2) 1x2 purlins & paint, on eave to accommodate fastening | $ 8,315.00 | LS |
| B. | Add plywood on eave and paint, to accommodate fastening. | $ 23,730.00 | LS |
| C. | White silicone coating for flat roof cupola, 20 year | $ 837.00 | LS |

1.07 **LABOR & MATERIALS**: The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 10%

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 42.00 per hour
2. Site Super $ 36.00 per hour

3. Skilled Labor $ 26.50 per hour

4. Unskilled Labor $ 18.50 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 3 %

1.09 **TIME**: The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)
Mira Bay Club 60
Youth Clubhouse 14

B. Proposed Starting Date: 01-05-2025

C. Proposed Date of Substantial Completion (Demobilization complete) 02-27-2025

D. Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered) 03-13-2025

PART 2

2.1 SUBCONTRACTOR LIST:

A. Windemuller Technical Services - Lightning Protection

B. Germ Masters - Asbstos testing

C. Manning Quality Home Construction, LLC and Mannings Quality Plus Seamless Gutters, LLC

2.2 MANUFACTURERS & MATERIALS

A. WRB Polystick - MTS Plus or equal per manufacturers requirements

B. Metal Panels Englert or GulfCoast or Premier

C. Paint Standard Color Kynar as it applies to each manufacturer or Mill Finish.

2.3 Signature:

Signature of Company Authorized Agent:

Name and Title: Michael Manning - GM

Firm Registered Business Name: Michael Manning Roofing Services, LLC

Address: 5302 Ashton Manor Dtr.

City, State, ZIP: Sarasota, FL 34233

Telephone: 941-350-4058

Email: Mike@mainningroofingservices.com

CGC License Holder: Freeman Alan Enmeier License# CBC1267382

Commercial Roofing License Holder Alan Samuels License# CCC1332610

DATE SIGNED 11-20-2025

END OF DOCUMENT

# Profit and Loss

MICHAEL MANNING ROOFING SERVICES, LLC FL LIC# CCC 1332610

November 1, 2024-November 20, 2025

| DISTRIBUTION ACCOUNT | TOTAL |
|---|---|
| Income | |
| Sales | 5,141,821.37 |
| Sales of Product Income | 12,122.50 |
| Unapplied Cash Payment Income | 0.00 |
| **Total for Income** | **$5,153,943.87** |
| **Gross Profit** | **$5,153,943.87** |
| Expenses | |
| Advertising & Marketing | 29,960.62 |
| Bank Charges & Fees | -436.20 |
| Business Licenses | 13,761.37 |
| Car & Truck | $16,187.98 |
| Auto-Owners Insurance | 5,155.96 |
| Auto Repair | 33,985.91 |
| Fuel | 47,504.25 |
| **Total for Car & Truck** | **$102,834.10** |
| Commissions | 9,848.00 |
| Contractors | 259,213.20 |
| Equipment Rental | 33,364.06 |
| Inspections | 19,580.00 |
| Insurance | $67,586.34 |
| Workers Comp | 52,412.04 |
| **Total for Insurance** | **$119,998.38** |
| Interest Paid | 27,414.10 |
| Job Supplies | 2,101,172.06 |
| Legal & Professional Services | 18,200.00 |
| Meals & Entertainment | 11,666.81 |
| Office Supplies & Software | 17,773.72 |
| Other Business Expenses | $19,568.05 |
| Dump Fees | 51,003.06 |
| **Total for Other Business Expenses** | **$70,571.11** |
| Payroll Expenses | |
| Payroll Taxes | 322,989.79 |
| Wages | 1,479,604.80 |
| **Total for Payroll Expenses** | **$1,802,594.59** |
| Permits | 19,855.06 |
| QuickBooks Payments Fees | 2,021.43 |
| Rent & Lease | 66,544.00 |
| Repairs & Maintenance | 3,247.29 |
| Small Tools & Equipment | 11,433.89 |
| Taxes | -42.61 |

# Profit and Loss

MICHAEL MANNING ROOFING SERVICES, LLC FL LIC# CCC 1332610

November 1, 2024-November 20, 2025

| DISTRIBUTION ACCOUNT | TOTAL |
|---|---|
| Travel | 602.98 |
| Uniforms | 5,279.38 |
| Utilities | 11,205.97 |
| Vehicle Registration | 1,941.78 |
| **Total for Expenses** | **$4,759,605.09** |
| **Net Operating Income** | **$394,338.78** |
| Other Expenses | |
| Charitable Contributions | 15,579.43 |
| Depreciation | 57,952.00 |
| **Total for Other Expenses** | **$73,531.43** |
| **Net Other Income** | **-$73,531.43** |
| **Net Income** | **$320,807.35** |

**Michael Manning**
ROOFING SERVICES
RESIDENTIAL & COMMERCIAL

## Commercial Reference List (Partial)

1- Manatee County - Julia H. Vieira

Community Development Project Manager
Community and Veterans Services Department
Manatee County Government
(941) 748-4501, ext. 1266
julia.vieira@mymanatee.org

2 - Joy Builders, Venice, FL, Mike Lasorso (Owner)

Ph. 941.492.1396

3- Dewey Nolar GC – Boca Grande, FL, Wes – 941-380-9463 -Best Metal reference

4 - Exponential – GC – Ethan – 941-320-8721 – Metal – Little Harbor Marina, Boat Yard Siesta Key

5 -Jackson and Associates – Tom Jackson - 941-377-9911

6 - PolyGlass – Manufacturer – Arty - 727-492-7400

7 - Scarlett Group, Tampa, FL, Versico Manufacturers Rep, Jason Scarlette (President)

Ph- 813.599.5142

8 - Engineer - Consult Engineering – 941-718-7726 -(reference Jetty Villas re-roof project)

9 - Local roof consultant(40+ years) - Steve Kaiser - 941-350-7033

10 - Roof Consultant – PRC – Curtis Forbes - 941-448-1875

11- Englert Supplier – Anco – Keith – 239-229-2646

12 – Premier Metals – Tim Heggan – 941-914-4794

13 – Gulf Eagle Supply – Pat Rundie Branch MGR – 941-355-7161

14 – Suncoast Supply – Justin -941-752-1986

Duns # 07-283-1193

**Michael Manning Roofing Services LLC, #CCC1332610**

**5301 Ashton Manor Dr., Sarasota, FL 34233**

**Michael Manning (GM), 941 350-4058**

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/17/2025

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

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

| PRODUCER | CONTACT NAME: Amanda Katulich |
|---|---|
| PGI of West Central Florida, LLC<br>608 15th St W<br>Bradenton FL 34205 | PHONE (A/C, No, Ext): 941-242-9619 FAX (A/C, No): 941-242-9621<br>E-MAIL ADDRESS: office@pgiofwestcentralflorida.com |

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : MS Transverse Specialty Insurance Company | 41807 |
| INSURER B : Bridgefield Casualty Insurance Company | 10335 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

**INSURED**

Michael Manning Roofing Services LLC
5301 Ashton Manor Dr
Sarasota FL 34233-5215

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | [X] COMMERCIAL GENERAL LIABILITY<br>[ ] CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[ ] POLICY [X] PRO-JECT [ ] LOC<br>[ ] OTHER: | | | TSLBGL000012900 | 01/31/2025 | 01/31/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG<br>[ ] | $ 1,000,000<br>$ 100,000<br>$ 5,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000<br>$ |
| | AUTOMOBILE LIABILITY<br>[ ] ANY AUTO<br>[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS<br>[ ] HIRED AUTOS [ ] NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br>[ ] | $<br>$<br>$<br>$<br>$ |
| | [ ] UMBRELLA LIAB [ ] OCCUR<br>[ ] EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [ ] RETENTION $ | | | | | | EACH OCCURRENCE<br>AGGREGATE<br>[ ] | $<br>$<br>$ |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below | | | 196-60344 | 03/25/2025 | 03/25/2026 | [X] PER STATUTE [ ] OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | <br>$ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| | | | | | | | | |
| | | | | | | | | |

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

**CERTIFICATE HOLDER**

Michael Manning Roofing Services, LLC

**CANCELLATION**

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

**AUTHORIZED REPRESENTATIVE**

Amanda Katulich

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/21/2025

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

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

| PRODUCER | CONTACT NAME: Martha A Hix | |
|---|---|---|
| Trout & Leigh Insurance, Inc.<br>2110 Manatee Avenue W<br><br>Bradenton FL 34205 | PHONE (A/C, No, Ext): (941) 748-1641 | FAX (A/C, No): |
| | E-MAIL ADDRESS: marty@troutandleigh.com | |
| | INSURER(S) AFFORDING COVERAGE | NAIC # |
| | INSURER A: Infinity Assurance Ins Co | 39497 |
| INSURED<br>Michael Manning Roofing Services LLC<br><br>5301 Ashton Manor Dr<br><br>Sarasota FL 34233<br>(941) 504-1175 | INSURER B: | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |
| | INSURER F: | |

**COVERAGES** MH **CERTIFICATE NUMBER:** Cert ID 3215 (8) **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| | COMMERCIAL GENERAL LIABILITY | | | | | | EACH OCCURRENCE | $ |
| | [ ] CLAIMS-MADE [ ] OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ |
| | | | | | | | MED EXP (Any one person) | $ |
| | | | | | | | PERSONAL & ADV INJURY | $ |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ |
| | [ ] POLICY [ ] PRO-JECT [ ] LOC | | | | | | PRODUCTS - COMP/OP AGG | $ |
| | [ ] OTHER: | | | | | | | $ |
| A | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ 500,000 |
| | [ ] ANY AUTO | | | 50022026001 | 02/21/2025 | 02/21/2026 | BODILY INJURY (Per person) | $ |
| | [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | [ ] UMBRELLA LIAB [ ] OCCUR | | | | | | EACH OCCURRENCE | $ |
| | [ ] EXCESS LIAB [ ] CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | [ ] DED [ ] RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | | | | [ ] PER STATUTE [ ] OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A | | | | | | E.L. EACH ACCIDENT | $ |
| | (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |
| | | | | | | | | $ |
| | | | | | | | | $ |

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

**CERTIFICATE HOLDER**

Harbor Bay Community Development District

107 Manns Harbor Dr.

FL 33572

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE

Martha A Hix

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# BID FORM

PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ 39,020.00 LS

Youth Clubhouse $ 3,757.00 LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $ 2,044.00 LS

Youth Clubhouse $ 2,044.00 LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 24,968.00 LS

Youth Clubhouse $ 10,972.00 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 16,639.00 LS

Youth Clubhouse $ 1,372.00 LS

E. Install new peel and stick roofing underlayment, as speciified

Mira Bay Club $ 22,672.00 LS

Youth Clubhouse $ 1,970.00 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year Galvamax - Mira Bay Club $ 148,022.00 LS

25 Year Galvamax Youth Clubhouse $ 18,998.00 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 152,842.00 LS

35 Year Painted – Youth Clubhouse $ 19,408.00 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 234,260.00 LS

40+ Year Aluminum - Youth Clubhouse $ 25,110.00 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 5,094.00 LS

Youth Clubhouse $ 1,125.00 LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

A. Plywood Sheet, to match existing thickness $ 62 1/2

$ 125 Full

B. Lumber, per 4' length $ 10 1x4 $ 5 2x4

$ 15 1x6 $ 10 2x6

1.06 **ALTERNATE FIXED PRICE WORK**: The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

A. OTHER: _____ $ _____ LS

1.07 **LABOR & MATERIALS**: The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 10

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 150 per hour
2. Site Super $ 115 per hour
3. Skilled Labor $ 95 per hour
4. Unskilled Labor $ 85 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 3.5 %

1.09 **TIME**: The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)

Mira Bay Club 80

Youth Clubhouse 10

B. Proposed Starting Date: 1/12/2026

C. Proposed Date of Substantial Completion (Demobilization complete) 3/17/2025

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Lewis Walker Roofing, Inc [Company Name]
/_/ A Partnership
/X/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: N/A

3. Parent Company Address:

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

4. Proposer Company Address (if different):

Street Address 1118 S Marion Ave, Lake City, FL 32025

P. O. Box (if any) P.O. Box 2147

City Lake City State FL Zip Code 32056

Telephone (866) 959-7663 Fax no. _____

1st Contact Name Hugh Brien Title Commercial Estimator

2nd Contact Name Gary Roshy Title Commercial Estimator

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

Street Address 1118 S Marion Ave

City Lake City State FL Zip Code 32025

Telephone (866) 959-7663 Fax No. _____

1st Contract Name Hugh Brien Title Commercial Estimator

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 02/01/2007 Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida? Yes (X) No ( )

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

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

7.1 If yes, provide the following:

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

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

| | |
|---|---|
| General Liability | $1,000,000 |
| Automobile Liability | $1,000,000 |
| Umbrella Coverage | $5,000,000 |
| Workers Compensation | $1,000,000 |
| Expiration Date | 3/22/2026 |

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

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

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

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

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

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

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

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

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

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

| Lewis Walker | | CEO/License Holder |
|---|---|---|
| Name | | Position |
| Roofing/Sales | 29 | 26 |
| Type of Work | Yrs. Exp. | Yrs. With Firm |
| Steve Allington | | Project Engineer/Officer |
| Name | | Position |
| Roofing/Sales | 40 | 4 |
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Lewis Walker Roofing, Inc
Name of Proposer

By: Heather Walker
Heather Walker, President
[Type Name and Title of Person Signing]

This 17th day of November, 2025.

(Corporate Seal)

LEWIS WALKER ROOFING INC CORPORATE SEAL 2007 FLORIDA

Sworn to before me this 17 day of November, 2025.

Sophie Houst 7-5-2029
(Seal) Notary Public/Expiration Date

NOTARY PUBLIC STATE OF FLORIDA
SOPHIA HOUSTON
MY COMMISSION # HH 691165
EXPIRES: July 5, 2029

END

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by Lewis Walker Roofing, Inc
[Print Name of Entity Submitting Sworn Statement]
whose business address is 1118 S Marion Ave, Lake City, FL 32025

and (if applicable) its Federal Employer Identification Number (FEIN) is 20-8357503

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Heather Walker and my relationship to the entity named above is President.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

## AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Columbia County

Heather Walker

(title) President and Chief Financial Officer of the Lewis Walker Roofing, Inc

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

Heather Walker
(Officer must also sign here)

CORPORATE SEAL

LEWIS WALKER ROOFING INC CORPORATE SEAL 2007 FLORIDA

Sworn to before me this 19 day of November, 2025.

Sophia Houston 7-5-2029
Notary Public/Expiration Date:

SOPHIA HOUSTON
MY COMMISSION # HH 691165
EXPIRES: July 5, 2029

(SEAL)

# Lewis Walker Roofing History and Management Team

Over 25 years ago Lewis Walker started Lewis Walker Roofing. Over that time frame Lewis Walker Roofing has experienced tremendous growth, not only in volume but with a team of very talented individuates that make your experience “World Class”. Here are some highlights

- Established in 1999
- Headquartered in Lake City, Florida
- Senior management team has a combined experience well over 100 years
- Approved by all major roofing material manufacturers
- Diverse offering of different roofing systems, over 50,000,000 sf installed roofs
- Bondable and Insured
- Licensed in every location in Florida
- Highly trained crews, onsite management with a proactive team approach



Lewis Walker CEO

Like many others in the roofing business owners Lewis started roofing at a very young age where he apprenticed from a relative who was a 5th generation roofer. In 1999 at the age of 18 he decided, with a handful of quarters in his pocket, that it was time to start Lewis Walker Roofing. Since that time Lewis Walker Roofing has grown into a multi-million-dollar corporation and has completed over 50 million of square feet of roofing primarily across the Southeast United States. Lewis’ primary focus now is the strategic direction of the company focusing on growth and diversity. (Although not a week goes by that we don’t get a report of him showing up on a roof somewhere). Lewis’s years of hands on and leadership experiences serve him well when making the day-to-day decisions that affect the direction of the company.



Cheyenne Walker CFO

Cheyenne, who was initially trained and worked as an RN, joined Lewis in 2004 and quickly took over the administrative and financial aspects of the business. For many years Cheyenne also worked as the Operations Manager and the Safety Director. Recently she completed her studies and passed the Certified Roofer Exams for the State of Florida. Cheyenne is extremely organized. Many of the operational systems and processes that she developed have been incorporated into our computer systems and are still used in our daily operations today.



Steve Allington CSO

Steve is a second-generation roofing contractor who start working for his father in upstate NY at the age of 16. Some of his first duties were cleaning “coke” out of kettles, making slate hooks and washing trucks. In 1987 Steve decided to officially follow in his father’s footsteps and made roofing his career. After spending several years out in the field, on the roof, he was moved into the office as an estimator. Over the years Steve has held just about every field and leadership position in the roofing industry. He has been involved with some extremely large projects and has extensive experience with all different types of roofing systems. He is roofer’s roofer and in his current position he is responsible for the overall sales direction of Lewis Walker Roofing.



Doug Herron
VP of Operations

Doug started out in the roofing industry as a teenager working for a shingle contractor. As a second-generation roofer, he was able to see first hand, the rewarding carrier you can find in roofing industry. After almost three decades in the business, on the roof leading crews, then in the office managing projects to include millions of square feet, he has a dedicated focus on building a team that shares his values in safety, quality, and customer service. Doug holds several certifications, OSHA 30, ICC-ANSI 40, NRCA Certa torch training.

**CORPORATE OFFICERS**

Company Name: Lewis Walker Roofing Date: 11/17/2025

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Lewis Walker | Founder / CEO | Operations | Lake City, FL |
| Cheyenne Walker | President / CFO | Accounting | Lake City, FL |
| Sophia Houston | Chief Information Officer | Payroll | Lake City, FL |
| Steve Allington | Chief Process Officer | SOP's | North Carolina |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |

Lewis Walker Roofing Project References

| Name of Client | Project Name | Location | Contact | Phone | Email | Service Dates | Scope |
|---|---|---|---|---|---|---|---|
| Palatka Housing Authority | PHA Reroofing Madison Court, Lemon Heights, Westover Manor | Palatka, FL | Willie Mae Thomas | 386-329-0132 | wmthomas@palatkaha.org | July 2024-Jan 2025 | 909 SQ s6ga metal re-roofing multiple-family unit buildings with gutters |
| FDOT | Oviedo Statewide Alum Structures | Oviedo, FL | Thomas Beitelman | 850-414-4000 | thomas.beitelman@dot.state.fl.us | July 2023-May 2024 | 201 SQ Standing Seam Metal Roof |
| LEMA Construction | Pasco-Hernando State College STEM Center | Dade City, FL | Bart Nichols | 813-838-0782 | bart.n@lemacon.com | April 2025-Sept 2025 | 215 SQ Standing Seam Metal Roof with Soffit |
| Trident Construction Group | Life South | Gainesville, FL | Kirk McMillan | 352-318-5199 | kmcmillan@tridentconstructiongroup.com | May 2024-Jan 2024 | Standing Seam Metal Roof with Insulation and Fascia |

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## WALKER, LEWIS G

LEWIS WALKER ROOFING INC
1118 SOUTH MARION AVENUE
LAKE CITY FL 32025

**LICENSE NUMBER: CCC1333551**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/24/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## WALKER, HEATHER CHEYENNE

LEWIS WALKER ROOFING INC
1118 SOUTH MARION AVENUE
LAKE CITY FL 32025

**LICENSE NUMBER: CCC1333340**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/24/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

LEWIWAL-02 CFALASZ

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/24/2025

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

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

| | |
|---|---|
| **PRODUCER**<br>Hub International Florida<br>1117 Thomasville Road<br>Tallahassee, FL 32303 | CONTACT NAME: Russ Browning<br>PHONE (A/C, No, Ext): (850) 205-0559 FAX (A/C, No): (850) 364-1515<br>E-MAIL ADDRESS: russ.browning@hubinternational.com |
| **INSURED**<br>Lewis Walker Roofing, Inc.<br>1118 South Marion Avenue<br>Lake City, FL 32025 | INSURER A : Ironshore Specialty Company — NAIC # 25445<br>INSURER B : AmGuard Insurance Company — 42390<br>INSURER C : Builders Mutual Insurance Company — 10844<br>INSURER D : Evanston Insurance Company — 35378<br>INSURER E :<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | [X] COMMERCIAL GENERAL LIABILITY<br>[ ] CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[ ] POLICY [X] PRO-JECT [ ] LOC<br>[ ] OTHER: | X | X | RCS00945-04 | 3/22/2025 | 3/22/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 1,000,000<br>$ 100,000<br>$ 5,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000 |
| B | AUTOMOBILE LIABILITY<br>[ ] ANY AUTO<br>[ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS<br>[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY | X | X | LEAU521384 | 5/19/2024 | 5/19/2025 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $ 1,000,000<br>$<br>$<br>$ |
| A | [X] UMBRELLA LIAB [X] OCCUR<br>[ ] EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [X] RETENTION $ 10,000 | X | X | RUS00325-04 | 3/22/2025 | 3/22/2026 | EACH OCCURRENCE<br>AGGREGATE | $ 5,000,000<br>$ 5,000,000 |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | X | WCP 1086573 02 | 8/8/2024 | 8/8/2025 | [X] PER STATUTE [ ] OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | <br>$ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| D | Pollution Liab | | | CPLMOL128828 | 1/14/2025 | 1/14/2026 | Aggregate | 2,000,000 |

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

**Project: 23135 - Okaloosa Gas District Headquarters - FL**

**Robins & Morton is included as an Additional Insured & both Primary & Non-contributory terms apply for General Liability & Auto Liability, & Waiver of Subrogation applies for General Liability & Auto Liability, when required in a written contract or agreement with the Insured, per the terms & conditions of the policies endorsements.**

**CERTIFICATE HOLDER**

Robins & Morton c/o myCOI
1075 Broad Ripple Ave, Suite 313
Indianapolis, IN 46220

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE




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## WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

ALL WORK DONE AS REQUIRED BY A WRITTEN CONTRACT

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

**(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)**

Endorsement Effective 08 / 08 / 2024 Policy No. WCP 10 86573 Endorsement No. 000

Insured LEWIS WALKER ROOFING INC

Insurance Company BUILDERS MUTUAL INSURANCE CO


Copyright 1983 National Council on Compensation Insurance.

a. You must notify us in writing as soon as possible the specifics of the "claim" and the date received; and

b. You and any other involved insured must:

(1) Immediately send us copies of any demands, notices, summons, or legal papers received in connection with the "claim";

(2) Authorize us to obtain records and other information;

(3) Cooperate with us in the investigation, settlement, or defense of the "claim";

(4) Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the insured because of injury or damage to which this insurance may also apply; and

(5) Submit to examination under oath as often as reasonably required by us.

3. No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense, without our written consent. However, written consent is not required with respect to:

a. "Crisis management costs" that have been reported in accordance with Insuring Agreement **A.S.** Crisis Management Costs; or

b. "Emergency response costs" that have been reported and approved by us or our appointed representative by use of the emergency response hotline.

**4.** Notice to your insurance agent or broker does not constitute notice to us for purposes of the receipt of notice.

**D. Independent Counsel**

In the event the insured is entitled by applicable law to select independent counsel to defend a "claim" or "suit" at our expense, the attorneys' fees and all other expenses we must pay to that counsel are limited to the rates we actually pay to counsel we retain in the ordinary course of business in the defense of similar claims or suits in the community where the "claim" arose or the "suit" is being defended.

Additionally, we may exercise the right to require that such counsel have certain minimum qualifications with respect to their competence including at least five years of experience in defending "claims" or "suits" similar to the one pending against the insured and to require such counsel have errors and omissions insurance coverage with a limit at least equal to this Policy's applicable Each Insuring Agreement Limit.

With respect to any such counsel, the insured agrees that counsel will:

1. Respond timely and regularly to our request for information regarding the "claim" or "suit"; and
2. Provide regular status reports, budgets, case plans, and updates on significant developments.

Furthermore, the insured may at any time, by the insured's written consent, freely and fully waive these rights to select independent counsel.

**E. Legal Action Against Us**

No person or organization has a right under this Policy to:

1. Join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or
2. Sue us on this Policy unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured obtained after an actual trial, but we will not be liable for "losses" that are not payable under the terms of this Policy or that are in excess of the applicable Limit Of Insurance. An agreed settlement means a settlement and release of liability signed by the insured and the claimant or the claimant's legal representative.

**F. Other Insurance**

If other valid and collectible insurance is available to the insured for "loss" we cover under this Policy, our obligations are limited as follows:

**1. Primary Insurance**

This insurance is primary except when Paragraph **2.** below applies. If this insurance is primary:

a. This insurance is not contributory with any other insurance available to any third-party liability policy if required by a written contract, signed by both parties, and executed prior to the commencement of operations or "your work".

b. Our obligations are not affected unless any of the other insurance is also primary. In that case, we will share with all such other insurance by the method described in Paragraph **3.** below.

**2. Excess Insurance**

**a.** This insurance is excess over:

(1) Any other insurance, whether primary, excess, contingent, or on any other basis if you are an insured on an insurance policy that applies to "your work" performed at a specific job site and that insurance policy applies to a specific job site;

(2) Any other valid and collectible insurance available to you covering liability for "losses" arising out of "your work", including that work for which you have been added as an additional insured by an endorsement, by definition in a contract or agreement, or by combination thereof;

(3) Any other valid and collectible insurance available to any person or entity performing functions for others on your behalf as defined in "your work" in this Policy;

(4) Any valid and collectible project-specific insurance policy, owner's protective insurance policy, owner-controlled insurance policy, contractor-controlled insurance policy, wrap-up policy, or similar insurance program under which an insured is covered; or

(5) Any other valid and collectible insurance, whether primary, excess, contingent, or on any other basis, covering a:

(a) "Transportation pollution condition", if Insuring Agreement **A.2.** Transportation Pollution Liability is shown as purchased in the Declarations;

(b) "Pollution condition" on a "non-owned disposal site", if Insuring Agreement **A.3.** Non-Owned Disposal Site Liability is shown as purchased in the Declarations; or

(c) "Pollution condition" resulting from "your work" if you are an insured on an insurance policy that applies to "your work" performed at a specific job site or if you are added as an additional insured on another insurance policy.

**b.** When this insurance is excess, we will have no duty to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

**c.** When this insurance is excess over other insurance, we will pay only our share of the amount of the "loss", if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the damages in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining "loss", if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits Of Insurance shown in the Declarations of this Policy.

**3. Method Of Sharing**

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the "loss" remains, whichever comes first. However, our contribution will not apply until our applicable Deductible or Self-Insured Retention is satisfied.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

**G. Premium Audit**

3. **Material Change In Use**

   "Loss" in any way involving a change in the use or operations at a "covered location" that materially increases the likelihood or severity of a "pollution condition" or "claim" as compared with use or operations as disclosed to us on the application and all supporting documentation.

4. **Underground Storage Tanks**

   "Loss" in any way involving any "underground storage tank" or associated underground piping at a "covered location", whether operational, closed, or removed.

5. **Wells**

   "Loss" in any way involving the discharge, escape, migration, release, or seepage of oil, gas, drilling fluid, or any other fluid, from any oil, gas, mineral, or geothermal well.

**SECTION III - WHO IS AN INSURED**

Each of the following is an insured under all Insuring Agreements and Supplementary Payments:

**A.** If you are designated in the Declarations as:

1. An individual, you, and your spouse or "domestic partner", but only with respect to the conduct of a business of which you are the sole owner.
2. A partnership or joint venture, your members, your partners, and their spouses or "domestic partners", but only with respect to the conduct of your business.
3. A limited liability company, your members but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.
4. An organization other than a partnership, joint venture, or limited liability company, your "executive officers" and directors, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.

**B.** Any subsidiary company of yours, other than a partnership, joint venture, or limited liability company, and any company over which you have active control or majority ownership interest, or exercise management or financial control is a Named Insured with respect to the conduct of your business, provided:

1. You report all such entities to us within 90 days after you have acquired the organization; and
2. There is no other similar primary insurance available to that organization, unless such entity has been specifically endorsed onto this Policy.

However:

a. Coverage is afforded only until the 90th day after you acquire the subsidiary or the end of the Policy Period, whichever is earlier; and

b. Coverage does not apply to "loss" that first commences before you acquired the subsidiary.

**C.** Your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture, or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of "your work".

**D.** In the event of your bankruptcy, your trustees, and in the event of your death or incapacity, your legal representatives or executors, but only with respect to such trustee's, representative's, or executor's vicarious liability resulting from "your work".

**E.** Any organization, other than a partnership, joint venture, or limited liability company, you newly form during the Policy Period and over which you maintain ownership or majority interest, will qualify as an insured, if:

1. You have contractually agreed to provide insurance for such organization;
2. There is no other similar primary insurance available to that organization, unless such entity has been specifically endorsed onto this Policy; and
3. You report to us within 90 days after such formation that you formed the organization.

However:

a. Coverage is afforded only until the 90th day after you form the organization or the end of the Policy Period, whichever is earlier; and

b. Coverage does not apply to "loss" that first commences before you formed the organization.

**F.** Any:

1. Person or organization for whom you have performed or are performing "your work" and with whom you have agreed to provide additional insured status in a written contract or agreement, provided the written contract or agreement was executed prior to the:

   **a** Commencement of "your work"; and

   **b.** Date the "pollution condition" first commenced.

2. Other person or organization you are required to add as an additional insured under the written contract or agreement described in Paragraph **1.** above.

Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage", or "cleanup costs" resulting from a "pollution condition" caused in whole or in part by "your work".

However, any insurance afforded to such insured:

a. Only applies to the extent permitted by law;

b. Will not be broader than that which you are required by the written contract or agreement to provide for such insured; and

c. Is limited to the lesser of the Limits Of Insurance shown in the Declarations or the amount required by the written contract or agreement.

This Paragraph **F.** does not apply to any person or organization specifically named as an additional insured in an endorsement attached to this Policy.

**SECTION IV - LIMITS OF INSURANCE AND SELF-INSURED RETENTION OR DEDUCTIBLE**

***A. Limits Of Insurance***

1. The Limits Of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of insureds, "claims" made, or persons or organizations making "claims".

2. Subject to the Combined General Aggregate Limit shown in the Declarations, the Coverage Form Aggregate Limit shown in the Declarations is the most we will pay for all "loss" arising out of all "pollution conditions" under all Insuring Agreements.

3. Subject to the Coverage Form Aggregate Limit shown in the Declarations:

   a. The Each Contractor's Pollution Condition Limit shown in the Declarations is the most we will pay under Insuring Agreement **A.1.** Contractor's Pollution Liability for all "loss" arising out of any one "pollution condition".

   b. The Each Transportation Pollution Condition Limit shown in the Declarations is the most we will pay under Insuring Agreement **A.2.** Transportation Pollution Liability for all "loss" arising out of any one "transportation pollution condition".

   c. The Each Non-Owned Disposal Site Pollution Condition Limit shown in the Declarations is the most we will pay under Insuring Agreement **A.3.** Non-Owned Disposal Site Liability for all "loss" arising out of any one "pollution condition" at a "non-owned disposal site".

   d. The Each Sudden And Accidental Discharge, Release, Or Escape Of Pollutants Condition Limit shown in the Declarations is the most we will pay under Insuring Agreement **A.4.** Sudden And Accidental Discharge, Release, Or Escape Of Pollutants Liability for all "loss" arising out of any one "pollution condition".

   e. The Each Crisis Management Limit shown in the Declarations is the most we will pay under Insuring Agreement **A.S.** Crisis Management Costs for the sum of all "crisis management costs" arising out of any one "pollution condition".

1. We will compute all premiums for this Policy in accordance with our rules, rates, rating plans, and minimum premium requirements.
2. Premium shown as Advance And Deposit Premium in the Declarations is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured shown in the Declarations. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the Policy Period is more than the earned premium, we will return the excess to the first Named Insured.
3. The first Named Insured must keep records of the information we need for premium computation and send us copies at such times as we may request.

**H. Representations**

By accepting this Policy, you agree:

1. The statements in the applications, other materials submitted to us, and Declarations are accurate and complete;
2. Those statements are based upon representations you made to us; and
3. We have issued this Policy in reliance upon your representations.

**I. Separation Of Insureds**

**1.** Except with respect to the limits of insurance, and any rights or duties specifically assigned to the first Named Insured shown in the Declarations, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom a "claim" is made.

**2.** Any misrepresentation, act, or omission that is in violation of a term, duty, or condition under this Policy by one insured will not, by itself, affect coverage for another insured under this Policy. However, this condition will not apply to an insured who is a parent, subsidiary, or affiliate of the insured which committed such misrepresentation, act, or omission.

**J. Transfer Of Rights Of Recovery Against Others To Us**

If the insured has rights to recover all or part of any payment we have made under this insurance, those rights are transferred to us. The insured must do nothing after "loss" to impair our rights. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

Any recovery obtained through transfer of rights, after expenses incurred in such transfer of rights are deducted by us, will be applied first to the insured to the extent of any payments in excess of the Limit Of Insurance, if any; then to us to the extent of our payment under this Policy; and then to the insured to the extent of your Deductible or Self-Insured Retention.

However, we will waive any right of recovery to the extent required by written contract, provided such contract was entered into with any person(s) or organization(s) prior to the discovery of the "pollution condition" giving rise to the "loss"

**SECTION VI - EXTENDED REPORTING PERIODS**

With respect only to the Sudden And Accidental Discharge, Release, Or Escape of Pollutants Liability Insuring Agreement:

**A.** We will provide one or more Extended Reporting Periods, as described below, if:

1. The coverage provided for Sudden And Accidental Discharge, Release, Or Escape Or Pollutants Liability is cancelled or not renewed; or
2. We renew or replace the coverage provided for Sudden And Accidental Discharge, Release, Or Escape Or Pollutants Liability with insurance that:

a. Has a retroactive date later than the Retroactive Date shown in the Declarations; or

b. Does not apply to "claims" that result from a "pollution condition" on a claims-made basis.

The quotation of a different premium, deductible, or limit of insurance for renewal does not constitute a cancellation or refusal to renew for the purpose of this provision.

Lewis Walker Roofing, Inc
Statement of Assests, Liabilities and Stockholder's Equity
For the Period Ending June 30, 2025

| | | 6/30/2025 |
|---|---|---|
| **Assets** | | |
| **Current Assets** | | |
| Checking / Savings Cash In Bank | $ | 222,819.41 |
| Accounts Receivable | $ | 3,077,857.62 |
| Undeposited Funds | $ | 304,709.70 |
| **Total Current Assets** | $ | 3,605,386.73 |
| **Property & Equipment, At Cost** | $ | 1,099,731.66 |
| **Less Accumulated Depreciation** | $ | 527,249.00 |
| **Net Fixtures & Equipment** | $ | 572,482.66 |
| **Other Assets** | | |
| Due to Related Company | $ | 389,436.38 |
| **Total Other Assets** | $ | 389,436.38 |
| **Total Assets** | $ | 4,567,305.77 |
| **Liabilities and Stockholders' Equity** | | |
| **Liabilities** | | |
| Accounts Payable | $ | 1,453,852.89 |
| Notes Payable | $ | 1,143,714.04 |
| **Total Liabilities** | $ | 2,597,566.93 |
| **Stockholders' Equity** | | |
| Retained Earnings | $ | 1,969,738.84 |
| **Total Stockholders' Equity** | $ | 1,969,738.84 |
| | $ | 4,567,305.77 |

Lewis Walker Roofing, Inc
Statement of Revenue, Expenses Retained Earnings -
For the Period Ending June 30, 2025

| | | 30-Jun-25 |
|---|---|---|
| **Construction Income** | $ | 8,568,465.61 |
| **Operating Expenses** | | |
| Supplies | $ | 4,747,765.71 |
| Salaries, Per Diem, Bonuses | $ | 2,325,347.70 |
| Dump Fees | $ | 59,274.03 |
| Permits & Engineering | $ | 33,053.98 |
| Depreciation Expense | | |
| Taxes and Licenses | $ | 110,458.58 |
| Automobile Expense | $ | 92,771.76 |
| Insurance | $ | 242,455.58 |
| Advertising | $ | 99,117.01 |
| Travel & Meals | $ | 52,656.51 |
| Rent | $ | 227,971.59 |
| Legal Fees | $ | 1,763.42 |
| Postage | $ | 7,806.56 |
| Telephone & Internet | $ | 17,494.18 |
| Small Tool Purchases | $ | 9,808.76 |
| Banking Charges | $ | 2,613.18 |
| Repairs and Maintenance | $ | 13,859.30 |
| Accounting & Professional Fees | $ | 102,491.98 |
| Utilities | $ | 4,490.20 |
| Office Supplies & Equipment | $ | 10,074.31 |
| Interest | $ | 238,865.31 |
| 401 K Company Match | $ | 20,928.33 |
| Charitable Giving | $ | 3,518.50 |
| Owner Draw | | |
| **Total Operating Expenses** | $ | 8,424,586.48 |
| **Gross Income From Operations** | $ | 143,879.13 |
| **Other Income (Expense)** | $ | 112,181.53 |
| **Net Income (Loss)** | $ | 256,060.66 |
| Stockholder's Equity - Beginning of Period | $ | 1,713,678.18 |
| **Stockholder's Equity - End of Period** | $ | 1,969,738.84 |

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Quality Roofing, Inc. [Company Name]
   /_/ A Partnership
   /✓/ A Corporation
   /_/ A Subsidiary Corporation

2. Parent Company Name: Quality Roofing, Inc.

3. Parent Company Address:

   Street Address 1905 N 40th Street

   P.O. Box (if any) _____

   City Tampa State Florida Zip Code 33605

   Telephone 813-620-4797 Fax no. _____

   1st Contact Name Richard C. Jenkins Title CEO

   2nd Contact Name Miriah Akers Title Admin Director

4. Proposer Company Address (if different):

   Street Address 1905 N 40th Street

   P. O. Box (if any) _____

   City Tampa State Florida Zip Code 33605

   Telephone 813-620-4797 Fax no. _____

   1st Contact Name Richard C. Jenkins Title CEO

   2nd Contact Name Miriah Akers Title Admin Director

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

   Street Address 1905 N 40th Street

   City Tampa State Florida Zip Code 33605

   Telephone 813-620-4797 Fax No. _____

   1st Contract Name Richard C. Jenkins Title CEO

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 03/23/2011 Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

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

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

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

7.1 If yes, provide the following:

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

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

| | |
|---|---|
| General Liability | $1,000,000.00 |
| Automobile Liability | $1,000,000.00 |
| Umbrella Coverage | $5,000,000.00 |
| Workers Compensation | $1,000,000.00 (Exp: 01/01/2026) |
| Expiration Date | 09/01/2026 |

Quality Roofing Inc.

State Certified • CCC042846
State Certified • CGC1507166

# References:

Ivy Group Consultants
Sean Kelley
E: skelly@ivygroupconsultants.com
T: 727.895.3363

Residential Management
Ken Carter
E: kcarter@resimgt.com
T: 813.755.9559

Maxx Properties
Michael Eddy
E: michael.eddy@maxxproperties.com
T: 303.331.0392

Livcor/J Lance Roof Inspections
John Lance
E: jlanceiii@comcast.com
T: 281-469-5800

Camden Development
Jeremy Nunn
E: jnunn@camdenliving.com
T: 813-286-5976



Quality Roofing Inc.

# Sunscape Apartments

13617 Fletcher Regency Dr

Tampa, FL 33613

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Sunscape Apartments Association<br><br>Ken Carter<br>(813) 755-9559<br>kcarter@resimgt.com | 06/10/2025<br><br>$588,000.00 | Shingle<br>Gutters |



Quality Roofing Inc.

# ARBOUR PONDS APARTMENTS

2901 NORTH DALE MABRY HWY

TAMPA, FL 33607

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Maxx Properties<br><br>Michael Eddy<br>303-331-0392<br>Michael.Eddy@maxxproperties.com | 06/20/2025<br><br>$708,000.00 | Shingle |



Quality Roofing Inc.

# Ascott Place Apartments

14003 Saulk Court

Tampa, FL 33613

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Maxx Properties<br><br>Diana Conaty<br>813-971-6776<br>Diana.Conaty@maxxproperties.com | 04/23/2025<br><br>$244,000.00 | Shingle |



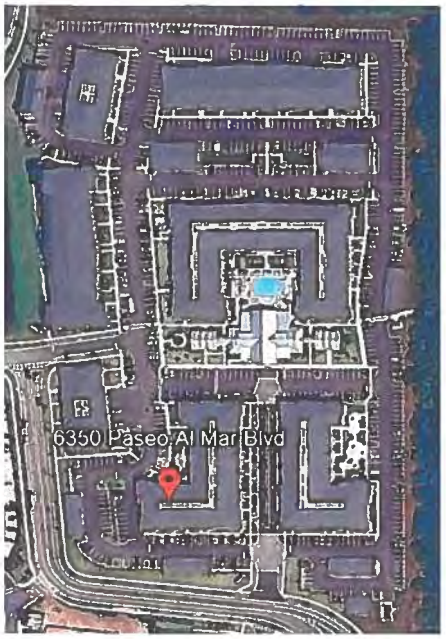
Quality Roofing Inc.

# DEERPATH ON THE LAKE

10200 NORTH ARMENIA AVE

Tampa, FL 33612

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Maxx Properties<br><br>Michele Bravo<br>602-740-3476<br>Michele.bravo@maxxproperties.com | 06/10/2024<br><br>$ 3,578,000.00 | Shingle & TPO |




Quality Roofing Inc.

# Woodfield Waterset

6350 Paseo Al Mar Blvd

Apollo Beach, FL 33572

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| CBG Building Company<br><br>Rip Panos<br>813-352-3972<br>Rip.panos@cbgbc.com | 12/05/2022<br><br>$ 1,462,191.00 | Shingle, Metal, TPO |




Quality Roofing Inc.

# Heron Ridge Apartments

4351 Little Egret Road

Kissimmee, FL 34746

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Weis Builders<br><br>Brett Hauser<br>612-243-3312<br>bretthauser@weisbulders.com | 11/30/2020<br><br>$ 1,451,798.00 | TPO, Shingle, Metal |



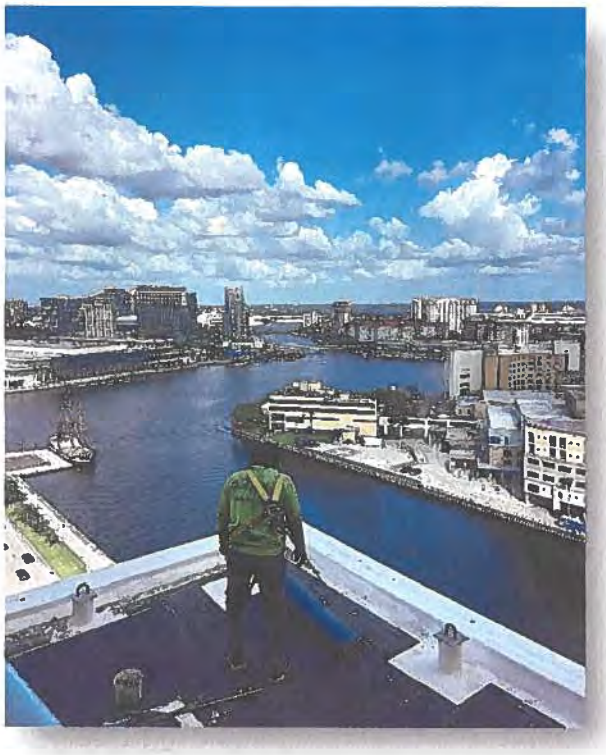

Quality Roofing Inc.

# Osprey Village Apartments

151 N Osprey Park Road

Poinciana, FL 34758

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Weis Builders<br><br>Brett Hauser<br>612-243-3312<br>bretthauser@weisbulders.com | 06/24/2024<br><br>$ 1,983,356.00 | TPO, Shingle, Metal |



Quality Roofing Inc.

# Bayshore Tower Condominiums

345 Bayshore Boulevard

Tampa, FL 33606

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| Bayshore Condominium Association<br><br>Frank Fundora<br>(813) 361-2505<br>Ffundora@gmail.com | 11/01/2023<br><br>$851,000.00 | Modified Bitumen |



Quality Roofing Inc.

# McNulty Lofts

175 2nd Street South

St. Petersburg, FL 33701

| Owner/Contractor | Date and Amount | Scope Of Work |
|---|---|---|
| R.L James, Inc.<br>Gary Wasser<br>(239) 980-2573<br>gwasser@rljames.com<br><br>Ivy Group Consultants<br>Mitch Wright<br>(941) 238-8929 | 03/31/2022<br><br>$851,960.00 | Modified Bitumen |

QUALROO-02 BJONES

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/27/2025

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

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

| | |
|---|---|
| PRODUCER<br>ASSOCIATES AGENCY, INC.<br>125 W. Country Club Dr<br>Tampa, FL 33612 | CONTACT NAME: Brittany Jones<br>PHONE (A/C, No, Ext): (813) 988-1234 FAX (A/C, No): (813) 988-0989<br>E-MAIL ADDRESS: certs@associatesins.com |
| INSURED<br>Quality Roofing, Inc.<br>1905 N 40th St<br>Tampa, FL 33605 | INSURER A : The Burlington Insurance Company — NAIC # 23620<br>INSURER B : Brierfield Insurance Company — 10993<br>INSURER C : ASCOT Specialty Insurance Company — 45055<br>INSURER D : Indemnity National Insurance Company — 18468<br>INSURER E : Underwriters at Lloyds London — 32727<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>[ ] CLAIMS-MADE [X] OCCUR<br>X Contractual Liab.<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[ ] POLICY [X] PRO-JECT [ ] LOC<br>[ ] OTHER: General Aggregate $5,000,000 | | | 164BG13573 | 9/1/2025 | 9/1/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 1,000,000<br>$ 100,000<br>$ 5,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000 |
| B | AUTOMOBILE LIABILITY<br>X ANY AUTO<br>[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS<br>X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY | | | CA10007948303 | 9/1/2025 | 9/1/2026 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br>PIP | $ 1,000,000<br>$<br>$<br>$<br>$ 10,000 |
| C | [ ] UMBRELLA LIAB [X] OCCUR<br>X EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [X] RETENTION $ 10,000 | | | ESXS2510005293-01 | 9/1/2025 | 9/1/2026 | EACH OCCURRENCE<br>AGGREGATE | $ 2,000,000<br>$ 2,000,000 |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | PER STATUTE [ ] OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $<br>$<br>$ |
| D | Excess Liability | | | XS0001339 25 | 9/1/2025 | 9/1/2026 | Occ $3,000,000/Agg | 3,000,000 |
| E | Pollution Policy | | | CPLI00677001 | 9/1/2025 | 9/1/2026 | Claim $2,000,000/Agg | 2,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Qualifying Individual Richard C Jenkins: CCC042846,CGC1507166

**CERTIFICATE HOLDER**

**Information Purposes Only**

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE


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The ACORD name and logo are registered marks of ACORD

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/18/2024

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

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

| PRODUCER | CONTACT NAME: Certificate Desk |
|---|---|
| FRSA Self Insurers Fund, Inc.<br>4099 Metric Drive<br>Winter Park, FL 32792 | PHONE (A/C, No, Ext): (800) 767-3772 ext. 200 FAX (A/C, No): (407) 671-2520<br>E-MAIL ADDRESS: cert@frsasif.com |

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : FRSA Self Insurers Fund / Safety National Casualty | 15105 |
| INSURER B : | |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

| INSURED |
|---|
| Quality Roofing, Inc.<br>1905 N 40th Street<br>Tampa, FL 33605 |

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| | COMMERCIAL GENERAL LIABILITY<br>☐ CLAIMS-MADE ☐ OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>☐ POLICY ☐ PRO-JECT ☐ LOC<br>☐ OTHER: | | | N/A | | | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $<br>$<br>$<br>$<br>$<br>$ |
| | AUTOMOBILE LIABILITY<br>☐ ANY AUTO<br>☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS<br>☐ HIRED AUTOS ☐ NON-OWNED AUTOS | | | N/A | | | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $<br>$<br>$<br>$ |
| | ☐ UMBRELLA LIAB ☐ OCCUR<br>☐ EXCESS LIAB ☐ CLAIMS-MADE<br>☐ DED ☐ RETENTION $ | | | N/A | | | EACH OCCURRENCE<br>AGGREGATE | $<br>$ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] N/A<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | N | 870-033644 | 01/01/2025 | 01/01/2026 | X PER STATUTE ☐ OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |

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

REMARKS: Non-cancelable, without 30 days prior written notice, except for non-payment of premium which will be a 10 day written notice.

Richard C Jenkins, License Holder
Lic #CGC1507166 & CCC042846

**CERTIFICATE HOLDER**

Attn:

"FOR INFORMATIONAL PURPOSES ONLY"

, FL

**CANCELLATION**

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

**AUTHORIZED REPRESENTATIVE**

Debra Guidry CPCU
Administrator

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

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

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

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

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

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

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

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

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

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

| Richard C. Jenkins | | CEO |
|---|---|---|
| Name | | Position |
| Sales/Estimation | 50 + | 2011 |
| Type of Work | Yrs. Exp. | Yrs. With Firm |
| John Garrison | | Vice President |
| Name | | Position |
| Project Management | 50 + | 2011 |
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

# Quality Roofing, Inc.
## Balance Sheet
## As of September 30, 2025

| | Sep 30, 25 |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| **Checking/Savings** | |
| 1002 · Bank of Tampa-Operating 9265 | 2,691,531.38 |
| 1009 · Petty Cash-Office | 4,431.68 |
| Total Checking/Savings | 2,695,963.06 |
| **Accounts Receivable** | |
| 1100 · Accounts Receivable | 5,887,533.65 |
| Total Accounts Receivable | 5,887,533.65 |
| **Other Current Assets** | |
| 1102 · Allowance for Doubtful Account | (120,000.00) |
| 12100 · Inventory Asset | 445,529.98 |
| 1230 · Employee Loans | 6,445.63 |
| 1246 · Note Receivable-C.Brooks | 379,880.67 |
| 1260 · Undeposited Funds | 275,119.40 |
| 1270 · FRSA-SIF Deposit | 15,000.00 |
| 1280 · Costs in Excess of Billings | 859,684.81 |
| Total Other Current Assets | 1,861,660.49 |
| **Total Current Assets** | 10,445,157.20 |
| **Fixed Assets** | |
| 1226 · ROU Asset | 180,086.00 |
| 1300 · Property and Equipment | |
| 1311 · Vehicles & Trucks | 2,343,520.95 |
| 1312 · Machinery, Equipment & Trailers | 2,369,019.51 |
| 1313 · Furniture and Fixtures | 108,388.42 |
| 1320 · Buildings and Improvements | 2,505,907.95 |
| 1325 · Accumulated Depreciation | (4,831,475.67) |
| Total 1300 · Property and Equipment | 2,495,361.16 |
| **Total Fixed Assets** | 2,675,447.16 |
| **TOTAL ASSETS** | **13,120,604.36** |
| **LIABILITIES & EQUITY** | |
| **Liabilities** | |
| **Current Liabilities** | |
| **Accounts Payable** | |
| 2110 · Accounts Payable | 823,299.39 |
| Total Accounts Payable | 823,299.39 |
| **Credit Cards** | |
| 2308 · American Express Corp 61001 | 69,904.88 |
| 2310 · Home Depot Commercial 5963 | 13,957.53 |
| 2311 · Capitol One VISA Platinum | 3,027.44 |
| Total Credit Cards | 86,889.85 |
| **Other Current Liabilities** | |
| 2200 · Payroll Liabilities | |
| 2202 · 940 FUTA Federal Unemployment | 615.37 |
| 2203 · RT-6 Florida Reemployment Tax | 102.57 |
| 2297 · Accrued Payroll | 135,804.00 |
| 2298 · Accrued Payroll Taxes | 11,261.00 |
| Total 2200 · Payroll Liabilities | 147,782.94 |
| 2300 · Current Portion of NP | 87,022.00 |
| 2303 · Billings in Excess of Cost | 723,057.85 |
| 2355 · ST Lease Liability | 24,593.00 |
| Total Other Current Liabilities | 982,455.79 |
| **Total Current Liabilities** | 1,892,645.03 |

| | Sep 30, 25 |
|---|---|
| Long Term Liabilities | |
| 2360 · LT Lease Liability | 155,493.00 |
| 2500 · Less Current Portion of NP | (87,022.00) |
| Total Long Term Liabilities | 68,471.00 |
| Total Liabilities | 1,961,116.03 |
| Equity | |
| 30000 · Opening Balance Equity | 175.00 |
| 3001 · Retained Earnings | 7,563,765.38 |
| 3002 · Paid in Capital | 3,046,493.42 |
| 3003 · Common Stock | 1,000.00 |
| 3004 · Shareholder Draw | (3,114,998.82) |
| Net Income | 3,663,053.35 |
| Total Equity | 11,159,488.33 |
| TOTAL LIABILITIES & EQUITY | 13,120,604.36 |

# QUALITY ROOFING, INC.
# TAMPA, FLORIDA
# FINANCIAL STATEMENTS
# DECEMBER 31, 2024

miller.
CPAs & ADVISORS

**QUALITY ROOFING, INC.**
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**INDEPENDENT ACCOUNTANT'S REVIEW REPORT**

To the Board of Directors
Quality Roofing, Inc.
Tampa, Florida

We have reviewed the accompanying financial statements of Quality Roofing, Inc., which comprise the balance sheet as of December 31, 2024, and the related statements of income, changes in stockholder's equity, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

**Management's Responsibility for the Financial Statements**
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

**Accountant's Responsibility for the Financial Statements**
Our responsibility is to conduct the review engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Quality Roofing, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our reviews.

**Accountant's Conclusion**
Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

**Supplementary Information**

The supplementary information included in the schedules of general and administrative expenses, earnings from contracts, contracts completed, and contracts in progress are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our reviews of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the information and do not express an opinion on such supplementary information.

Miller CPAs

Pensacola, Florida
July 22, 2025

**QUALITY ROOFING, INC.**
BALANCE SHEET
DECEMBER 31, 2024

## ASSETS

| | |
|---|---|
| **Current Assets** | |
| Cash | $ 552,976 |
| Contract receivables, net | 6,219,420 |
| Other receivables | 952,828 |
| Contract assets | 751,273 |
| Prepaid expenses | 655,390 |
| Inventory | 508,783 |
| Total current assets | 9,640,670 |
| **Property and Equipment, net** | 2,486,917 |
| **Other Assets** | |
| Other assets | 33,035 |
| Notes receivable | 468,074 |
| Total other assets | 501,109 |
| **Total Assets** | $ 12,628,696 |

## LIABILITIES AND STOCKHOLDER'S EQUITY

| | |
|---|---|
| **Current Liabilities** | |
| Current portion of notes payable | $ 15,567 |
| Accounts payable | 1,630,938 |
| Accrued expenses | 186,011 |
| Line of credit | 460,095 |
| Contract liabilities | 363,815 |
| Total current liabilities | 2,656,426 |
| **Notes payable, less current portion** | 75,620 |
| Total liabilities | 2,732,046 |
| **Stockholder's Equity** | |
| Common stock, $1 par value, 1,000 shares authorized, issued and outstanding | 1,000 |
| Additional paid-in capital | 3,046,493 |
| Retained earnings | 6,849,157 |
| Total stockholders' equity | 9,896,650 |
| **Total Liabilities and Stockholder's Equity** | $ 12,628,696 |



See independent accountant's review report and the accompanying notes.

**QUALITY ROOFING, INC.**
STATEMENT OF INCOME
YEAR ENDED DECEMBER 31, 2024

| | | |
|---|---|---|
| **Revenues Earned** | | |
| Construction contracts | $ | 21,959,551 |
| Non-contract | | 3,241,838 |
| Total revenues earned | | 25,201,389 |
| **Cost of Revenues Earned** | | |
| Construction contracts | | 17,110,697 |
| Non-contract | | 2,678,951 |
| Total cost of revenues earned | | 19,789,648 |
| Gross profit | | 5,411,741 |
| **General and Administrative Expenses** | | 4,177,978 |
| **Operating Income** | | 1,233,763 |
| **Other Income (Expense)** | | |
| Other income | | 64,102 |
| Gain on sale of property and equipment | | 16,400 |
| Interest expense | | (5,754) |
| Total other income | | 74,748 |
| **Net Income** | $ | 1,308,511 |



See independent accountant's review report and the accompanying notes.

**QUALITY ROOFING, INC.**
STATEMENT OF CHANGES IN STOCKHOLDER'S EQUITY
YEAR ENDED DECEMBER 31, 2024

| | Common Stock | Additional Paid-In Capital | Retained Earnings | Total |
|---|---|---|---|---|
| **Balance, January 1, 2024** | $ 1,000 | $ 3,046,493 | $ 5,905,435 | $ 8,952,928 |
| Distributions | - | - | (364,789) | (364,789) |
| Net income | - | - | 1,308,511 | 1,308,511 |
| **Balance, December 31, 2024** | $ 1,000 | $ 3,046,493 | $ 6,849,157 | $ 9,896,650 |



See independent accountant's review report and the accompanying notes.

**QUALITY ROOFING, INC.**
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2024

| | | |
|---|---|---|
| **Cash Flows from Operating Activities** | | |
| Net income | $ | 1,308,511 |
| Adjustments to reconcile net income to net cash provided by operating activities | | |
| Depreciation | | 605,375 |
| Gain on sale of property and equipment | | (16,400) |
| Credit loss expense | | 20,303 |
| Changes in operating assets and liabilities | | |
| Contract receivable | | (1,990,137) |
| Other receivable | | (645,110) |
| Prepaid expenses and other current assets | | (528,218) |
| Contract assets | | 1,769,881 |
| Inventory | | (47,200) |
| Accounts payable | | 347,226 |
| Accrued expenses | | (52,983) |
| Contract liabilities | | 34,637 |
| Other assets | | (10,560) |
| Operating lease liabilities | | (180,086) |
| Right of use assets - operating | | 180,086 |
| Net cash provided by operating activities | | 795,325 |
| **Cash Flows from Investing Activities** | | |
| Issuance of notes receivable | | (392,824) |
| Proceeds from sale of property and equipment | | 16,400 |
| Purchases of property and equipment | | (55,629) |
| Net cash used in investing activities | | (432,053) |
| **Cash Flows from Financing Activities** | | |
| Net borrowings on line of credit | | 460,095 |
| Principal payments on notes payable | | (225,992) |
| Distributions to stockholder | | (364,789) |
| Net cash used in financing activities | | (130,686) |
| **Net Increase in Cash** | | 232,586 |
| **Cash, Beginning of Year** | | 320,390 |
| **Cash, End of Year** | $ | 552,976 |
| **Supplemental Disclosures of Cash Flow Information** | | |
| Cash paid during the period for interest | $ | 5,754 |
| **Supplemental Disclosures of Noncash Investing and Financing Activities** | | |
| Note payable issued for purchase of equipment and vehicle | $ | 91,187 |



See independent accountant's review report and the accompanying notes.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

*Nature of Operations:*

Quality Roofing, Inc. (the "Company"), a Florida corporation, is a full-service commercial and residential roofing and general contracting company. The Company is qualified in all phases of commercial and residential roofing and is a certified installer for several material manufacturers. The Company specializes in new construction, residential projects, roof repairs, and roof assessment management services.

*Accounting Estimates:*

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. Management periodically evaluates estimates used in the preparation of the financial statements for continued reasonableness. Appropriate adjustments, if any, to the estimates used are made prospectively based upon such periodic evaluation. It is reasonably possible that changes may occur in the near term that would affect management's estimates with respect to the percentage of contract completion, allowance for credit losses, useful lives of property and equipment, and overhead cost allocations.

Revisions in estimated contract profits are made in the year in which circumstances requiring the revision become known.

*Balance Sheet Classifications:*

The Company includes in current assets and liabilities retentions receivable and payable under construction contracts that may extend beyond one year. A one-year time period is used as classifying all other current assets and liabilities.

*Contract Revenue and Cost Recognition:*

The construction services performed under each contract represent a single performance obligation that is satisfied over time. Revenues from construction contracts are recognized over time using the cost-to-cost input method, measured by the percentage of costs incurred to date to estimated total costs for each contract. This method is used because management considers costs incurred to date to be the best available measure of progress on these contracts. Because of the inherent uncertainties in estimating costs, it is at least reasonably possible that the Company's estimates of costs and revenues will change in the near term.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Contract Revenue and Cost Recognition (Continued):*

Contract costs include all subcontract, direct material and labor costs and those indirect costs related to contract performance, such as indirect labor, insurance, supplies, tools, repairs and depreciation. Costs of inefficiencies or wasted resources (material or labor) are excluded when measuring progress and are expensed as incurred. General and administrative costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined. Changes in job performance, job conditions and estimated profitability, including those arising from contract penalty provisions and final contract settlements, may result in revisions to costs and income and are recognized in the period in which the revisions are determined. Changes in estimated job profitability resulting from variable consideration (such as incentives for completing a contract early or on time, penalties for not completing a contract on time, claims for which the Company has enforceable rights, or contract modifications/change orders in which the scope of modification has been approved, but the price has not been determined or approved) are accounted for as changes in estimates in the current period, but limited to an amount that will not result in a significant reversal of revenue in future periods.

The company provides services under fixed price agreements that are generally distinct and accounted for as separate performance obligations. Revenue and related costs for these agreements is billed on a time and materials basis and is recognized as the services are rendered.

*Contract Receivables:*

Contract and other receivables are based on amounts billed to customers. The Company bills customers for work performed on contracts at intervals established within individual construction contracts. Receivables are due 30 days after the issuance of the invoice. Retainages are due within 30 days upon completion of contracts. Unbilled receivables result from accrual of revenues on contracts completed for which billings have not yet been rendered. Retainage and unbilled receivables for which the right to payment is unconditional are included in contract receivables. All receivables on contracts and non-contracts are considered to be collectible within twelve months. An allowance for credit losses is established when management believes collectability is doubtful. Balances that remain outstanding after the Company has made reasonable collection efforts are written off. Based on management's review of contract and other receivables, the allowance for credit losses at December 31, 2024 was $120,000.

*Contract Assets and Contract Liabilities:*

The contract asset, "Costs and estimated earnings in excess of billings on uncompleted contracts," represents revenues recognized in excess of amounts billed. The contract liability, "Billings in excess of costs and estimated earnings on uncompleted contracts," represents billings in excess of revenues recognized.

Retainage on uncompleted contracts and unbilled receivables that are not due until certain contract conditions are met on uncompleted contracts are included in contract assets and contract liabilities. The Company's contract assets and contract liabilities are reported net, on a contract-by-contract basis.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Inventory:*

Inventory consists of raw materials that have not been charged to specific contracts and is stated at the lower of cost (first-in, first-out) or market.

*Property and Equipment:*

Property and equipment are stated at cost and depreciated over the estimated useful lives of the individual assets utilizing the straight-line method. Estimated useful lives are generally as follows:

| | |
|---|---|
| Furniture and fixtures | 7 Years |
| Leasehold improvements | 5 -39 Years |
| Machinery and equipment | 5 – 10 Years |
| Transportation equipment | 5 Years |

Major expenditures for property and equipment, and those which substantially increase useful lives, are capitalized. Maintenance, repairs and minor renewals not included as contract costs are expensed as incurred. When assets are retired, or otherwise disposed of, their costs and related accumulated depreciation are removed from the accounts and any resulting gain or loss is included in income for the period.

*Advertising Costs:*

The Company expenses all advertising costs as incurred. Advertising costs totaling $568,816 were charged to operations for the year ended December 31, 2024.

*Income Taxes:*

The Company, with the consent of the stockholder, has elected to be treated as an S corporation under the provisions of the Internal Revenue Code, whereby income is passed through to the individual stockholder and reported on his personal income tax return. Under this election, the Company does not pay any federal or state income taxes. Accordingly, no provision for income taxes has been made in the accompanying financial statements.

If it is probable that an uncertain tax position will result in a material liability and the amount of the liability can be estimated, then the estimated liability is accrued. If the Company were to incur any income tax liability in the future, interest on any income tax liability would be reported as interest expense, and penalties on any income tax would be reported as income taxes. As of December 31, 2024, management believes there were no uncertain tax positions.

## NOTE 2 - CONTRACT RECEIVABLES

Contract receivables consist of the following as of December 31, 2024:

| | | |
|---|---|---|
| Completed contracts | $ | 2,093,951 |
| Contracts in progress | | 2,869,967 |
| | | 4,963,918 |
| Retainage - completed contracts | | 1,375,502 |
| Less allowance for credit losses | | 120,000 |
| | $ | 6,219,420 |

As of December 31, 2023, the balance of contract receivables was $4,249,586.

## NOTE 3 - CONTRACT ASSETS AND CONTRACT LIABILITIES

Information concerning uncompleted contracts is summarized as follows:

| | | |
|---|---|---|
| Costs incurred on uncompleted contracts | $ | 4,150,773 |
| Estimated earnings | | 2,686,348 |
| | | 6,837,121 |
| Less billings to date | | 7,228,692 |
| | | (391,571) |
| Retainage receivable on uncompleted contracts | | 779,029 |
| Net contract assets | $ | 387,458 |

Retainage receivable and contract balances from uncompleted contracts with customers are summarized as follows:

| | | |
|---|---|---|
| Costs and estimated earnings in excess of billings on uncompleted contracts | $ | 162,911 |
| Retainage - included in contract assets | | 588,362 |
| Billings in excess of costs and estimated earnings on uncompleted contracts | | (554,482) |
| Retainage - included in contract liabilities | | 190,667 |
| Net contract assets | $ | 387,458 |

## NOTE 3 - CONTRACT ASSETS AND CONTRACT LIABILITIES (Continued)

Included in the accompanying balance sheet under the following captions:

| | | |
|---|---|---|
| Contract assets | $ | 751,273 |
| Contract liabilities | | (363,815) |
| | $ | 387,458 |

As of December 31, 2023, the balance in contract assets was $2,521,154 and the balance in contract liabilities was $329,178.

## NOTE 4 - BACKLOG

Backlog represents the amount of revenue the Company expects to realize from work to be performed on contracts in progress at year end and from contractual agreements on which work has not yet begun. The following schedule summarizes changes in backlog on contracts for the year ended December 31, 2024:

| | | |
|---|---|---|
| Balance, beginning of year | $ | 9,396,038 |
| New contracts during the year | | 11,440,495 |
| Contract adjustments on contracts in progress | | 4,530,415 |
| | | 25,366,948 |
| Less contract revenue earned during the year | | 21,959,551 |
| Balance, end of year | $ | 3,407,397 |

## NOTE 5 - PROPERTY AND EQUIPMENT

Property and equipment consist of the following:

| | | |
|---|---|---|
| Furniture and fixtures | $ | 108,388 |
| Leasehold improvements | | 2,505,908 |
| Machinery and equipment | | 2,355,299 |
| Transportation equipment | | 2,348,798 |
| | | 7,318,393 |
| Less accumulated depreciation | | 4,831,476 |
| Property and equipment, net | $ | 2,486,917 |

Depreciation expense for the year ended December 31, 2024 was $605,375.

## NOTE 6 - LINE OF CREDIT

The Company has a $2,000,000 revolving line of credit with a financial institution with no expiration date. The line of credit is due on demand and accrues interest at the prime rate with a minimum rate of 3.25% and a maximum rate of 18% (8.50% at December 31, 2024). The line is secured by substantially all assets of the Company and is guaranteed by the stockholder. At December 31, 2024, the outstanding balance on the line of credit was $460,095.

## NOTE 7 - NOTES PAYABLE

Notes payable are summarized as follows:

| | | |
|---|---|---|
| Notes payable to finance companies, aggregate monthly payments of $2,002, including interest up to 9.99% maturities through 2029, secured by vehicles | $ | 91,187 |
| Less current portion | | 15,567 |
| Notes payable, less current portion | $ | 75,620 |

Scheduled maturities of notes payable are as follows:

| | | |
|---|---|---|
| 2025 | $ | 15,567 |
| 2026 | | 17,190 |
| 2027 | | 18,983 |
| 2028 | | 20,964 |
| 2029 | | 18,483 |
| | $ | 91,187 |

## NOTE 8 - COMMITMENTS AND CONTINGENCIES

*Warranty Obligations:*

Certain of the Company's construction contracts contain warranty provisions on material and workmanship. The Company's management believes that any warranty work that should arise would be nominal and would not have a material effect on the accompanying financial statements.

*Concentration of Credit Risk:*
The Company's cash, cash equivalent, and investment balances held at financial institutions are insured by either the Federal Deposit Insurance Corporation or the Securities Investor Protection Corporation up to certain limits. At December 31, 2024, the Company had cash and cash balances of $213,262 held by the financial institutions in excess of insured limits.

## NOTE 9 – RELATED PARTY TRANSACTIONS

Various related entities contracted with the Company during the year ended December 31, 2024 resulting in non-contract revenue of $376,925. Contract receivables from related entities totaled $14,135 at December 31, 2024.

The Company receives various services from an entity related by common ownership. During the year ended December 31, 2024, the Company had expenses of $298,158 related to these services. Accounts payable from related entities totaled $3,853 at December 31, 2024.

The Company's facilities are leased from a related party under a short-term operating lease. Related party lease expense was approximately $314,109 during the year ended December 31, 2024.

## NOTE 10 - SUBSEQUENT EVENTS

Management has evaluated subsequent events through July 22, 2025, which is the date the financial statements were available to be issued.

# SUPPLEMENTARY INFORMATION

**QUALITY ROOFING, INC.**
SCHEDULE OF GENERAL AND ADMINISTRATIVE EXPENSES
YEAR ENDED DECEMBER 31, 2024

| | | |
|---|---|---|
| Advertising | $ | 568,816 |
| Auto expense | | 384,307 |
| Bid and estimating | | 3,256 |
| Business licenses | | 271,193 |
| Continuing education | | 10,339 |
| Credit loss expense | | 20,303 |
| Depreciation | | 605,375 |
| Donations | | 34,930 |
| Dues and subscriptions | | 10,679 |
| Insurance | | 853,783 |
| Lease expense | | 420,806 |
| Meals and entertainment | | 11,889 |
| Miscellaneous | | 55,722 |
| Office expense | | 27,264 |
| Professional fees | | 1,097,877 |
| Repairs and maintenance | | 456,940 |
| Salaries and benefits | | 1,505,768 |
| Shop and maintenance | | 189,662 |
| Technology | | 108,013 |
| Telephone | | 40,145 |
| Utilities | | 26,827 |
| Overhead applied to jobs | | (2,525,916) |
| | $ | 4,177,978 |



See independent accountant's review report.

**QUALITY ROOFING, INC.**
SCHEDULE OF EARNINGS FROM CONTRACTS
YEAR ENDED DECEMBER 31, 2024

| | Revenue Earned | Cost of Revenue Earned | Gross Profit (Loss) |
|---|---|---|---|
| Contracts completed during the year | $ 16,793,381 | $ 13,816,118 | $ 2,977,263 |
| Contracts in progress at year-end | 4,961,509 | 2,721,928 | 2,239,581 |
| Prior year closed jobs | 204,661 | 572,651 | (367,990) |
| | $ 21,959,551 | $ 17,110,697 | $ 4,848,854 |



See independent accountant's review report.

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**QUALITY ROOFING, INC.**
SCHEDULE OF CONTRACTS COMPLETED
YEAR ENDED DECEMBER 31, 2024

| | Contract Totals | | | Before January 1, 2024 | | | Year Ended December 31, 2024 | | |
|---|---|---|---|---|---|---|---|---|---|
| Job | Revenue Earned | Cost of Revenues | Gross Profit (Loss) | Revenues Earned | Cost of Revenues | Gross Profit (Loss) | Revenues Earned | Cost of Revenues | Gross Profit (Loss) |
| 204431 | $ 1,983,357 | $ 1,853,148 | $ 130,209 | $ 1,943,932 | $ 1,652,966 | $ 290,966 | $ 39,425 | $ 200,182 | $ (160,757) |
| 205730 | 1,724,293 | 1,406,285 | 318,008 | 1,429,541 | 1,115,602 | 313,939 | 294,752 | 290,683 | 4,069 |
| 205146 | 1,417,779 | 1,405,189 | 12,590 | 1,322,143 | 1,048,186 | 273,957 | 95,636 | 357,003 | (261,367) |
| 209372 | 403,260 | 333,859 | 69,401 | - | - | - | 403,260 | 333,859 | 69,401 |
| 202468 | 307,685 | 387,094 | (79,409) | 245,782 | 248,466 | (2,684) | 61,903 | 138,628 | (76,725) |
| 206849 | 2,018,682 | 1,524,756 | 493,926 | 420,386 | 277,455 | 142,931 | 1,598,296 | 1,247,301 | 350,995 |
| 207160 | 1,987,940 | 1,402,531 | 585,409 | 8,467 | 6,604 | 1,863 | 1,979,473 | 1,395,927 | 583,546 |
| 205609 | 1,704,019 | 1,076,251 | 627,768 | 1,354,415 | 833,486 | 520,929 | 349,604 | 242,765 | 106,839 |
| 207485 | 1,048,600 | 958,370 | 90,230 | 65,896 | 61,942 | 3,954 | 982,704 | 896,428 | 86,276 |
| 206443 | 960,450 | 805,930 | 154,520 | 866,851 | 693,481 | 173,370 | 93,599 | 112,449 | (18,850) |
| 204430 | 953,237 | 804,471 | 148,766 | 936,795 | 733,079 | 203,716 | 16,442 | 71,392 | (54,950) |
| 204464 | 750,337 | 804,996 | (54,659) | 666,769 | 626,763 | 40,006 | 83,568 | 178,233 | (94,665) |
| 206537 | 646,250 | 478,390 | 167,860 | 125,360 | 77,723 | 47,637 | 520,890 | 400,667 | 120,223 |
| 207536 | 613,604 | 510,357 | 103,247 | 120,864 | 94,274 | 26,590 | 492,740 | 416,083 | 76,657 |
| 207507 | 574,406 | 326,229 | 248,177 | 15,678 | 7,996 | 7,682 | 558,728 | 318,233 | 240,495 |
| 208402 | 516,000 | 435,735 | 80,265 | - | - | - | 516,000 | 435,735 | 80,265 |
| 206822 | 417,163 | 259,217 | 157,946 | 181,515 | 154,288 | 27,227 | 235,648 | 104,929 | 130,719 |
| 208549 | 371,392 | 219,978 | 151,414 | - | - | - | 371,392 | 219,978 | 151,414 |
| 207693 | 352,456 | 112,886 | 239,570 | 173,647 | 52,094 | 121,553 | 178,809 | 60,792 | 118,017 |
| 207917 | 38,760 | 58,486 | (19,726) | - | - | - | 38,760 | 58,486 | (19,726) |
| 207506 | 321,456 | 228,625 | 92,831 | 85,394 | 68,315 | 17,079 | 236,062 | 160,310 | 75,752 |
| 207943 | 312,657 | 189,032 | 123,625 | 37,727 | 33,200 | 4,527 | 274,930 | 155,832 | 119,098 |
| 208777 | 295,683 | 150,376 | 145,307 | - | - | - | 295,683 | 150,376 | 145,307 |
| 204619 | 284,345 | 5,556 | 278,789 | - | - | - | 284,345 | 5,556 | 278,789 |
| 206333 | 268,758 | 99,498 | 169,260 | - | - | - | 268,758 | 99,498 | 169,260 |
| 207688 | 251,750 | 18,821 | 232,929 | - | - | - | 251,750 | 18,821 | 232,929 |
| 207681 | 251,596 | 23,074 | 228,522 | - | - | - | 251,596 | 23,074 | 228,522 |
| Small Jobs | 8,179,186 | 7,858,868 | 320,318 | 2,160,558 | 2,135,970 | 24,588 | 6,018,628 | 5,722,898 | 295,730 |
| | $ 28,955,101 | $ 23,738,008 | $ 5,217,093 | $ 12,161,720 | $ 9,921,890 | $ 2,239,830 | $ 16,793,381 | $ 13,816,118 | $ 2,977,263 |



See independent accountant's review report.

**QUALITY ROOFING, INC.**
SCHEDULE OF CONTRACTS IN PROGRESS
YEAR ENDED DECEMBER 31, 2024

| | Contract Totals | | From Inception to December 31, 2024 | | | | | At December 31, 2024 | | Year Ended December 31, 2024 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Job | Contract Value | Estimated Gross Profit (Loss) | Revenues Earned | Cost of Revenue | Gross Profit (Loss) | Billed to Date | Estimated Cost to Complete | Costs & Estimated Earnings in Excess of Billings | Billings in Excess of Costs & Estimated Earnings | Revenues Earned | Cost of Revenues | Gross Profit (Loss) |
| 205830 | $ 2,015,230 | $ 171,288 | $ 2,013,596 | $ 1,842,447 | $ 171,149 | $ 2,015,231 | $ 1,495 | $ - | $ 1,635 | $ 330,587 | $ 445,550 | $ (114,963) |
| 209910 | 1,987,250 | 1,051,464 | 972,420 | 457,908 | 514,512 | 1,123,178 | 477,878 | - | 150,758 | 972,420 | 457,908 | 514,512 |
| 210302 | 945,488 | 154,050 | 327,539 | 274,172 | 53,367 | 329,704 | 517,266 | - | 2,165 | 327,539 | 274,172 | 53,367 |
| 210299 | 664,700 | 129,911 | 29,451 | 23,695 | 5,756 | - | 511,094 | 29,451 | - | 29,451 | 23,695 | 5,756 |
| 207421 | 619,532 | 180,892 | 600,418 | 425,107 | 175,311 | 602,227 | 13,533 | - | 1,809 | 589,405 | 418,279 | 171,126 |
| 209981 | 485,500 | 178,740 | 257,062 | 162,423 | 94,639 | 430,399 | 144,337 | - | 173,337 | 257,062 | 162,423 | 94,639 |
| 207834 | 477,731 | (9,905) | 214,727 | 224,632 | (9,905) | 406,909 | 263,004 | - | 192,182 | 189,607 | 199,512 | (9,905) |
| 210184 | 294,000 | 50,315 | 80,084 | 66,378 | 13,706 | 112,680 | 177,307 | - | 32,596 | 80,084 | 66,378 | 13,706 |
| Small Jobs | 2,755,087 | 312,508 | 2,341,824 | 674,011 | 1,667,813 | 2,208,364 | 1,768,568 | 133,460 | - | 2,185,354 | 674,011 | 1,511,343 |
| | $ 10,244,518 | $ 2,219,263 | $ 6,837,121 | $ 4,150,773 | $ 2,686,348 | $ 7,228,692 | $ 3,874,482 | $ 162,911 | $ 554,482 | $ 4,961,509 | $ 2,721,928 | $ 2,239,581 |



See independent accountant's review report.

# Quality Roofing, Inc.
## Profit & Loss
## January through September 2025

| | Jan - Sep 25 |
|---|---|
| **Ordinary Income/Expense** | |
| **Income** | |
| **4000 · Sales Revenue** | |
| 4001 · Shingles | 3,206,846.42 |
| 4002 · Modified Bitumen | 4,302,273.56 |
| 4003 · Single-Ply | 5,248,680.17 |
| 4004 · Metal Roofing | 1,838,433.70 |
| 4005 · Tile Roof | 2,058,017.17 |
| 4006 · Gutter/Downspouts | 214,084.01 |
| 4007 · Paver System | 247,450.00 |
| 4010 · Insulation | 749,689.44 |
| 4011 · Slate Roof | 24,775.00 |
| 4012 · Lumber | 458,471.33 |
| 4014 · Sheet Metal Flat Stock/ Fab | 113,119.97 |
| 4015 · Subcontractor Revenue | 714,983.00 |
| 4016 · Fasteners | 4,124.99 |
| 4018 · Accessories | 252,021.37 |
| 4022 · Liquid Applied | 450,062.47 |
| 4028 · Ventilation | 1,691.41 |
| 4030 · Caulking/ Sealants | 6,618.10 |
| 4031 · Propane Revenue | 115.20 |
| 4032 · Paint | 2,248.37 |
| 4033 · Bond Revenue | 3,385.00 |
| 4034 · Flashing | 406,909.84 |
| 4037 · Waste Disposal | 35,583.66 |
| 4038 · Disposables | 19,117.13 |
| 4050 · Service Labor | 298,533.53 |
| 4055 · QRI Equipment | 1,500.00 |
| 4061 · CIP-Controlled Insurance Progrm | (0.01) |
| 4065 · Warranty Recall | (190,503.97) |
| 4070 · Sales Discounts | (58,727.84) |
| 4000 · Sales Revenue - Other | 134,759.46 |
| **Total 4000 · Sales Revenue** | 20,544,262.48 |
| **4099 · Billings Adjustments-Over/Under** | 638,981.07 |
| **Total Income** | 21,183,243.55 |
| **Cost of Goods Sold** | |
| **5000 · Materials** | |
| 5001 · Shingles | 606,164.13 |
| 5002 · Modified Bitumen | 562,174.30 |
| 5003 · Single-Ply | 724,622.75 |
| 5004 · Metal Roofing | 320,615.59 |
| 5005 · Tile Roof | 322,605.68 |
| 5006 · Gutter/Downspout | 50,394.48 |
| 5007 · Paver System | 12,238.74 |
| 5010 · Insulation | 1,011,329.22 |
| 5011 · Slate Roof | 209,305.03 |
| 5012 · Lumber | 138,921.82 |
| 5014 · Sheet Metal Flat Stock/ Fab | 224,728.16 |
| 5016 · Fasteners | 131,429.79 |
| 5018 · Accessories | 210,608.18 |
| 5022 · Liquid Applied | 295,023.02 |
| 5028 · Ventilation | 33,606.77 |
| 5030 · Caulking/ Sealants | 60,176.29 |
| 5032 · Paint | 32,872.19 |
| 5034 · Flashing | 53,999.29 |
| 5038 · Disposables | 41,939.81 |
| 5045 · Pressure Cleaning | 1,346.76 |
| 5090 · Sales Tax/Shipping/Handling | 95,763.92 |
| 5099 · Inventory Adjustments | (397.93) |
| 5000 · Materials - Other | 0.00 |
| **Total 5000 · Materials** | 5,139,467.99 |

| | Jan - Sep 25 | |
|---|---|---|
| 5100 · Field/Yard Personnel Expense | | |
| 5101 · Regular Wages/Salary | 3,183,814.53 | |
| 5102 · Overtime Wages | 1,074,185.35 | |
| 5103 · Workers Compensation Insurance | 69,570.07 | |
| 5107 · 941 Payroll Tax Expense | 410,713.40 | |
| 5108 · 940 FUTA Federal Unemployment | 7,179.70 | |
| 5109 · RT-6 Florida Reemployment Tax | 1,197.44 | |
| 5110 · Bonus-Field/Yard Emp | 62,425.54 | |
| 5111 · Wage Corrections - Field/Yard | 295.25 | |
| Total 5100 · Field/Yard Personnel Expense | | 4,809,381.28 |
| 5200 · Other Job Specific Costs | | |
| 5202 · Fuel & Gas Expenses | 186,403.23 | |
| 5203 · Tools/ Equipment Purch for Jobs | 165,292.53 | |
| 5204 · Commission on Sales | 738,264.08 | |
| 5205 · Waste Disposal | 110,170.56 | |
| 5206 · Manufacturer Warranty | 56,777.58 | |
| 5207 · Permits/ Inspections | 50,877.00 | |
| 5208 · Equipment Rental for Jobs | 207,694.80 | |
| 5209 · Housing/ Hotel/ Travel | 39,684.19 | |
| 5210 · Safety Equipment/Education | 59,721.09 | |
| 5211 · Tolls/ Parking Expense | 23,777.11 | |
| 5212 · Bond Expense | 18,548.00 | |
| 5213 · Labor Essentials | 20,148.53 | |
| 5214 · Portalet Rentals | 12,667.30 | |
| 5215 · Job Specific Services | 326,712.98 | |
| 5217 · Insurance Site Specific | 1,577.50 | |
| 5218 · Background Checks/ Badges | 1,267.50 | |
| 5219 · Professional/ Legal Services | 144,049.04 | |
| 5220 · QRI Equipment | 0.00 | |
| 5221 · Accidental Property Damage | 10,874.12 | |
| Total 5200 · Other Job Specific Costs | | 2,174,507.14 |
| 5300 · Subcontractor Expense | | |
| 5301 · Lightweight Concrete | 157,300.00 | |
| 5302 · Gutter Subcontractor | 376,541.99 | |
| 5303 · Roofing Subcontractor | 223,195.61 | |
| 5308 · HVAC Installation and Repair | 231,400.00 | |
| 5310 · Exterior Trim & Decks | 2,700.00 | |
| 5312 · Finish Carpentry | 3,960.00 | |
| 5314 · General Contracting | 3,860.00 | |
| 5316 · Painting | 695.00 | |
| 5320 · Stucco and Masonry | 52,036.00 | |
| Total 5300 · Subcontractor Expense | | 1,051,688.60 |
| Total COGS | | 13,175,045.01 |
| Gross Profit | | 8,008,198.54 |
| Expense | | |
| 6100 · Office Personnel Expense | | |
| 6101 · Office Wages Regular/Salary | 1,106,326.64 | |
| 6102 · Office Wages Overtime | 14,021.30 | |
| 6103 · Health Insurance-Office Empl. | 102,650.68 | |
| 6104 · Life/Dis Insurance-Office Empl. | 15,599.79 | |
| 6107 · Other Employee Expense | 2,403.29 | |
| 6109 · Drug/ Employee Screening | 1,655.97 | |
| 6117 · Bonus-Office Employee | 8,513.79 | |
| Total 6100 · Office Personnel Expense | | 1,251,171.46 |
| 6150 · Field/Yard Personnel Exp. | | |
| 6151 · General Liability Insurance | 333,978.25 | |
| 6155 · Health Insurance-Field/Yard | 124,200.19 | |
| 6156 · Life/Dis Insurance-Field/Yard | 1,782.61 | |
| Total 6150 · Field/Yard Personnel Exp. | | 459,961.05 |

| | Jan - Sep 25 | |
|---|---|---|
| 6200 · Insurance Expense | | |
| 6201 · Automobile/Equipment Insurance | 238,413.81 | |
| 6202 · Umbrella Insurance | 494,537.33 | |
| 6203 · Pollution Insurance | 7,875.14 | |
| 6204 · Property Insurance | 3,667.61 | |
| 6205 · Cyber Insurance | 7,250.00 | |
| 6206 · Professional Liability | 18,442.47 | |
| Total 6200 · Insurance Expense | | 770,186.36 |
| 6300 · Marketing Expenses | | |
| 6301 · Advertising and Promotion | 120,314.50 | |
| 6302 · Trade Show Expense | 12,509.07 | |
| 6303 · Entertainment & Meals | 7,883.79 | |
| 6304 · Donations/Contributions | 48,521.72 | |
| 6305 · Website and Social Media | 383.88 | |
| Total 6300 · Marketing Expenses | | 189,612.96 |
| 6400 · Repairs and Maintenance | | |
| 6401 · R & M-Vehicles | 265,408.88 | |
| 6402 · R & M-Trailers & Job Equipment | 95,274.94 | |
| 6403 · R & M-Shop & Office Maintenance | 102,533.18 | |
| 6404 · R & M-Vehicle Registrations | 2,501.24 | |
| Total 6400 · Repairs and Maintenance | | 465,718.24 |
| 6500 · Office Expense | | |
| 6501 · Technology Expenses | 87,634.51 | |
| 6502 · Phone Expense | 31,165.00 | |
| 6503 · Office Supplies | 21,515.56 | |
| 6504 · Utilities - Electric/ Water | 23,278.02 | |
| 6505 · Dues & Subscriptions | 13,391.39 | |
| 6506 · Security/ Alarm Expense | 4,190.39 | |
| 6507 · GPS Vehicle Tracking | 22,801.55 | |
| 6508 · Express Mail Services | 2,466.26 | |
| 6509 · Postage - Reg & Cert Mail | 840.01 | |
| 6510 · Rent Expense | 343,453.32 | |
| 6511 · Shop Supplies | 123,128.33 | |
| Total 6500 · Office Expense | | 673,864.34 |
| 6600 · General and Administrative | | |
| 6601 · Depreciation Expense | 203,400.78 | |
| 6602 · Bad Debt Expense | 7,422.54 | |
| 6603 · Professional, Legal & Acct Fees | 446,943.26 | |
| 6604 · Business License,Tags and Taxes | 1,719.69 | |
| 6605 · Interest Expense | 952.92 | |
| 6608 · Continuing Education | 1,891.83 | |
| 6609 · Bank Service Charges | (2,657.88) | |
| 6610 · Merchant Fees | 4,452.44 | |
| 6614 · Miscellaneous Expense | 86.96 | |
| Total 6600 · General and Administrative | | 664,212.54 |
| 6710 · Bid Expenses | | 3,470.39 |
| 6720 · Bank Service Charges | | 140.76 |
| Total Expense | | 4,478,338.10 |
| Net Ordinary Income | | 3,529,860.44 |
| Other Income/Expense | | |
| Other Income | | |
| 7001 · AP Discount | | 66,744.55 |
| 7002 · Material Supplier Rebates | | 38,733.36 |
| 7004 · Gain/Loss on Disposal of Asset | | 27,715.00 |
| Total Other Income | | 133,192.91 |
| Net Other Income | | 133,192.91 |
| **Net Income** | | **3,663,053.35** |

Quality Roofing Inc.

State Certified • CCC042846
State Certified • CGC1507166

# Company History

Quality Roofing, Inc. has been a recognized leader in the roofing industry since 1994 and is a third-generation license and state certified roofing and general contracting firm. Qualified in all phases of commercial and residential roofing, the company has built its reputation by exceeding customer satisfaction with the majority of its referrals generated from current and previous customers.

Delivering and maintaining a reputation for honesty, quality and professionalism has been the cornerstone of the company's success.

Quality Roofing, Inc., a third generation licensed and state certified roofing and general contracting firm, opened its doors to the Florida community in 1994 with 15 employees and was incorporated two years later. Today, our company boasts a staff of more than 175 employees who together offer our customers hundreds of years of experience in the roofing industry in Florida as well as other states. Last year, our sales volume exceeded $29 million, with annual goals to exceed prior year by 10%. Our largest project to date has exceeded $5 million.

Maintaining our reputation for honesty, professionalism and quality in both the commercial and multi-housing industries is the foundation of our company. Our customers are our strongest supporters with the majority of work we perform due to referrals from our existing and previous clients. Building relationships with other contractors, developers, management companies, architects and suppliers has positioned this firm to handle large, complex projects in a timely manner while containing cost and maintaining profitability.

Quality Roofing, Inc. is qualified in all phases of commercial and residential roofing and is a certified installer for several material manufacturers. New construction, residential projects, roof repairs and roof assessment management services also are provided. We install all types of roofing, including shingle, built up, single ply systems, sheet metal, standing seam, slate and tile.
In addition to our dedicated staff trained in various types of roofing, we have invested in a large variety of equipment necessary to complete our projects. This allows us to complete the majority of our work in house, with only a small percentage sub-contracted.

With our goal of continuing to meet the roofing needs of our current and new customers, Quality Roofing, Inc., plans to maintain quality and growth through hiring knowledgeable employees; performing employee training; upgrading equipment; and reviewing, bidding and acquiring larger projects.

Quality Roofing, Inc. takes great pride in the customer relationships we have built with our military. We have worked on many different projects with our military, from large complexes to simple repairs. With our commitment and quality workmanship, we have been successful in completing our jobs in a timely manner without interruption to our troops' schedules.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**JENKINS, RICHARD C**

QUALITY ROOFING, INC.
1905 N 40TH STREET
TAMPA FL 33605

**LICENSE NUMBER: CCC042846**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/08/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

## JENKINS, RICHARD C

QUALITY ROOFING, INC.
1905 N 40TH STREET
TAMPA FL 33605

**LICENSE NUMBER: CGC1507166**

**EXPIRATION DATE: AUGUST 31, 2026**

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ISSUED: 07/10/2024

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# Online Learning

# *Certificate*

This certifies that

Richard Jenkins

License Number/s

CCC042846 CGC1527166 CGC1523357

Has successfully completed
the Final Exam for

**Hurricane Mitigation Training and Techniques - 3 Hours - v2**

Course Number 0610085

*on 08-15-2024*

AAA Construction School, Inc.

34 Arlington Road South · Jacksonville, FL 32216

Provider Number: CILB 0000972 · BCAIB 0000972 · Home Inspection 0000972

Mold Related Services: 0000972 · FBPE: 0006140 · Miami-Dade: D097 · Division of State Fire Marshall: 14663

CONTRACTOR SCORE
KNOW THE SCORE

# Certification

The Contractor Score is an empirical tool derived from the contractor's documented and verified information. It is based on objective calculations without subjectivity or bias. The main goal of Contractor Score is to provide a concise gauge whereby customers may evaluate the short-term liquidity and management capacity of the contractor relative to its own needs. It is not a bond nor guarantee of performance. The emphasis is on liquidity, working capital, leverage and profitability of the most recent fiscal year and fiscal quarter as it relates to the existing backlog. Available funds contributing to the liquidity may be internal or external.

## Quality Roofing, Inc.

**1905 N 40th St.**
**Tampa, Florida 33605**

Has a Contractor Score of

## 1693

Effective Date as of Latest Financial Statements Submitted

**March 31, 2025**

| 0 - 350 Weak | 350 - 650 Fair | 650 - 1000 Good | Over 1000 Excellent |
|---|---|---|---|

Contractor Score GENERAL DISCLAIMER

This financial information has been prepared by CONTRACTOR SCORE for the purpose of providing interested parties with general information about the Company. The data included was derived from the books and records of the Company. Although such information is believed to present fairly the history and business of the Company, CONTRACTOR SCORE does not make any representation as to the completeness or accuracy of the contents of these financial metrics. CONTRACTOR SCORE, specifically, is only calculating data provided to CONTRACTOR SCORE by the Company. CONTRACTOR SCORE has, in no manner, attempted to verify the information provided to them.

Parties wishing to pursue business with the Company shall be responsible for the verification of any information upon which they may make any decisions.

The underlying financial information to Contractor Score is treated as confidential. The recipient shall use such information only for the purpose of evaluating conduction of business with the Company and not in any manner or for any purpose adverse to the interests of the Company. Contractor Score is in no way a guarantee of the company's future performance.

DCN 41272

## Quality Roofing Equipment List

| | | |
|---|---|---|
| 2016 | JLG | 10054 |
| 2016 | JLG | 10054 |
| 2017 | JLG | 10054 |
| 2018 | JLG | 10054 |
| 2021 | JLG | 10054 |
| 2021 | JLG | 10054 |
| 2019 | GEHL | RS5-19 |
| 2019 | GEHL | RS5-19 |
| 2021 | GEHL | RS5-19 |
| 2021 | GEHL | RS5-19 |
| 2019 | Yale | Yale-MSW040-E |
| 1999 | Yale | Type LP/ No. D810744/ 50 |
| 2019 | Yale | Yale-MSW040-E |
| 2019 | Yale | Forklift (Purch 091620) |
| 2021 | Yale | Forklift |
| 2021 | KWM Ironman | 6" Full-Size Machine |
| 2021 | KWM Ironman Gen2 | 6" Half Round Machine |
| | SkyJack | SJ6826/32T |
| 2019 | NiftyLift | SD64 |
| 2021 | Skyjack | SJ3219 |
| | National | N9616 |
| | GEKA | GEKA BENDICROP MOD |
| | TALOC | TALOC C72-30 |
| | BAILEIGH | BAILEIGH SHEET METAL |
| | Swenson | Swenson Shear - SnapTab |
| | Schechtl | MAX3100 |
| | Schechtl | D-83533 |
| | Schechtl | MSB3100 |
| | Schechtl | D-83533 |
| 2006 | Quadro | D-57520 |
| | BERRIDGE | SP-21 ZEE-LOCK ROLL F |
| | BERRIDGE | ZC-21 ZEE-LOCK CURVE |
| 2015 | PAUS | PTK31 |
| 2024 | | |
| 2013 | Paus | 31 WH-M EASY Big |
| 2004 | Home Made | QRI |
| 1997 | Home Made | QRI |
| 1998 | Home Made | QRI |
| 2017 | Equipter | RB4000 |
| 2015 | Equipter | RB4000 |
| 2017 | Equipter | RB2000 |
| 2017 | Equipter | RB2000 |

| | | |
|---|---|---|
| 2017 | PJ Trailer | DM142 |
| 2018 | PJ Trailer | DM142 |
| 2018 | PJ Trailer | DM142 |
| 2019 | PJ Trailer | DM142 |
| 2019 | PJ Trailer | DM142 |
| | Equipter | RB4000 |
| 2021 | Equipter | RB4000 |
| 2023 | Big Tex | 14LP |
| 2023 | Big Tex | 14DX |
| 2018 | U-DUMP | |
| 2003 | John Hill | |
| | John Hill | RF8182 |
| 2018 | Arising Ind. | |
| 2018 | Arising Ind. | |
| 2019 | Arising Ind. | |
| 2022 | Arising Ind. | |
| 2023 | Arising Ind. | |
| | Home Made | Welding Trailer |
| 2019 | Loadmaster | 6'x16' |
| 2019 | Eager Beaver | HYDRO RAMP WOOD DE |
| 2020 | | |
| 1994 | | |
| 2003 | Gator | |
| 2006 | Hooper | #330 Is Inside This Trailer |
| 2006 | Hardeebilt | EQUIPMENT TRAILER 20 |
| 2002 | Pace | #336 Is Inside This Trailer |
| 1988 | Wells Fargo | #337 Is Inside This Trailer |
| 2019 | New Tech Machinery | 7" Commercial Box Gutter |
| | New Tech Mach. | SSQII |
| 2023 | Developemental Industries | |

| |
|---|
| Skytrak Boom Lift |
| Skytrak Boom Lift |
| Skytrak Boom Lift |
| Skytrak Boom Lift |
| Skytrak Boom Lift |
| Skytrak Boom Lift |
| 19' Reach Forklift |
| 19' Reach Forklift |
| 19' Reach Forklift |
| 19' Reach Forklift |
| Walkie Straddle Stacker |
| Glp060Tgnuae087 |
| Walkie Straddle Stacker |
| Glp060Mxneae091 |
| Glp060Mxneae091 |
| Gutterman |
| Gutterman (inside Trailer 147) |
| Skyjack Rough Terrain Scissors |
| Trailer Mounted Cherry Picker |
| 19' Platform Height Electric Scissor Lift |
| Metal Hand Brake |
| |
| |
| BB-4816M |
| |
| Folder |
| Folder Edling Type Max 310/Cnc |
| Shear |
| Shear Edling Type Smt 310/Bv |
| Standing Seam Panel Machine |
| Sp 21 Zee Lock Roll Former |
| Zc 21 Zee Lock Curver |
| 0367 Paus Trailer Crane Ptk31 |
| 0217 LADDER HOIST 36' TRNZSPRT |
| Ladder Lift - 3938 net |
| Dump Trailer 6'X12' |
| Dump Trailer 6'X12' |
| Dump Trailer 6'X12' |
| Roofer Buggy 4000 |
| Roofer Buggy 4000 |
| Roofer Buggy 2000 |
| Roofer Buggy 2000 |

| |
|---|
| Dump Trailer Dual Axel 7X14X4 |
| Dump Trailer Dual Axel 7X14X4 |
| Dump Trailer Dual Axel 7X14X4 |
| Dump Trailer Dual Axel 7X14X4 |
| Dump Trailer Dual Axel 7X14X4 |
| Roofer Buggy 4000 |
| Roofer Buggy 4000 |
| Dump Trailer Dual Axel 7X14X4 |
| Gooseneck Dump Trailer 7X16X4 |
| Dump Trailer Dual Axel 7X14X4 |
| Daniel Storage |
| Oscar'S Equipment Storage Trailer |
| Enclosed Trailer 7X14X6 |
| Enclosed Trailer 7X14X6 |
| Enclosed Trailer 7X14X6 |
| Enclosed Trailer 6X12X6 |
| Enclosed Trailer 7X16X6 |
| Welding Trailer/ Deisel Generator 25 KW |
| Pressure Washer Trailer Roof A Cide |
| 20T Bumper Pull Eager Beaver Trailer |
| 26' x 8.5' Double Axle/Wood DecK |
| Flat Bed Dump; 1975 Dump |
| 5'X10'/ Rick Motorcycle |
| Standing Seam Machine Trailer |
| 22' (Red) Black Trailer With Ramps |
| Gutter Machine Trailer |
| Gutter Machine Trailer |
| #332 Purchased on Trailer, 7.0 Box Gutter Machine, BG7 on Tandem Trailer |
| Standing Seam Panel Machine Ssq2 1720420 |
| 0401 SEAMER INDUSTRIAL |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Quality Roofing, Inc.
Name of Proposer

By: Richard C. Jenkins, CEO

Richard C. Jenkins, CEO
[Type Name and Title of Person Signing]

This 17th day of November, 2025.

(Corporate Seal)

Sworn to before me this 17th day of November, 2025

Lauren Willmar
(Seal) Notary Public/Expiration Date

LAUREN WILLMAR
Notary Public
State of Florida
Comm# HH436127
Expires 12/16/2027

**END**

## CORPORATE OFFICERS

Company Name: Quality Roofing, Inc. Date: 11/17/2025

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Richard C. Jenkins | CEO | See Resume | |
| John Garrison | VP | See Resume | |
| John Castellana | CFL | Financial Operations | |
| Tara Cole | Secretary | Human Resources | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |

State Certified • CCC042846
State Certified • CGC1507166

# Richard C. Jenkins

## Professional Experience

**Quality Roofing, Inc. – Tampa, FL**
**Chief Executive Officer** 1994-Present

- Responsible for providing strategic leadership for the company by working with management to establish long-range goals, strategies, plans and policies.
- Provide day-to-day leadership and management to the organization that mirrors the adopted mission and core values of the company.
- Responsible for driving the company to achieve and surpass sales, profitability, cash flow and business goals and objectives.
- Responsible for developing strategic sales plans based on company goals that will promote sales growth and customer satisfaction for the organization.
- Responsible for developing marketing and service policies, programs and systems to support strategic direction and aligning business plans with organizational objectives. Partners with management team to ensure the best possible service and effective communications to company customers.

**Quality Roofing Systems, Inc. – Tampa, FL**
**President** 1992-1994

- General Manager of Corporation – Provided strategic leadership for the company.
- Responsible for Estimating, Sales, and Financials.

**Quality Production Roofing Inc. – Tampa, FL**
**President** 1989-1992

- General Manager of Corporation – Provided strategic leadership for the company.
- Responsible for Estimating, Sales, and Financials.
- Responsible for directing all the administrative functions of 50-100 employees of the corporation in accordance with industry standards, regulatory agencies, and company objectives and policies.
- Project Manager and Supervisor of 4-8 field crews. Directed field schedule, positioned plans, coordinated budgets, and all activities concerned with roofing projects.

**Jenkins Brothers Roofing – Tampa, FL**
**Vice President** 1984-1989

- General Manager of Corporation – Provided strategic leadership for the company.
- Responsible for Estimating, Sales, and Financials.

**General Superintendent** 1980-1984

- Responsible for directing all the administrative functions of 60-80. Project Manager and Supervisor of 4-8 field crews.

**Tampa Bay Builders – Tampa, FL**
**Owner** 1978-1980

- Responsible for estimating and scheduling.
- Project Manager and Supervisor of 10 employees including field members and office staff.

**Jenkins Roofing – Tampa, FL**
**Foreman** 1973-1978

- Project Manager and Supervisor of 6-12 men in field.

## Licensing

- **State of Florida Certified Roofing License – Issued 11-19-1987**
- **State of Florida Certified General Contractors License – Issued 04-28-2004**

1905 N. 40th Street • Tampa, FL 33605 • Phone (813) 620-4797 • Fax (813) 626-1756

State Certified • CCC042846
State Certified • CGC1507166

# John R. Garrison

## Professional Experience

**Quality Roofing, Inc. – Tampa, FL**
**Vice President and Senior Project Manager** 1994-Present

- Oversee the day-to-day activities of the company, ensuring that the organization is managed and performing efficiently and effectively.
- Project Manage and Supervise of 3-5 field crews, approximately 40-65 team members.
- Establish project objectives, policies, procedures and performance standards within boundaries of company policy and contract specifications. Confer with foremen to discuss such matters as work procedures and construction resolutions.
- Initiate and maintain liaison with owners and other contacts to facilitate project activities.
- Monitor and control project to ensure project is completed on schedule and within budget.
- Investigate potentially serious situations and implement corrective measures. Implement and manage project changes and interventions to achieve project goals.
- Represent company in project meetings and attend strategy meetings.
- Build and maintain effective relationships with customers, subcontractors, and suppliers that reflect and support company vision, mission, and standards that meets or exceeds the customer's expectations.
- Work with Administration Director to manage financial aspects of contracts and maintain relationship with the customer.
- Work with Operations Director to assign team members to construction sites to work on specified projects.

**Quality Roofing Systems, Inc. – Tampa, FL**
**Superintendent** 1992-1994

- Project Manager and Supervisor for all residential, commercial and multi-housing projects and team members.
- Review construction documents such as blueprints, specifications, and related documents to understand the scope of work to bid. Organize and create proposals to be submitted to customer including a complete understanding of scope of work related to the request.
- Provide detailed material list for each project that relates to scope of work. Obtain pricing for materials, labor and subcontractors; as well as maintain effective relationships with subcontractors and suppliers.
- Direct field schedule, position plans, coordinate budgets, and all activities concerned with roofing projects.

**General Manager of Miami Branch**

- General Manager of Miami Branch
  - Provided strategic leadership for the company including all field staff relocated to Miami area due to Hurricane Andrew in 1992.
- Responsible for Estimating and Sales. Project Manager and Supervisor field crews. Direct field schedule, position plans, coordinate budgets, and all activities concerned with roofing projects.

**John Garrison Corporation – Tampa, FL**
**Owner** 1985-1992

- Responsible for all aspects of operating the business.
- Customer relations, estimating, scheduling, hiring of Subcontractors. Custom architectural design of homes and additions.

**Ken Hawk Corporation – Brandon, FL**
**Construction Supervisor** 1983-1985

- Responsible for high volume scheduling of custom homes.
- Primary contact for Customer Service and Managed Accounts Receivable and Accounts Payable Department.
- Directed field schedule and crews, positioned plans, coordinated budgets, and all activities concerned with designing homes.

**Tampa Bay Builders – Tampa, FL**
**Partner/Owner** 1978-1980

- Review construction documents to understand the scope of work to bid. Organize and create proposals. Execute take-offs of construction documents.
- Responsible for quality control for all commercial work and framing and trim work of custom homes.
- Gained experience in all phases of roofing such as Shingle, Built Up, and Torch Systems.

1905 N. 40th Street • Tampa, FL 33605 • Phone (813) 620-4797 • Fax (813) 626-1756

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# Nathan Cole

## Professional Experience

**Quality Roofing, Inc. – Tampa, FL**

**Chief Operating Officer / Sales and Quality Control Director** 2012-Present

- Oversee the day-to-day activities of the company, ensuring that the organization is managed and performing efficiently and effectively.
- Implement policies and procedures that will improve day-to-day operations.
- Oversee and lead the activities of the Sales Department.
- Consult with customers to understand their needs; identify and suggest equipment, products, or services that will meet those needs.
- Assign territories and sets quotas for sales teams.
- Evaluate operations from a strategic level to ensure that roofing systems meet quality, integrity, functionality, and other specifications and requirements.
- Collaborate with field crew members and management to ensure acceptable quality standards are consistently met.
- Conduct random inspections and quality control checks.
- Investigate potentially serious situations and implement corrective measures. Implement and manage project changes and interventions to achieve project goals.
- Represent company in project meetings and attend strategy meetings.
- Build and maintain effective relationships with customers, subcontractors, and suppliers that reflect and support company vision, mission, and standards that meets or exceeds the customer's expectations.
- Work with Administration Director to manage financial aspects of contracts and maintain relationship with the customer.
- Work with Operations Director to assign team members to construction sites to work on specified projects.

**Service Operations Manager** 2007-2012

- Responsible for the complete development of Service Department projects. Including organization, scheduling, implementation, and completion ensuring the project is consistent with company strategy, quality control, budget, and goals.
- Review and adjust material list for each project that relates to scope of work. Review, order, receive, and allocate all materials needed for each project. Ensure all materials are easily accessible for the service crews.
- Maintain Service Department Scheduling and Repair Orders in AccuLynx. Notify Service Department Technicians of schedule and scope of work to be performed. Constantly monitor project and report progress, problems, and solutions of project.
- Review scope of work completed daily and usage of material is accurate. Verify information to be sent to the Accounts Receivable Associate for Invoicing purposes is accurate and verbiage is accurate for QRI Invoicing standards.
- Notify Customers of schedule and changes to the schedule, if required. Ensure excellent Customer Service and Satisfaction with level of contact preferred by the customer throughout entire process.
- Receive Time Sheets from Service Technicians, verify completion and accuracy.
- Establish project objectives, policies, procedures and performance standards within boundaries of company policy and contract specifications for QRI Service Department Technicians.
- Conduct risk assessments: report identified risks, provide recommendations for mitigation of risk to the Safety Director and management if incident arises.

**Impression Inks, LLC**

**Plant Manager – Reno NV** 2005-2007

- Oversee work related to product assembly, ensuring cost-effective operations and the delivery of quality products.
- Implement audits throughout the supply chain, ensuring quality standards, safety and legal requirements, and company policies and specifications are met.
- Collaborate with clients, customers, and owners to identify and resolve problems with delivered products.
- Conduct or assist with performance and failure analysis of defective products or materials; identifies, recommends, or executes corrective actions.
- Provide technical and administrative support and guidance.
- Draft and maintain product assurance policies and procedures, ensuring specifications and requirements are met.
- Ensure compliance with health and safety laws, regulations, and best practices.

**Production Associate – Fort Worth, TX** 2001-2005

- Ensure quality and consistency in production processes by assessing, modifying, and/or calibrating equipment.
- Identify, troubleshoot, and resolve issues with equipment, devices, products, and materials.
- Unload and organize delivered materials.
- Draft and maintain production logs, inventories, documentation, and reports including those outlining procedures, batch records, inventory, productivity, changeover, and progress.

## AFFIDAVIT FOR INDIVIDUAL

State of Florida ss:

County of Hillsborough

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

Richard C. Jenkins

(Proposer must also sign here)

Sworn to before me this 17th day of November, 2025.

Notary Public/Expiration Date:

(SEAL)

LAUREN WILLMAR
Notary Public
State of Florida
Comm# HH436127
Expires 12/16/2027

N/A

**AFFIDAVIT FOR PARTNERSHIP**

State of Florida ss:

County of Hillsborough

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

_____

(Signature of a General Partner is Required)

Sworn to before me this _____ day of November, 2025.

_____

Notary Public/Expiration Date:

(SEAL)

## AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Hillsborough

Richard C. Jenkins

(title) CEO of the Quality Roofing, Inc.

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

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 17th day of November, 2025.

Notary Public/Expiration Date:

LAUREN WILLMAR
Notary Public
State of Florida
Comm# HH436127
Expires 12/16/2027

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by Quality Roofing, Inc.
[Print Name of Entity Submitting Sworn Statement]
whose business address is 1905 N 40th Street Tampa, FL 33605

and (if applicable) its Federal Employer Identification Number (FEIN) is 90-0679536

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Richard C. Jenkins and my relationship to the entity named above is CEO.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)



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

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

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

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

*The rest of this page has intentionally remained blank.*

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

Richard C. Jenkins, CEO
Date: 11/17/25

STATE OF Florida
COUNTY OF Hillsborough

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Richard C. Jenkins, CEO who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this 17th day of November 2025.

NOTARY PUBLIC

My commission expires:

LAUREN WILLMAR
Notary Public
State of Florida
Comm# HH436127
Expires 12/16/2027

**REQUEST FOR PROPOSALS**

**FOR**

**REROOFING PROJECT**

for

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**ADDENDUM #1**

**ADDENDUM #1**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 10, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposals for the Reroofing Project states that "(a)ny and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after 12:00 p.m. on November 12, 2025, will not be answered." An extension of this deadline is being made to accommodate a request for a pre-bid non-mandatory meeting.

CLARIFICATION: A non-mandatory pre-bid meeting will be held on **Friday, November 14, 2025 at 12:00 p.m.** at the MiraBay Clubhouse located at 107 Manns Harbor Dr, Apollo Beach, Florida 33572. As a result, the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**

Please acknowledge receipt of this Addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #1 received by: Richard C. Jenkins, CEO

Contractor Name: Quality Roofing, Inc.

Date: 11-14-2025

# REQUEST FOR PROPOSALS

# FOR

# REROOFING PROJECT

for

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

## ADDENDUM #2

**ADDENDUM #2**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 17, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposal for the Reroofing Project Addendum #1 states that "the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**"

Attached to this Addendum #2 is a consolidated response to all submitted questions along with minutes from November 14, 2025 pre-bid meeting and updated bid form. This response and information will be provided all prospective contractors at the email address on file as of today, Monday, November 17, 2025.

Please acknowledge receipt of this addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #2 (Including consolidated responses to all submitted questions, minutes from November 14, 2025 pre-bid meeting and updated bid form.)

Received by: _____ Richard C. Jenkins, CEO

Contractor Name: Quality Roofing, Inc.

Date: 11/20/2025

**Exhibit "A"**

**Proposal Form**

PEAK ENGINEERING & CONSULTING

# BID FORM

## PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with Instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Miral Bay Club $ 14,000.00 LS

Youth Clubhouse $ 2,000.00 LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $ 29,000.00 LS

Youth Clubhouse $ 3,000.00 LS

C. Remove and legally dispose of existing roofing material and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ 73,000.00 LS

Youth Clubhouse $ 7,000.00 LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ 8,000.00 LS

Youth Clubhouse $ 2,000.00 LS

E. Install new peel and stick roofing underlayment, as speciified

Mira Bay Club $ 35,000.00 LS

Youth Clubhouse $ 4,000.00 LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year Galvamax - Mira Bay Club $ 132,000.00 LS

25 Year Galvamax Youth Clubhouse $ 12,000.00 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 140,000.00 LS

35 Year Painted – Youth Clubhouse $ 14,000.00 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 159,000.00 LS

40+ Year Aluminum - Youth Clubhouse $ 15,000.00 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 9,000.00 LS

Youth Clubhouse $ 1,000.00 LS

H.

Mira Bay Club $ _____ LS

Youth Clubhouse $ _____ LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

A. Plywood Sheet, to match existing thickness (7/16") $ 48.00 1/2
(1/2") $ 96.00 Sheet

(7/16") $ _____ Full
(1/2)" $ _____ Sheet

B. Lumber, per 4' length $ 4.00 1x4 $ 6.00 2x4

$ 5.00 1x6 $ 8.00 2x6

C. Gutter, Match Existing $ 20.00 LF

D. Fascia, Match existing (paint and size) $ 20.00 LF

E. Repair stucco and paint, not associated with fixed price work $ 40.00 SF

1.06 **ALTERNATE FIXED PRICE WORK**: The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

A. Add (2) 1x2 purlins & paint, on eave to accommodate fastening $ $3,000.00 LS

B. Add plywood on eave and paint, to accommodate fastening. $ 16,000.00 LS

C. White silicone coating for flat roof cupola, 20 year $ 6,500.00 LS

1.07 **LABOR & MATERIALS**: The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 25%

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 110.00 per hour
2. Site Super $ 110.00 per hour

3. Skilled Labor $ 88.00 per hour
4. Unskilled Labor $ 78.00 per hour

1.08 **Bonds**: If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 1.05 %

1.09 **TIME**: The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)
Mira Bay Club 40 Calendar Days
Youth Clubhouse 20 Calendar Days

B. Proposed Starting Date: within 2 wks of contract

C. Proposed Date of Substantial Completion (Demobilization complete) 10 days

D. Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered) within 1 week of substantial completion

PART 2

2.1 SUBCONTRACTOR LIST:

A. All-South
B. _____
C. _____

2.2 MANUFACTURERS & MATERIALS

A. WRB Polyglass
B. Metal Panels Pac-Clad
C. Paint Sherwin Williams

2.3 Signature:

Signature of Company Authorized Agent: _____

Name and Title: Richard C. Jenkins, CEO

Firm Registered Business Name: Quality Roofing, Inc.

Address: 1905 N 40th Street

City, State, ZIP: Tampa, FL 33605

Telephone: 813-620-4797

Email: rick.jenkins@quality-roofing.com

CGC License Holder: Richard C. Jenkins, CEO License# CGC1507166

Commercial Roofing License Holder Richard C. Jenkins, CEO License# CCC042846

DATE SIGNED 11/20/2025

END OF DOCUMENT

# REQUEST FOR PROPOSAL

# FOR

# REROOFING PROJECT

for

# HARBOR BAY
# COMMUNITY DEVELOPMENT DISTRICT

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**REQUEST FOR PROPOSAL**
**REROOFING PROJECT**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
Apollo Beach, Florida

Notice is hereby given that the **Harbor Bay Community Development District** (the "District") will accept proposals from qualified firms interested in providing a Reroofing Project for the District as described below and in the project scope.

The Request for Proposal Package which includes the Project scope of work will be available beginning on **October 31, 2025, at 9:00 a.m.** In order to obtain the documents please submit a request via email to lhayes@rizzetta.com.

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

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than **Friday, November 21, 2025, at 12:00 p.m.** at the offices of Lynn Hayes, District Manager, Harbor Bay Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier or hand-delivered. An electronic copy should be submitted as well to lhayes@rizzetta.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be opened publicly on **November 21, 2025, at 12:01 p.m.** and later will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on **December 18, 2025, at 6:00 p.m.**

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after **12:00 p.m. on November 12, 2025**, will not be answered.

## HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

## REROOFING PROJECT

### Instructions to Proposers

**SECTION 1. DUE DATE:** Sealed proposals will be received no later than **Friday, November 21 at 12:00 p.m.** at the offices of District Manager, Harbor Bay Community Development District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Attention: Lynn Hayes. Proposals will be publicly opened at that time or as soon thereafter as possible. Proposals received after the time and date stipulated above will not be considered.

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

Proposals will be considered at the **December 18, 2025, 6:00 p.m.**, meeting of the Harbor Bay Community Development District Board of Supervisors, as referenced herein, and a decision made as to the acceptance of a specific proposal or rejection of all proposals. The District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

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

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

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

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

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

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

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

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

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

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

**General Liability Insurance**: Limits of not less than $1,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.

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

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

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

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

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

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

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

A. List position or title, corporate responsibilities and years' experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

B. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

C. A copy of its insurance certificate indicating the types of coverage and limits for general, umbrella, and automobile liability insurance, and worker's compensation insurance.

D. Completed copies of all other forms included within the Request for Proposals.

**SECTION 15. PROTESTS.** A Notice of Protest regarding the Proposal Documents/Project Manual (including the Evaluation Criteria, specifications or other requirements contained in the Request for Proposals), a Proposal rejection, or an award under the Request for Proposals, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual or receipt of the notice of the District's decision as applicable, and must be filed at the offices of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Attention: Lynn Hayes. The formal protest, setting forth with particularity the facts and law upon which the protest is based, shall be filed within seven (7) calendar days after the initial Notice of Protest was filed. Failure to timely file a Notice of Protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any document included in the Project Manual, including the Evaluation Criteria, plans, specifications, and Project Documents. Any entity who files a Notice of Protest protesting the Project Manual, a Proposal rejection, or an award under the RFP shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for any protest shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than five thousand dollars ($5,000.00). Bonds shall be by a U.S. postal service money order, certified cashier's check, or such other

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

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

## EVALUATION CRITERIA

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

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

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

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

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

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

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

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

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

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

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSER QUALIFICATION STATEMENT**

ACP ROOFING HOLDINGS LLC

1. Proposer: Level Roofing Solutions [illegible] [Company Name] /√/ A Partnership /_/ A Corporation /_/ A Subsidiary Corporation
dba Trademark Roofing

2. Parent Company Name: _____

3. Parent Company Address:

Street Address 1931 NE 10TH TERRACE

P.O. Box (if any) _____

City CAPE CORAL State FL Zip Code 33909

Telephone 239 848 6613 Fax no. _____

1st Contact Name DEVIN TYLER Title COMMERCIAL CONSULTANT

2nd Contact Name JAMIE HERRINGTON Title DIRECTOR OF BUSINESS DEVELOPMENT

4. Proposer Company Address (if different):

Street Address 1931 NE 10th Terrace

P. O. Box (if any) -

City Cape Coral State Florida Zip Code 33909

Telephone 239-848-6613 Fax no. _____

1st Contact Name Devin Tyler Title Commercial consultant

2nd Contact Name Jamie Herrington Title Director of business Development

5. List the location of the office from which the proposer would provide services to Harbor Bay CDD.

Street Address 1931 NE 10TH TERRACE

City CAPE CORAL State FL Zip Code 33909

Telephone 239 848 6613 Fax No. _____

1st Contract Name CHLOE LITTLER Title DIRECTOR OF OPERATIONS

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

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

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

10 YEARS

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

7.1 If yes, provide the following:

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

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

| | |
|---|---|
| General Liability | $ 2,000,000 |
| Automobile Liability | $ 1,000,000 |
| Umbrella Coverage | $ 5,000,000 |
| Workers Compensation | $ 1,000,000 |
| Expiration Date | 11/22/2025 |

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

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

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

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

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

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

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

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

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

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

| Devin Tyler | Director of Commercial | |
|---|---|---|
| Name | Position | |
| Commercial Roofing | 5 | 5 years |
| Type of Work | Yrs. Exp. | Yrs. With Firm |
| Jason Harper | General Manager | |
| Name | Position | |
| Roofing | 8 | 8 |
| Type of Work | Yrs. Exp. | Yrs. With Firm. |

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Harbor Bay CDD or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Harbor Bay CDD should consider the Proposer for award of the contract for the Reroofing Project including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Trademark Roofing
Name of Proposer

By: _____

Devin Tyler Commercial Estimator
[Type Name and Title of Person Signing]

This 20 day of November, 2025

(Corporate Seal)

Sworn to before me this 20 day of November, 2025

Chloe Littler
Notary Public/Expiration Date

(Seal) Notary Public State of Florida
Chloe Littler
My Commission HH 593644
Expires 9/16/2028

**END**

## CORPORATE OFFICERS

Company Name: Trademark Roofing Date: 11/20/25

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

| NAME FOR PROPOSER | POSITION OR TITLE | CORPORATE RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Jason Harper | GM | Trademark Management | N. Ft Myers Florida |
| Devin Tyler | commercial coordinator | Commercial Sales | Cape Coral, Florida |
| | | | |
| | | | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| Scott Boguard | CFO | Financial | South Carolina |
| | | | |
| | | | |

## AFFIDAVIT FOR INDIVIDUAL

State of Fl ss:

County of Lee

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

(Proposer must also sign here)

Sworn to before me this 20 day of Novembe, 2025.

Chloe Littler

Notary Public/Expiration Date:

(SEAL)

Notary Public State of Florida
Chloe Littler
My Commission HH 593644
Expires: 9/16/2028

## AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

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

_____

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 2025.

_____

Notary Public/Expiration Date:

(SEAL)

## AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

_____

(title) _____ of the _____

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

_____

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 2025.

_____

Notary Public/Expiration Date:

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.

2. This sworn statement is submitted by Level Roofing Solutions LLC dba Trademark Roofing
[Print Name of Entity Submitting Sworn Statement]
whose business address is 1931 NE 10th Terrace, Cape Coral, FL

and (if applicable) its Federal Employer Identification Number (FEIN) is 99-5100840

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Jason Harper and my relationship to the entity named above is General Manager.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

*The rest of this page has intentionally remained blank.*

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

Date: 11/20/25

STATE OF FL
COUNTY OF Lee

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

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

space provided above on this 20 day of November 2025.

Chloe Littler
NOTARY PUBLIC

My commission expires: 9/16/28

Notary Public State of Florida
Chloe Littler
My Commission HH 593644
Expires 9/16/2028

# DRAFT

## ROOF REPAIR AGREEMENT

This Agreement ("Agreement" or "Contract"), is made between HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida (hereinafter referred to as "District" or "Owner") with an address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, and Trademark Roofing, LLC, with a mailing address of 1931 NE 10th Terrace, Cape Coral, FL 33909 (hereinafter referred to as the "Contractor") on this 20 day of Nov, 2025.

### RECITALS

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

WHEREAS, the District has a need to retain an independent contractor for the reroofing of the Mira Bay Clubhouse roof and related facilities; and

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

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

### I. INCORPORATION OF RECITALS

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

### II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary for the reroofing of the Mira Bay Clubhouse roof and related facilities (hereinafter referred to as the "Contract Work") as more specifically detailed in proposal attached hereto as **Exhibit "B"** to the Contract. in accordance with the Proposal Form attached hereto as **Exhibit "A"** and the Technical Specifications attached hereto as **Exhibit "C."** To the extent of any conflict between the Contract and the Exhibits, the terms of this Contract shall govern.

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

## III. CONTRACT SUM

The District agrees to pay Contractor for the Contract Work a total amount of $298,540 ($_____) (hereinafter referred to as the "Contract Sum"). The District shall pay the Contractor for the Contract Work upon Contract completion to the District's sole and absolute discretion and final inspection approval by applicable local government authorities. The Contract Sum is the final price and there shall be no cost overruns absent a written Change Order executed by all parties before any of the excess materials and/or work is incurred.

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

## IV. TIME OF COMMENCEMENT AND COMPLETION

After full execution of this Contract, receipt of all insurance and required documentation, the Contract Work shall commence on or about 1/1, 2025 and be completed and ready for final inspection by the District and/or its representatives no later than 2/14, 2025 (hereinafter referred to as the "Contract Time"). Contractor and the District recognize that time is of the essence of this Contract and the District will suffer financial loss if the Contract Work is not completed within the Contract Time specified herein. Contractor agrees to diligently and continuously perform its work so that the District shall not be delayed by any act or omission of Contractor. Failure to fully complete the Contract Work within the time fixed in this Contract and extensions thereof may result in substantial injury to the District, and the District and Contractor recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by the District if the Contract Work is not completed on time. Therefore, in the event the Contract Work is not completed within the Contract Time, Contractor shall pay the District (or the District may withhold from payment due) the sum of One Hundred Dollars ($100.00) for each day of such delay in addition to any other damages and/or remedies to which the District may be entitled. The above-referenced liquidated damages amount shall be applicable and payable to the District without proof of special damages. The District and Contractor agree that the amount of liquated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Contractor agrees the amount of liquidated damages approximates the loss anticipated at the time of execution of this Contract.

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

## V. CONTRACTOR'S REPRESENTATIONS

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

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

2. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.

3. That Contractor is familiar with and can and shall ensure that Contractor and its subcontractors comply with all federal, state, and local laws and regulations that may affect cost, progress, performance and furnishing of the Contract Work.

## VI. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

1. Responsibility for and Supervision of Contract Work: The Contractor shall be solely responsible for all work specified in this Contract, including the techniques, sequences, procedures, means and coordination for all work. The Contractor shall supervise and direct the work to the best of its ability giving all attention necessary for such proper supervision and direction.

2. Discipline, Employment: The Contractor shall maintain at all times strict discipline among its employees and subcontractors, if any, and shall not employ or retain for work at the District any person unfit or without sufficient skills to perform the job for which such person is utilized.

3. Furnishing of Labor, Materials/Liens, and Claims: The Contractor shall provide and pay for all labor, materials, and equipment, including tools, transportation and all other facilities and services necessary for the proper completion of work in accordance with this Contract. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Contract.

4. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: The Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use and similar taxes, and shall secure all licenses and permits (unless stated otherwise herein) necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe and perform all requirements of applicable local, State and Federal laws, rules, regulations or ordinances.

5. Responsibility for Negligence of Employees and Subcontractors: The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees and other persons doing work under any request of Contractor.

6. Safety Precautions and Programs: The Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract as well as members of the public that may come into contact with the job site. The Contractor shall comply with all OSHA standards. The Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work.

7. Warranty of Fitness of Equipment and Materials: Contractor represents and warrants to the District that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.

8. Clean-Up: Contractor agrees to keep the site and adjoining ways free of waste material and rubbish caused by its work or that of its subcontractors. Contractor further agrees to remove all such waste material and rubbish on termination of the Contract Work, together with all its tools, equipment, and machinery. Contractor agrees on terminating its work at the site, to conduct general clean-up operations.

## VII. INDEMNIFICATION

DRAFT

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

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

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

## VIII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.

2. Workers' Compensation: The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed above. No contractor or sub-contractor operating under a workers' compensation exemption shall access or work on the site. No contractor or sub-contractor shall access or work on the site unless such entity has workers' compensation insurance.

3. Commercial General Liability: The Contractor will provide Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than $1,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.

4. Automobile Liability: The Contractor will provide Automobile Liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all work performed under this Contract.

5. Umbrella Liability: With limits of not less than $5,000,000.00 per occurrence covering all work performed under this Contract.

6. Each insurance policy required by this Contract shall:
    a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
    b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice has been given to the District.
    c. Be written to reflect that the aggregate limit will apply on a per claim basis.

7. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.

8. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.

9. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all

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

10. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract and copies of all endorsements are to be furnished to the District prior to commencement of Contract Work and a minimum of 10 calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.

11. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

12. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

13. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers on a primary and non-contributory basis as additional insured as their interest may appear under this Contract.

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

## IX. PERFORMANCE AND PAYMENT BONDS

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

## X. CORRECTING WORK; WARRANTY

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

## XI. EARLY TERMINATION FOR BREACH OF CONTRACT

1. Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on seven (7) calendar days' written notice to the Contractor, terminate this Contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. On such termination, the District may take possession of the work site and finish the work in whatever way it deems expedient. If the expense of finishing the work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to the District within ten (10) calendar days after written notice.

2. On a default by Contractor, the District may terminate the Contract immediately or elect not to terminate the Contract, and in such event, it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due the Contractor.

3. Each party further specifically reserves all rights available under the law or equity should there be a default by the other party which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

## XII. WORK CHANGES

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

## XIII. ATTORNEY'S FEES

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

## XIV. MISCELLANEOUS

1. This Contract is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.

2. No assignment by either party to this Contract of any rights under or interests in this Contract will be binding on another party hereto without the written consent of the party sought to be bound. No employees, agents or representatives of the District are personally or individually bound by this Contract.

3. Contractor shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.

4. Nothing in this Contract shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. The laws of the State of Florida shall govern all provisions of this Contract including, but not limited to, the applicable Florida construction lien law. In the event the parties to this Contract cannot resolve a difference regarding any matter arising herefrom, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Fla. Stat., as amended. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Hillsborough County, Florida.

6. This Contract and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

7. A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

8. Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the District and Contractor who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9. The execution of this Contract has been duly authorized by the appropriate body or official of each party, both the District and the Contractor have complied with all the requirements of law and both the District, and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

10. Notices: Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by e-mail and by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt by mail or e-mail, whichever is first:

| | |
|---|---|
| To District: | Harbor Bay Development District<br>Attn: Lynn Hayes, District Manager<br>3434 Colwell Avenue, Suite 200<br>Tampa, FL 33614<br>e-mail: lhayes@rizzetta.com |
| With a copy to: | Andrew H. Cohen, Esq.<br>6853 Energy Court<br>Lakewood Ranch, FL 34240 |

e-mail: acohen@flgovlaw.com

To Contractor: _____
_____
_____
_____

11. E-Verify: Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the Owner is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the Owner has a good faith belief that Contractor knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the Owner shall terminate the Agreement. If the Owner has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the Owner as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.

12. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Contractor's records associated with this Contract may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Contractor agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Contract and following completion of the Contract if the Contractor does not transfer the records to the District. Upon completion of the Contract, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract Work. If the Contractor transfers all public records to the District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, RIZZETTA & COMPANY, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614, TEL. 813-994-1001, INFO@RIZZETTA.COM.**

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

**Harbor Bay**
**Community Development District**

By: _____
Title: _____
Date: _____

_____

By: _____
Title: _____
Date: _____

**ADDENDUM #2**
**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date: November 17, 2025

Project: RFP for Reroofing Project

To: Prospective Contractors

The Harbor Bay Community Development District's Request for Proposal for the Reroofing Project Addendum #1 states that "the deadline for submitting written questions will be extended to **Friday, November 14, 2025 at 5:00 p.m.** A consolidated response to all submitted questions will be provided to all prospective contractors at the email address on file on **Monday, November 17, 2025 by 5:00 p.m.**"

Attached to this Addendum #2 is a consolidated response to all submitted questions along with minutes from November 14, 2025 pre-bid meeting and updated bid form. This response and information will be provided all prospective contractors at the email address on file as of today, Monday, November 17, 2025.

Please acknowledge receipt of this addendum by signing below and submitting an executed copy with your response.

Thank you for your cooperation.

Lynn Hayes
District Manager
Harbor Bay Community Development District

Addendum #2 (Including consolidated responses to all submitted questions, minutes from November 14, 2025 pre-bid meeting and updated bid form.)

Received by: Devon Tyler

Contractor Name: Trademark Roofing

Date: 11/20/2025

**Harbor Bay Community Development District**

**RFP – Reroofing Project**

**Consolidated Response to Questions Received as of November 14, 2025**

1. Will there be an engineer onsite? That way there is no cause for delays?
   An engineer will visit to inspect from time to time, but will not be onsite during the duration of the project.

2. Who holds the drawings for the project and where do we go to request those?
   There are no formal drawings, just a scope of work for the project which states that the project should be an exact replacement of the current roof.

3. Section 1.04(F) – Warranties – Can you please clarify what exactly the (25, 35, and 40+ year) warranties are? Is it coverage over the finish? I don't believe there is an NDL warranty for Standing Seam although there is a Weather Tightness warranty option but it's not with the suggested timeframe.
   The finish warranty should be 25, 35, or better, the NDL or water tightness warranty (covering labor and materials) should be no less than 20 years. Provide warranty sample for systems to be used.

4. Section 1.04 (D) – Is it Galvanized or SS? There is very different pricing for either. Requirements are to allow for compliance with manufacturers' specific systems. Hidden fasteners not exposed to water can be either, exposed should be stainless, unless otherwise required by manufacturer. All fasteners of different metals must be isolated with neoprene or nylon washers

5. Section 07 61 00- 1.1(A) Panel Size – In lieu of 2", any objection to 1 ¾" Seam? And is isolating the 18" Panel sufficient?
   Current measurements were 1 ¾" seam height and 18" panel size

6. Part 2 – 2.01 (A) – We typically use the same thickness on the flashings as we do the panels. If we were to use added thickness, it would be for cleat support for edge metals and believe this to be an unnecessary cost added.
   Match existing

7. Is there a set of plans to look at?
   No

8. Is the area that is walkway included in the scope of work?
   No

9. The specs call out 5.5" K-style gutters. These gutters come in standard sizes – 5", 6", 7". The building currently has half round gutters due to it's design. K-style gutters will not work here without doing a bunch of carpentry work. Should we quote half round gutters to go back?
   Scope of work includes removal and reinstallation of existing gutters. If there is a need for additional gutter work, it would be to match existing.

10. The gutters currently on the building are 7". I would not recommend going smaller than what is on the building now. Should I quote 7" half round gutters to go back?
    Scope of work includes removal and reinstallation of existing gutters. If there is a need for additional gutter work, it would be to match existing.

11. The Galvamax comes painted as well, but it is not specified to be painted so I am assuming you want mill finish?
    There is an option for metal finish and painted finish

12. When is the pre-bid meeting?
    November 14, 2025 at 12:00 p.m.

13. I believe the roof color is "DOVE Gray" unless you can advise otherwise. If so, you're limited to a Kynar finished panel.
    Owner will make final approval on color.

14. Also, due to the "coastal" designation, an aluminum substrate panel will have to used for warranty purposes. If the intent of the project is to match what exists with warranties, either .032 or .040 Al with Kynar finish will have to be used unless you can advise differently.
    The proximity to brackish water shall be considered in viability of product options.

15. Can you please clarify if Galvamax is specified manufacturer?
    Yes, Premier Metal Roofing Manufacturer, was presented previously by a vendor and identified as a standing seam option without a paint coating that would provide a 25 year warranty against corrosion in coastal environment. Provide warranty sample for systems to be used.

16. Can you please clarify what is the specified metal panel type for Galvamax system?
    See Number 15

17. Is manufacturer substitution allowed to Petersen snap clad metal panels?
    System must have FPA for rated wind pressures and comply with current aesthetics, and meet warranty requirements

18. Bid form has different options for 35 yr painted and 40 yr aluminum system. What manufacturer are we to use for these options?
Vendors choice

19. Are we to reuse existing gutters and downspouts? Or replace entire with new?
Remove and reinstall. Do not replace with new.

20. Are we to include cost for shop drawings?
Not required for bid.

21. Are we to include payment and performance bond in bid amount? Or provide separate cost/percentage?
Please provide the percentage to be charged for the purchase of the bond and surety company being used to provide bond.

22. Will a list of attendees from the non-mandatory job walk be available?
No

23. How will addendums and RFI responses be shared?
Through e-mail

24. Can the material warranty be clarified?
The finish warranty should be 25, 35, or better, the NDL water tightness warranty should be no less than 20 years

25. Has the base design changed from 2" height to 1.75", 16" wide panels?
Current measurements onsite had rib height at 1.75 and 18" panels

26. What types of alternates will be acceptable? If a 10-year standard watertight warranty is required, only Gulf Seam or mechanical seam systems would qualify.
The finish warranty should be 25, 35, or better, the NDL water tightness warranty should be no less than 20 years

27. Where is the staff and trailer parking?
As of right now, staff will park in the lot outside the sales center, the trailer will be in the handicap spots next to the clubhouse and we will utilize 3 regular parking spots for handicap.

28. Equipment for access and staging as well as material storage?
Handicap area to the front end of the building.

29. Working hours?
8am to 5pm.

30. Weekend work?
Not expected

31. When is the last day to submit a bid?
11/21/2025, 12:00 p.m.

32. How is the bid qualified?
If the material doesn't match the project scope then we will reach out individually to clarify and ask questions. If you can answer questions as to why you bid with a certain material, then it will be qualified. If not, then it won't and you can have an opportunity to switch the material back.

33. When is the ~~last day for questions?~~
Friday 11/14, 2025, 5:00 p.m.

34. What type of bond is needed?
Payment and Performance Bond, with 1 year warranty.

35. Is it ~~the intent to give the community a weather-~~ tite warranty that includes a 20 year system for the ~~entire assembly or just~~ provide them with a substrate warranty finish? The underlayment is going to have it's own warranty.
See #15

36. If you come upon rotten plywood or asphalt stuck to the panels?
Document it and send it to Christina Grubbs. It will be evaluated and approved for replacement.

37. Under the soffits … perlin issue – exposed panels…
See pre-bid meeting minutes

38. When will the decision be made for choosing a contractor?
Tentatively December 18, 2025

39. When is the project start date?
Provide first availability on or after January 12, 2026.

40. What is the timeframe that you expect the project to be completed in?
Contractor to provide time frame for work, in calendar days, without weather days to maximize cost savings to Owner. Engineer suggested possible 60-75 days, but there is no given timeline

41. Is there lightning protection on the roof?
Yes

42. Is the contractor responsible for recertifying those?
Yes

43. Is removing and reinstalling the gutters part of the proposal?
Yes. If there are dings or damage to the gutter, please take pictures and document and send to us. If there are missing connections, please replace them. The expectation is to remove and reinstall the gutters correctly. We have requested a linear foot price for any gutters that may be damaged and need to be replaced prior to removal

44. Do we know the sheathing thickness?
No, please include three prices for different thickness – 7/8, ½, and ¾.

# PREBID MEETING MINUTES

Project: Harbor Bay CDD Mira Bay Clubhouses Reroofing Project

Date: 11-14 25 Time: 12 PM
Attendees: Refer to Sign in Sheet
Amy Palmer (Lighthouse)
Christina Grubbs (Peak)

## MEETING AGENDA

- ACCESS & MOBILIZATION

  Staff and Trailer Parking – Dumpster and trailer to utilize handicap spaces at end of building. Owner to reassign handicap spaces. Portolets are required, location to be dictated by owner at time of start.

  Equipment for Access & Staging – All equipment shall utilize protection, damage to any elements will require replacement, access must be from the front, with clear traffic pattern in front of the building. No heavy equipment out on the pool side of the clubhouse.

  Areas of Work – reviewed the work scope includes the main clubhouse only, no walkways or ancillary structures other than the youth clubhouse. Both in their entirety. All materials and colors to match existing.

  OSHA Requirement and Compliance Utmost Importance. Engineer will access area to verify work in progress.

- SCHEDULE FOR WORK

  Working Days & Hours Monday - Friday , no noise before 8am or after 5pm

  Daily cleanup of all work areas required at end of each day. Flat and damaged tires as a result of fasteners and debris will be a concern for members accessing the area. These will be reimbursable expenses charged to the contractor during work, so detailed clean up during and after work should be a priority.

- REVIEW SCOPE OF WORK

  Remove existing roofing materials, inspect existing plywood and fascia. Ribs height and spacing were measured on site. All roof to wall flashing shall replace and match existing. Reglet into stucco, no exterior mount surface wall flashing.

  All damaged plywood must be marked, photographed and saved (not disposed of) until after verification by the engineer, if it is to be paid for.

  Renail all plywood.

  Install flashing details at roof to wall and all penetrations, then install approved peel and stick membrane.

  Install approve metal roofing, drip edge and sealants.

  Fasteners shall be stainless or galvanized as specified. All fasteners touching aluminum shall have isolating washers, neoprene or nylon.

  Any change order work must be approved prior to the commencement of work to be paid.

  Gutters to be removed and reinstalled correctly.

  Lightning protection to be removed and reinstalled and certified.

- ADDITIONAL ITEMS

  Eaves on the building in front have no sheathing, but purlins spaced 12" o.c. provide pricing for 2 options.

  (1) Add 2 purlins to accommodate edge spacing of 6" o.c. (2) Add plywood and paint from the underside to match existing.

PEAKENGINEERING
CONSULTING

(2) Permit, Payment and Performance Bond is expected, please provide cost from the contractor's surety, A+ rated.

Asbestos testing Required

Project Schedule (Number of days to complete job) and Time to start (first availability after January 1), 3-5 References for metal roof projects, COI, License(s) are required with bid submittal.

All materials to be used shall be outlined in the bid package for conformance review. Provide data sheet for all materials to be used, that conform with the project specifications. Sealants, Metal panels, WRB,

Review contract form you will be required to sign. Bid form notes that any bid that provides qualifications, either in the scope or contract can be rejected outright. It is in your best interest to clarify your concerns prior to submitting bids, rather than submitting with qualifications. Submit all questions you have rather than submitting qualifications. I will respond in writing, they will be included in the contract bid submittal.

Provide line-item pricing for all work outlined in bid form. Writing in included, in all line items will be viewed negatively.

**SEE ALSO UPDATED BID FORM**

# BID FORM

## PART 1: General

1.01 Project Name: **Mira Bay Club Re-Roofing Project**

Project Owner: **Harbor Bay CDD**

1.02 Submission of Bids: Submit bids in compliance with instructions to Bidders. Fill in blanks. The Owner reserves the right to reject incomplete bid forms or those with amended contract terms or qualifications. All qualifications should be clarified prior to submission of bid.

1.03 Acknowledgements:

A. The bidding contractor, having submitted a bid for this project, acknowledges the following:

1. The bidding contractor is qualified to meet the requirements of the Project Manual for the above referenced project.
2. The bidding contractor has visited and has become familiar with the project site and conditions.
3. The bidding contractor understands the requirements of the Project Manual for the above referenced project.
4. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.

1.04 **BASE BID:** The Bidder proposes to perform all of the Work required by the Contract Documents for the fixed price listed. A full description of the scope of each bid item is included in the project manual, specifications, details, drawings and applicable manufacturer instructions.

A. General Conditions – To be billed in equal intervals over the term of the contract

Mira Bay Club $ Inc LS

Youth Clubhouse $ Inc LS

B. Mobilization/Demobilization – To be billed 50% upon start of construction and 50% after substantial completion

Mira Bay Club $ Inc LS

Youth Clubhouse $ Inc LS

C. Remove and legally dispose of existing roofing material, and flashings, to the surface of the plywood roof deck.

Mira Bay Club $ Inc LS

Youth Clubhouse $ Inc LS

D. Inspect decking and fascia, and re-nail with galvanized or ss nails as outlined.

Mira Bay Club $ Inc LS

Youth Clubhouse $ Inc LS

E. Install new peel and stick roofing underlayment, as specified

Mira Bay Club $ Inc LS

Youth Clubhouse $ Inc LS

F. Install new standing seam roof system, to include all flashings, valleys, ridges, caps, vents and drip edges.

OPTION 1: 25 year Galvamax – Mira Bay Club $ 198,702 LS

25 Year Galvamax Youth Clubhouse $ 22,078 LS

OPTION 2: 35 Year Painted – Mira Bay Club $ 228,276 LS

35 Year Painted – Youth Clubhouse $ 25,364 LS

OPTION 3: 40+ Year Aluminum – Mira Bay Club $ 275,990 LS

40+ Year Aluminum – Youth Clubhouse $ 30,616 LS

G. Remove and reinstall any gutters and lightning protection

Mira Bay Club $ 69,975 LS

Youth Clubhouse $ 7,775 LS

H. ?

Mira Bay Club $ NA LS

Youth Clubhouse $ NA LS

1.05 **UNIT PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the unit price listed. This includes any additional general conditions mobilization needed for the work outlined. The following work will likely be required but the quantity of work cannot be provided as reliable quantity at this time. All UPW work will be directed, verified and quantified by the ENGINEER prior to performing.

A. Plywood Sheet, to match existing thickness (7/16") $ 95 1/2 Sheet
(1/2") $ _____ Sheet

(7/16") $ 95 Full Sheet
(1/2") $ 95 Sheet

B. Lumber, per 10' length $ 40 1x4x10 $ 40 2x4
$ 40 1x6x10 $ 40 2x6

C. Gutter, Match Existing $ 27 LF $2,000 minimum

D. Fascia, Match existing (paint and size) $ 2 LF

E. Repair stucco and paint, not associated with fixed price work $ 40 LF

1.06 **ALTERNATE FIXED PRICE WORK:** The Bidder proposes to perform all of the Work required by the Contract Documents for the Alternate fixed price listed. This work is not included in the base bid but will be considered by the Owner for inclusion

A. Add (2) 1x2 purlins & paint, on eave to accommodate fastening $ 5000 LS

B. Add plywood on eave and paint, to accommodate fastening. $ 14,000 LS

C. White silicone coating for flat roof cupola, 20 year $ 1000 LS

1.07 **LABOR & MATERIALS:** The Bidder proposes to perform additional work not currently outlined but requested in accordance with a lump sum proposal or in accordance with the following time and material rates. All work must be authorized by Owner and Engineer prior to commencing.

A. Material Cost Mark Up (%) 20

B. Labor Rates (actual labor hours for work performed only)

1. Project Manager $ 100 per hour
2. Site Super $ 100 per hour

3. Skilled Labor $ 50 per hour
4. Unskilled Labor $ 40 per hour

1.08 **Bonds:** If elected by owner, the Bidder is required to furnish a Performance Bond and Payment Bond (AIA A312) for the entire value of the Work. Rate 3.5 %

1.09 **TIME:** The Bidder proposes the following:

A. Total Contract Time for Fixed Price Work (calendar days)
Mira Bay Club 18
Youth Clubhouse 3

B. Proposed Starting Date: 1/1/26

C. Proposed Date of Substantial Completion (Demobilization complete) 1/22/26

D. Proposed Date of Final Completion (Punchout complete, permits closed out, warranties delivered) 1/30/26

PART 2

2.1 SUBCONTRACTOR LIST:

A. Blue Wave Aluminum
B. Lightning Protection Systems
C.

2.2 MANUFACTURERS & MATERIALS

A. WRB ?
B. Metal Panels Premier Metals
C. Paint Sherwin Williams

2.5 Signature:

Signature of Company Authorized Agent:
Name and Title: Devin Tyler Commercial Estimator
Firm Registered Business Name: ACP Roofing Holdings LLC
Level roofing solutions, LLC dba
Trademark Roofing

Address: 1951 NORTH EAST 10TH TERRACE

City, State, ZIP: CAPE CORAL, FL 33909

Telephone: 239-848-6613

Email: DEVIN@TRADEMARKROOFING LLC.COM

CGC License Holder: _____ License#: _____

Commercial Roofing License Holder: GONZALO RUBIN License#: CCC 1336147
LEVEL ROOFING SOLUTIONS, LLC

DATE SIGNED: 11/21/2025

END OF DOCUMENT

**Trademark Roofing | Cape Coral**
1931 NE 10th Terrace
Cape Coral, FL 33909
Phone: (239) 848-6613

**Company Representative**
Devin Tyler
Phone: (239) 940-0054
devin@trademarkroofingllc.com

11/21/2025

**Harbor Bay Community Development District Attn Amy Palmer**
107 Manns Harbor Drive
Apollo Beach, FL 33572
(727) 726-7856

Job: TMR-9114: Harbor Bay Community Development District Attn Amy Palmer

## Mira Bay Clubhouse - 24 Gauge CoastalMax(Painted Galvamax) - 1.5" Rib

Profile: 24 Gaugle Galvamax - 1.5" Rib Height - Double Lock Mechanically Seamed
Color: Kynar Painted - Color TBD
Underlayment: Titanium PSU30

***IMPORTANT NOTES:

*****The Galvamax coil is too narrow to run a 16" wide panel with a 2" rib. We can run a 14" panel with a 2" rib height though if that is the route that you want to go. The panel that is currently on the roof has a 1.75" rib height for reference. It is also 16" wide.

*****A painted metal roof will not match the existing roof that is not being replaced. The rib height will be different, and the color of the roof will be different.

Payment Schedule for Scope of Work:

-Down Payment (50% down payment) - Due upon signing of contract
-Final Payment (remaining balance) - Due upon the substantial completion of your job. This payment may include any change orders that occurred on your job (extra wood replacement, multiple layers of shingles, fascia wood replacement, etc.). This is not reliant upon the final inspection, as your local municipality can take weeks to file the paperwork. We will supply you with a completion certificate when we complete your job.

Scope of Work:

TEAR OFF:
*Tear-off all existing roofing materials to bare deck/inspect for rotten wood. Includes one existing layer of shingles and one existing layer of underlayment, additional layers will be billed at $.45 per square foot.
*Should an existing self-adhered secondary water barrier be uncovered during the tear-off phase of your re-roof, it will not be removed and a layer of synthetic underlayment will be installed on top of the existing self-adhered membrane and adhered with cap nails. If the secondary water barrier is badly damaged or is not adhered to the deck well that an additional layer of self-adhered secondary water barrier must be installed over the synthetic underlayment. An additional charge of $.65 (sixty-five cents) per square foot will be applied to your final invoice for the additional required layer.
*Replace any damaged decking; billed at $95.00 per sheet. First (2) sheets will be replaced at our cost. Unless otherwise required only full sheets are installed.
*As necessary, re-nail decking per Florida Building Code; 6" on center using 8d ring-shank nails

DRY IN:
*Install proper underlayment over entire deck; creates a non-permeable surface for interior protection in the event of shingle blow-off or wind damage.
*Install new over-size drip-edge on all eaves and rakes to seal roof edges against water infiltration from wind-blown rain.
*Install custom valley to match metal system in all valleys.

INSTALLATION:
*Install manufacturer supplied metal package.
*Install new plumbing vent pipe boots properly fastened and sealed.

*Install new dryer, kitchen and bath exhaust vents where applicable.
*Install selected roof vent to provide proper attic ventilation for optimum energy efficiency.

NOTES:.
*Price includes Mira Bay Clubhouse and the Youth Clubhouse.

*Price includes lightning protection.
*Temporary fencing is not included in proposal. It is unclear where temporary fencing is to be installed, and is not a typical request. It can be added if necessary after we know where the fence is to be installed.
*Cleaning work area and haul/dispose of all roofing debris & waste included
*The cost of removal and re-installation of solar panels from the roof is not included in this proposal and must be arranged by the homeowner at their expense.
*Contract includes all necessary permit/filing fees, & inspections.
*Replace damaged fascia or truss reinforcement: Dimensional Pine @ $10.00 per linear foot; 10' minimum. *Replace damaged fascia or truss reinforcement: Dimensional Cedar @ $15.00 per linear foot - 10' minimum. *Replace bad roof to wall flashing and fix stucco: @$35 per linear foot. Painting stucco not included.
*No wind mitigation included

## Remove & Reinstall Existing Gutters

Scope of Work:

Unless otherwise specified, Trademark Roofing will provide the following products and services in connection with the performance of this contract;

- Remove and reinstall existing half round gutters. Price does not include any new materials outside of installation hardware(i.e. screws, rivets, caulk).

Notes:
***No warranty when reinstalling existing gutters.
***Gutters may be dented, scratched, damaged during the process. We will do our best to take care of the existing gutters, but cannot guarantee "like new" condition when doing the job this way.
***New gutters are recommended over reinstallation of existing gutters.

| TOTAL | $331,400.00 |
|---|---|

**TERMS AND CONDITIONS**

The foregoing Terms and Conditions ("Conditions") shall supplement the agreement above (the "Scope of Work") between the Customer named in the Scope of Work (hereinafter the "Owner") and Level Roofing Solutions, LLC, a Florida limited liability company d/b/a Trademark Roofing, License Number CCC1336147 (hereinafter the "Contractor").

**Contractor's Responsibilities:** Services are expressly limited to those specifically described and any change orders. Contractor will obtain all necessary plans, permits, labor and materials for the Project, if applicable. All work will be performed in a workmanlike manner and in accordance with industry standards. Contractor will select all materials for the Project. Contractor is not responsible for preexisting construction conditions or defects, damages from conditions that are normally covered by homeowner's insurance, or for delays due to labor or material shortages, weather, or any other circumstances beyond Contractor's control. Contractor is not responsible for damage to driveways due to vehicles or equipment necessary or advisable to complete the work. Contractor is not responsible for damage to air conditioning lines, water lines, plumbing, or electrical wires that have been installed in the attic or soffit area, nor is Contractor responsible for any damages caused to the interior from leaking water/air conditioning lines. If existing gutters and/or downspouts are to be removed to facilitate a re-roof, Contractor shall not be held responsible for any damage caused by removal and/or re-installation of gutters and/or downspouts. Contractor is not responsible for vendor delay in the pickup of dumpsters or for resulting HOA fines or other damages. All surplus material remains Contractor's property. Materials may need to be treated with a commercial antimicrobial agent to inhibit micro-organism growth during drying. Owner has received notice of this and understands that Contractor cannot determine sensitivity to the agent. Owner will hold Company harmless for its use. Contractors shall not be responsible for damaged driveways, walks, lawns, trees, shrubs, and items of personal property unless such damage is due to Contractor's gross negligence. All warranties are disclaimed unless specifically made in writing. Unless Contractor has been contracted to provide a new skylight, Contractor has no responsibility for skylights, or any damages caused by leaks. Contractor is entitled to take all steps, and create all openings, necessary to perform the scope of work. In all circumstances, Contractor's liability to Owner is strictly limited to the amount of this Agreement, and Contractor shall not be liable to Owner for any special, incidental, consequential, or other types of damages regardless of the legal or equitable theory. Contractor is licensed and insured – certificates available upon request.

**Owner's Responsibilities:** Owner is responsible for making all payment(s) to Contractor, including, but not limited to, payment for all work and materials, and if this is an insurance job, all deductibles and all payments received from insurer including all supplements. Owner shall execute all paperwork necessary for Contractor to perform the scope of work in a timely manner. Owner will provide all utilities necessary to facilitate the work. Owner shall grant free access to work areas for workers and vehicles and shall provide areas for storage of equipment, materials, and debris. Owner hereby consents to Company's direct communication with Owner's insurer regarding Owner's claim, if applicable. Removal of all solar panels and/or solar water heaters and associated plumbing shall be the responsibility of the property owner/agent, unless stated otherwise in the Scope of Work. Contractor shall not be held responsible for any damage to solar units or associated plumbing. Any electric attic fans that are being removed or replaced during the re-roof process will need a licensed electrician to remove the live wires and reconnect them at the property owner/agent's expense.

**Pricing and Payment:** Pricing will be set by the estimate provided by Contractor and pricing is subject to change as set forth herein, including, but not limited to, any increase in the costs of materials and labor. The scope of work and pricing are based upon what can be visually seen at the time of inspection and are subject to change for any unforeseen or hidden damage. Estimate includes removal and disposal of existing roofing system. For shingle roofs this includes removal of one layer of shingles and one layer of underlayment. Additional/unseen layers will be billed at an additional charge as specified in contract. Contractor includes two sheets of plywood or equivalent decking replacement in each contract. Excessive damage beyond two sheets of plywood will be replaced above contract price as specified in contract. For insurance jobs (which are

subject to the same conditions), Contractor will charge Owner the price for the Project as estimated by Contractor under current Florida Building Codes, or such other estimated price as Contractor may agree to with Owner's insurer. Pricing is subject to change based upon any modifications to this Agreement requested or required by Owner, Owner's Lender or any governmental authority or HOA. Contractor may cancel this agreement without penalty if Contractor does not accept the amount approved by the insurer. Owner is responsible for paying for any change orders or modifications. Payment terms to Contractor are due upon receipt of invoice. Late charges of 1.5% monthly are charged to any and all unpaid balances. Owner authorizes insurer to communicate directly with Contractor regarding Owner's claim. Owner understands and directs Insurance Company to name Contractor as a co-payee for all checks issued for Contractor's scope of work. This is not, and is not intended to be, an assignment of benefits contract.

**Warranty:** Contractor warrants that the materials furnished and installed will conform to the requirements of the contract and be free from defects not inherent in the materials themselves. All full re-roof work will be done in a workmanlike manner according to the usage and custom of the trade and will be guaranteed for a period of three (3) years and repairs will be guaranteed for a period of one (1) year. All warranties are contingent upon the Contractor being allowed to complete the entire job and upon receiving payment in full. Contractor will transfer all manufacturers' warranties and/or guarantees for materials, if any, to Owner upon completion of the entire job and upon receiving payment in full. These warranties do not cover damage caused by, but not limited to, lightning, hurricanes, tornados, hailstorms, wind, or other violent weather conditions and storms, cracked or damaged stucco, any damages and/or leaks caused by rodents or pests or damages to any personal property beyond the scope of work. If at any time a penetration is made on the roof by a third-party company and/or solar panels are installed, Contractor will void the warranty in all areas of the penetrations or products installed on the roof and their proximity.

**Cancellation:** Owner understands and agrees that Contractor must perform a significant amount of work before actual construction begins. This includes, but is not limited to, mitigation services, inspections, measurements, researching and ordering materials, creating drawings, etc. Contractor is normally paid for such efforts by receiving full payment at the completion of the Project. The Parties agree that the calculation of the value of the Contractor's services in performing such pre-construction services is difficult or impossible to measure. Therefore, the Parties agree that if this Agreement is cancelled by Owner before the commencement of construction, the Contractor will be entitled to liquidated damages in the amount of 20% of the total amount of the Project as set by then applicable estimate. The Parties agree that this is not a penalty and constitutes a fair and reasonable estimate of the value of the Contractor's services as described above. This Agreement cannot be cancelled once construction work has commenced. If Contractor is not allowed to complete construction and/or its recommended procedures are not followed, Owner releases and holds Contractor harmless, and indemnifies Contractor against all claims or actions that may result. Owner remains liable to pay for all services provided prior to cancellation regardless of the reason for cancellation.

**Additional Terms:** This Contract constitutes the entire agreement between the Parties and no oral agreements exist. If any part of this Agreement is held invalid, it shall be severed, and the remainder shall be enforceable. All modifications must be in writing signed by both Parties. Time is of the essence in the performance of this Contract. This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida and exclusive venue for any legal disputes arise under or related to this Agreement shall be in Lee County, Florida. In any legal proceedings arising under or related to this Agreement, the prevailing party will be entitled to recover its court costs and reasonable attorney's fees, including for any appeals.

**BUYER'S RIGHT TO CANCEL:** If this is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

**MANDATORY DISCLOSURES**

**LIEN DISCLOSURE**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

**CHAPTER 558 DISCLOSURE**

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

**Construction Industry Licensing Board**
**2601 Blair Stone Road Tallahassee, Florida 32399-2215**
**Phone 850.487.1395**

Owner has been advised that pursuant to Florida law, a contractor may not directly or indirectly engage in soliciting a residential property owner by means of a prohibited advertisement, or offer to a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for either allowing the contractor to conduct an inspection of the residential property owner's roof, or in exchange for making an insurance claim for damage to the residential property owner's roof.

**BY SIGNING THIS CONTRACT YOU ACKNOWLEDGE THAT YOU HAVE READ THE TERMS AND CONDITIONS AND AGREE TO THE ABOVE PRICE.**

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

**Trademark Roofing | Cape Coral**
1931 NE 10th Terrace
Cape Coral, FL 33909
Phone: (239) 848-6613

**Company Representative**
Devin Tyler
Phone: (239) 940-0054
devin@trademarkroofingllc.com

11/21/2025

**Harbor Bay Community Development District Attn Amy Palmer**
107 Manns Harbor Drive
Apollo Beach, FL 33572
(727) 726-7856

Job: TMR-9114: Harbor Bay Community Development District Attn Amy Palmer

## Mira Bay Clubhouse - 24 Gauge Galvamax - 1.5" Rib

Profile: 24 Gaugle Galvamax - 1.5" Rib Height - Double Lock Mechanically Seamed
Color: Mill Finish - SEE NOTES!
Underlayment: Titanium PSU30

***IMPORTANT NOTES:

*****The Galvamax coil is too narrow to run a 16" wide panel with a 2" rib. We can run a 14" panel with a 2" rib height though if that is the route that you want to go. The panel that is currently on the roof has a 1.75" rib height for reference. It is also 16" wide.

*****Galvamax will not match the existing roof that is not being replaced. The rib height will be different, and the color of the roof will be different. Galvamax is a little darker than mill finish Galvalume.

Payment Schedule for Scope of Work:

-Down Payment (50% down payment) - Due upon signing of contract
-Final Payment (remaining balance) - Due upon the substantial completion of your job. This payment may include any change orders that occurred on your job (extra wood replacement, multiple layers of shingles, fascia wood replacement, etc.). This is not reliant upon the final inspection, as your local municipality can take weeks to file the paperwork. We will supply you with a completion certificate when we complete your job.

Scope of Work:

TEAR OFF:
*Tear-off all existing roofing materials to bare deck/inspect for rotten wood. Includes one existing layer of shingles and one existing layer of underlayment, additional layers will be billed at $.45 per square foot.
*Should an existing self-adhered secondary water barrier be uncovered during the tear-off phase of your re-roof, it will not be removed and a layer of synthetic underlayment will be installed on top of the existing self-adhered membrane and adhered with cap nails. If the secondary water barrier is badly damaged or is not adhered to the deck well that an additional layer of self-adhered secondary water barrier must be installed over the synthetic underlayment. An additional charge of $.65 (sixty-five cents) per square foot will be applied to your final invoice for the additional required layer.
*Replace any damaged decking; billed at $95.00 per sheet. First (2) sheets will be replaced at our cost. Unless otherwise required only full sheets are installed.
*As necessary, re-nail decking per Florida Building Code; 6" on center using 8d ring-shank nails

DRY IN:
*Install proper underlayment over entire deck; creates a non-permeable surface for interior protection in the event of shingle blow-off or wind damage.
*Install new over-size drip-edge on all eaves and rakes to seal roof edges against water infiltration from wind-blown rain.
*Install custom valley to match metal system in all valleys.

INSTALLATION:
*Install manufacturer supplied metal package.
*Install new plumbing vent pipe boots properly fastened and sealed.

*Install new dryer, kitchen and bath exhaust vents where applicable.
*Install selected roof vent to provide proper attic ventilation for optimum energy efficiency.

NOTES:
*Price includes Mira Bay Clubhouse and the Youth Clubhouse.

*Price includes lightning protection.
*Temporary fencing is not included in proposal. It is unclear where temporary fencing is to be installed, and is not a typical request. It can be added if necessary after we know where the fence is to be installed.
*Cleaning work area and haul/dispose of all roofing debris & waste included
*The cost of removal and re-installation of solar panels from the roof is not included in this proposal and must be arranged by the homeowner at their expense.
*Contract includes all necessary permit/filing fees, & inspections.
*Replace damaged fascia or truss reinforcement: Dimensional Pine @ $10.00 per linear foot; 10' minimum. *Replace damaged fascia or truss reinforcement: Dimensional Cedar @ $15.00 per linear foot - 10' minimum. *Replace bad roof to wall flashing and fix stucco: @$35 per linear foot. Painting stucco not included.
*No wind mitigation included

## Remove & Reinstall Existing Gutters

Scope of Work:

Unless otherwise specified, Trademark Roofing will provide the following products and services in connection with the performance of this contract;

- Remove and reinstall existing half round gutters. Price does not include any new materials outside of installation hardware(i.e. screws, rivets, caulk).

Notes:
***No warranty when reinstalling existing gutters.
***Gutters may be dented, scratched, damaged during the process. We will do our best to take care of the existing gutters, but cannot guarantee "like new" condition when doing the job this way.
***New gutters are recommended over reinstallation of existing gutters.

| TOTAL | $298,540.00 |
|---|---|

**TERMS AND CONDITIONS**

The foregoing Terms and Conditions ("Conditions") shall supplement the agreement above (the "Scope of Work") between the Customer named in the Scope of Work (hereinafter the "Owner") and Level Roofing Solutions, LLC, a Florida limited liability company d/b/a Trademark Roofing, License Number CCC1336147 (hereinafter the "Contractor").

**Contractor's Responsibilities:** Services are expressly limited to those specifically described and any change orders. Contractor will obtain all necessary plans, permits, labor and materials for the Project, if applicable. All work will be performed in a workmanlike manner and in accordance with industry standards. Contractor will select all materials for the Project. Contractor is not responsible for preexisting construction conditions or defects, damages from conditions that are normally covered by homeowner's insurance, or for delays due to labor or material shortages, weather, or any other circumstances beyond Contractor's control. Contractor is not responsible for damage to driveways due to vehicles or equipment necessary or advisable to complete the work. Contractor is not responsible for damage to air conditioning lines, water lines, plumbing, or electrical wires that have been installed in the attic or soffit area, nor is Contractor responsible for any damages caused to the interior from leaking water/air conditioning lines. If existing gutters and/or downspouts are to be removed to facilitate a re-roof, Contractor shall not be held responsible for any damage caused by removal and/or re-installation of gutters and/or downspouts. Contractor is not responsible for vendor delay in the pickup of dumpsters or for resulting HOA fines or other damages. All surplus material remains Contractor's property. Materials may need to be treated with a commercial antimicrobial agent to inhibit micro-organism growth during drying. Owner has received notice of this and understands that Contractor cannot determine sensitivity to the agent. Owner will hold Company harmless for its use. Contractors shall not be responsible for damaged driveways, walks, lawns, trees, shrubs, and items of personal property unless such damage is due to Contractor's gross negligence. All warranties are disclaimed unless specifically made in writing. Unless Contractor has been contracted to provide a new skylight, Contractor has no responsibility for skylights, or any damages caused by leaks. Contractor is entitled to take all steps, and create all openings, necessary to perform the scope of work. In all circumstances, Contractor's liability to Owner is strictly limited to the amount of this Agreement, and Contractor shall not be liable to Owner for any special, incidental, consequential, or other types of damages regardless of the legal or equitable theory. Contractor is licensed and insured – certificates available upon request.

**Owner's Responsibilities:** Owner is responsible for making all payment(s) to Contractor, including, but not limited to, payment for all work and materials, and if this is an insurance job, all deductibles and all payments received from insurer including all supplements. Owner shall execute all paperwork necessary for Contractor to perform the scope of work in a timely manner. Owner will provide all utilities necessary to facilitate the work. Owner shall grant free access to work areas for workers and vehicles and shall provide areas for storage of equipment, materials, and debris. Owner hereby consents to Company's direct communication with Owner's insurer regarding Owner's claim, if applicable. Removal of all solar panels and/or solar water heaters and associated plumbing shall be the responsibility of the property owner/agent, unless stated otherwise in the Scope of Work. Contractor shall not be held responsible for any damage to solar units or associated plumbing. Any electric attic fans that are being removed or replaced during the re-roof process will need a licensed electrician to remove the live wires and reconnect them at the property owner/agent's expense.

**Pricing and Payment:** Pricing will be set by the estimate provided by Contractor and pricing is subject to change as set forth herein, including, but not limited to, any increase in the costs of materials and labor. The scope of work and pricing are based upon what can be visually seen at the time of inspection and are subject to change for any unforeseen or hidden damage. Estimate includes removal and disposal of existing roofing system. For shingle roofs this includes removal of one layer of shingles and one layer of underlayment. Additional/unseen layers will be billed at an additional charge as specified in contract. Contractor includes two sheets of plywood or equivalent decking replacement in each contract. Excessive damage beyond two sheets of plywood will be replaced above contract price as specified in contract. For insurance jobs (which are

subject to the same conditions), Contractor will charge Owner the price for the Project as estimated by Contractor under current Florida Building Codes, or such other estimated price as Contractor may agree to with Owner's insurer. Pricing is subject to change based upon any modifications to this Agreement requested or required by Owner, Owner's Lender or any governmental authority or HOA. Contractor may cancel this agreement without penalty if Contractor does not accept the amount approved by the insurer. Owner is responsible for paying for any change orders or modifications. Payment terms to Contractor are due upon receipt of invoice. Late charges of 1.5% monthly are charged to any and all unpaid balances. Owner authorizes insurer to communicate directly with Contractor regarding Owner's claim. Owner understands and directs Insurance Company to name Contractor as a co-payee for all checks issued for Contractor's scope of work. This is not, and is not intended to be, an assignment of benefits contract.

**Warranty:** Contractor warrants that the materials furnished and installed will conform to the requirements of the contract and be free from defects not inherent in the materials themselves. All full re-roof work will be done in a workmanlike manner according to the usage and custom of the trade and will be guaranteed for a period of three (3) years and repairs will be guaranteed for a period of one (1) year. All warranties are contingent upon the Contractor being allowed to complete the entire job and upon receiving payment in full. Contractor will transfer all manufacturers' warranties and/or guarantees for materials, if any, to Owner upon completion of the entire job and upon receiving payment in full. These warranties do not cover damage caused by, but not limited to, lightning, hurricanes, tornados, hailstorms, wind, or other violent weather conditions and storms, cracked or damaged stucco, any damages and/or leaks caused by rodents or pests or damages to any personal property beyond the scope of work. If at any time a penetration is made on the roof by a third-party company and/or solar panels are installed, Contractor will void the warranty in all areas of the penetrations or products installed on the roof and their proximity.

**Cancellation:** Owner understands and agrees that Contractor must perform a significant amount of work before actual construction begins. This includes, but is not limited to, mitigation services, inspections, measurements, researching and ordering materials, creating drawings, etc. Contractor is normally paid for such efforts by receiving full payment at the completion of the Project. The Parties agree that the calculation of the value of the Contractor's services in performing such pre-construction services is difficult or impossible to measure. Therefore, the Parties agree that if this Agreement is cancelled by Owner before the commencement of construction, the Contractor will be entitled to liquidated damages in the amount of 20% of the total amount of the Project as set by then applicable estimate. The Parties agree that this is not a penalty and constitutes a fair and reasonable estimate of the value of the Contractor's services as described above. This Agreement cannot be cancelled once construction work has commenced. If Contractor is not allowed to complete construction and/or its recommended procedures are not followed, Owner releases and holds Contractor harmless, and indemnifies Contractor against all claims or actions that may result. Owner remains liable to pay for all services provided prior to cancellation regardless of the reason for cancellation.

**Additional Terms:** This Contract constitutes the entire agreement between the Parties and no oral agreements exist. If any part of this Agreement is held invalid, it shall be severed, and the remainder shall be enforceable. All modifications must be in writing signed by both Parties. Time is of the essence in the performance of this Contract. This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida and exclusive venue for any legal disputes arise under or related to this Agreement shall be in Lee County, Florida. In any legal proceedings arising under or related to this Agreement, the prevailing party will be entitled to recover its court costs and reasonable attorney's fees, including for any appeals.

**BUYER'S RIGHT TO CANCEL:** If this is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

**MANDATORY DISCLOSURES**

**LIEN DISCLOSURE**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

**CHAPTER 558 DISCLOSURE**

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

**Construction Industry Licensing Board**
**2601 Blair Stone Road Tallahassee, Florida 32399-2215**
**Phone 850.487.1395**

Owner has been advised that pursuant to Florida law, a contractor may not directly or indirectly engage in soliciting a residential property owner by means of a prohibited advertisement, or offer to a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for either allowing the contractor to conduct an inspection of the residential property owner's roof, or in exchange for making an insurance claim for damage to the residential property owner's roof.

**BY SIGNING THIS CONTRACT YOU ACKNOWLEDGE THAT YOU HAVE READ THE TERMS AND CONDITIONS AND AGREE TO THE ABOVE PRICE.**

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

**Trademark Roofing | Cape Coral**
1931 NE 10th Terrace
Cape Coral, FL 33909
Phone: (239) 848-6613

**Company Representative**
Devin Tyler
Phone: (239) 940-0054
devin@trademarkroofingllc.com

11/21/2025

**Harbor Bay Community Development District Attn Amy Palmer**
107 Manns Harbor Drive
Apollo Beach, FL 33572
(727) 726-7856

Job: TMR-9114: Harbor Bay Community Development District Attn Amy Palmer

## Mira Bay Clubhouse - .040" Aluminum - 2" Rib

Profile: .040" Aluminum Standing Seam - 2" Rib Height
Color: TBD - Kynar Painted
Underlayment: Titanium PSU30

Payment Schedule for Scope of Work:

-Down Payment (50% down payment) - Due upon signing of contract
-Final Payment (remaining balance) - Due upon the substantial completion of your job. This payment may include any change orders that occurred on your job (extra wood replacement, multiple layers of shingles, fascia wood replacement, etc.). This is not reliant upon the final inspection, as your local municipality can take weeks to file the paperwork. We will supply you with a completion certificate when we complete your job.

Scope of Work:

TEAR OFF:
*Tear-off all existing roofing materials to bare deck/inspect for rotten wood. Includes one existing layer of shingles and one existing layer of underlayment, additional layers will be billed at $.45 per square foot.
*Should an existing self-adhered secondary water barrier be uncovered during the tear-off phase of your re-roof, it will not be removed and a layer of synthetic underlayment will be installed on top of the existing self-adhered membrane and adhered with cap nails. If the secondary water barrier is badly damaged or is not adhered to the deck well that an additional layer of self-adhered secondary water barrier must be installed over the synthetic underlayment. An additional charge of $.65 (sixty-five cents) per square foot will be applied to your final invoice for the additional required layer.
*Replace any damaged decking; billed at $95.00 per sheet. First (2) sheets will be replaced at our cost. Unless otherwise required only full sheets are installed.
*As necessary, re-nail decking per Florida Building Code; 6" on center using 8d ring-shank nails

DRY IN:
*Install proper underlayment over entire deck; creates a non-permeable surface for interior protection in the event of shingle blow-off or wind damage.
*Install new over-size drip-edge on all eaves and rakes to seal roof edges against water infiltration from wind-blown rain.
*Install custom valley to match metal system in all valleys.

INSTALLATION:
*Install manufacturer supplied metal package.
*Install new plumbing vent pipe boots properly fastened and sealed.

*Install new dryer, kitchen and bath exhaust vents where applicable.
*Install selected roof vent to provide proper attic ventilation for optimum energy efficiency.

NOTES:
*Temporary fencing is not included in proposal. It is unclear where temporary fencing is to be installed, and is not a typical request. It can be added if necessary after we know where the fence is to be installed.
*Cleaning work area and haul/dispose of all roofing debris & waste included
*The cost of removal and re-installation of solar panels from the roof is not included in this proposal and must be arranged by the homeowner at their expense.
*Contract includes all necessary permit/filing fees, & inspections.
*Replace damaged fascia or truss reinforcement: Dimensional Pine @ $10.00 per linear foot; 10' minimum. *Replace damaged fascia or truss reinforcement: Dimensional Cedar @ $15.00 per linear foot - 10' minimum. *Replace bad roof to wall flashing and fix stucco: @$35 per linear foot. Painting stucco not included.
*No wind mitigation included

## Remove & Reinstall Existing Gutters

Scope of Work:

Unless otherwise specified, Trademark Roofing will provide the following products and services in connection with the performance of this contract;

- Remove and reinstall existing half round gutters. Price does not include any new materials outside of installation hardware(i.e. screws, rivets, caulk).

Notes:
***No warranty when reinstalling existing gutters.
***Gutters may be dented, scratched, damaged during the process. We will do our best to take care of the existing gutters, but cannot guarantee "like new" condition when doing the job this way.
***New gutters are recommended over reinstallation of existing gutters.

| TOTAL | $383,860.00 |
|---|---|

**TERMS AND CONDITIONS**

The foregoing Terms and Conditions ("Conditions") shall supplement the agreement above (the "Scope of Work") between the Customer named in the Scope of Work (hereinafter the "Owner") and Level Roofing Solutions, LLC, a Florida limited liability company d/b/a Trademark Roofing, License Number CCC1336147 (hereinafter the "Contractor").

**Contractor's Responsibilities:** Services are expressly limited to those specifically described and any change orders. Contractor will obtain all necessary plans, permits, labor and materials for the Project, if applicable. All work will be performed in a workmanlike manner and in accordance with industry standards. Contractor will select all materials for the Project. Contractor is not responsible for preexisting construction conditions or defects, damages from conditions that are normally covered by homeowner's insurance, or for delays due to labor or material shortages, weather, or any other circumstances beyond Contractor's control. Contractor is not responsible for damage to driveways due to vehicles or equipment necessary or advisable to complete the work. Contractor is not responsible for damage to air conditioning lines, water lines, plumbing, or electrical wires that have been installed in the attic or soffit area, nor is Contractor responsible for any damages caused to the interior from leaking water/air conditioning lines. If existing gutters and/or downspouts are to be removed to facilitate a re-roof, Contractor shall not be held responsible for any damage caused by removal and/or re-installation of gutters and/or downspouts. Contractor is not responsible for vendor delay in the pickup of dumpsters or for resulting HOA fines or other damages. All surplus material remains Contractor's property. Materials may need to be treated with a commercial antimicrobial agent to inhibit micro-organism growth during drying. Owner has received notice of this and understands that Contractor cannot determine sensitivity to the agent. Owner will hold Company harmless for its use. Contractors shall not be responsible for damaged driveways, walks, lawns, trees, shrubs, and items of personal property unless such damage is due to Contractor's gross negligence. All warranties are disclaimed unless specifically made in writing. Unless Contractor has been contracted to provide a new skylight, Contractor has no responsibility for skylights, or any damages caused by leaks. Contractor is entitled to take all steps, and create all openings, necessary to perform the scope of work. In all circumstances, Contractor's liability to Owner is strictly limited to the amount of this Agreement, and Contractor shall not be liable to Owner for any special, incidental, consequential, or other types of damages regardless of the legal or equitable theory. Contractor is licensed and insured – certificates available upon request.

**Owner's Responsibilities:** Owner is responsible for making all payment(s) to Contractor, including, but not limited to, payment for all work and materials, and if this is an insurance job, all deductibles and all payments received from insurer including all supplements. Owner shall execute all paperwork necessary for Contractor to perform the scope of work in a timely manner. Owner will provide all utilities necessary to facilitate the work. Owner shall grant free access to work areas for workers and vehicles and shall provide areas for storage of equipment, materials, and debris. Owner hereby consents to Company's direct communication with Owner's insurer regarding Owner's claim, if applicable. Removal of all solar panels and/or solar water heaters and associated plumbing shall be the responsibility of the property owner/agent, unless stated otherwise in the Scope of Work. Contractor shall not be held responsible for any damage to solar units or associated plumbing. Any electric attic fans that are being removed or replaced during the re-roof process will need a licensed electrician to remove the live wires and reconnect them at the property owner/agent's expense.

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**Warranty:** Contractor warrants that the materials furnished and installed will conform to the requirements of the contract and be free from defects not inherent in the materials themselves. All full re-roof work will be done in a workmanlike manner according to the usage and custom of the trade and will be guaranteed for a period of three (3) years and repairs will be guaranteed for a period of one (1) year. All warranties are

contingent upon the Contractor being allowed to complete the entire job and upon receiving payment in full. Contractor will transfer all manufacturers' warranties and/or guarantees for materials, if any, to Owner upon completion of the entire job and upon receiving payment in full. These warranties do not cover damage caused by, but not limited to, lightning, hurricanes, tornados, hailstorms, wind, or other violent weather conditions and storms, cracked or damaged stucco, any damages and/or leaks caused by rodents or pests or damages to any personal property beyond the scope of work. If at any time a penetration is made on the roof by a third-party company and/or solar panels are installed, Contractor will void the warranty in all areas of the penetrations or products installed on the roof and their proximity.

**Cancellation:** Owner understands and agrees that Contractor must perform a significant amount of work before actual construction begins. This includes, but is not limited to, mitigation services, inspections, measurements, researching and ordering materials, creating drawings, etc. Contractor is normally paid for such efforts by receiving full payment at the completion of the Project. The Parties agree that the calculation of the value of the Contractor's services in performing such pre-construction services is difficult or impossible to measure. Therefore, the Parties agree that if this Agreement is cancelled by Owner before the commencement of construction, the Contractor will be entitled to liquidated damages in the amount of 20% of the total amount of the Project as set by then applicable estimate. The Parties agree that this is not a penalty and constitutes a fair and reasonable estimate of the value of the Contractor's services as described above. This Agreement cannot be cancelled once construction work has commenced. If Contractor is not allowed to complete construction and/or its recommended procedures are not followed, Owner releases and holds Contractor harmless, and indemnifies Contractor against all claims or actions that may result. Owner remains liable to pay for all services provided prior to cancellation regardless of the reason for cancellation.

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**BUYER'S RIGHT TO CANCEL:** If this is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

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**Construction Industry Licensing Board**
**2601 Blair Stone Road Tallahassee, Florida 32399-2215**
**Phone 850.487.1395**

Owner has been advised that pursuant to Florida law, a contractor may not directly or indirectly engage in soliciting a residential property owner by means of a prohibited advertisement, or offer to a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for either allowing the contractor to conduct an inspection of the residential property owner's roof, or in exchange for making an insurance claim for damage to the residential property owner's roof.

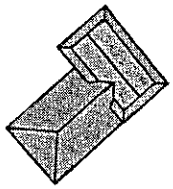
**BY SIGNING THIS CONTRACT YOU ACKNOWLEDGE THAT YOU HAVE READ THE TERMS AND CONDITIONS AND AGREE TO THE ABOVE PRICE.**

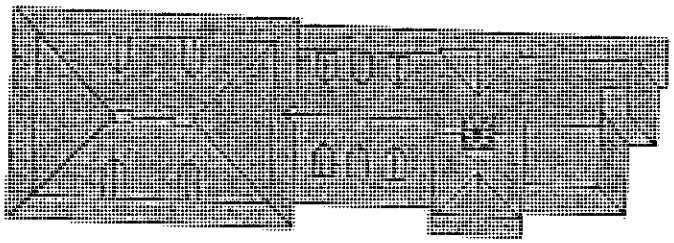
Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

# Report summary

107 Manns Harbor Drive, Apollo Beach, FL 33572





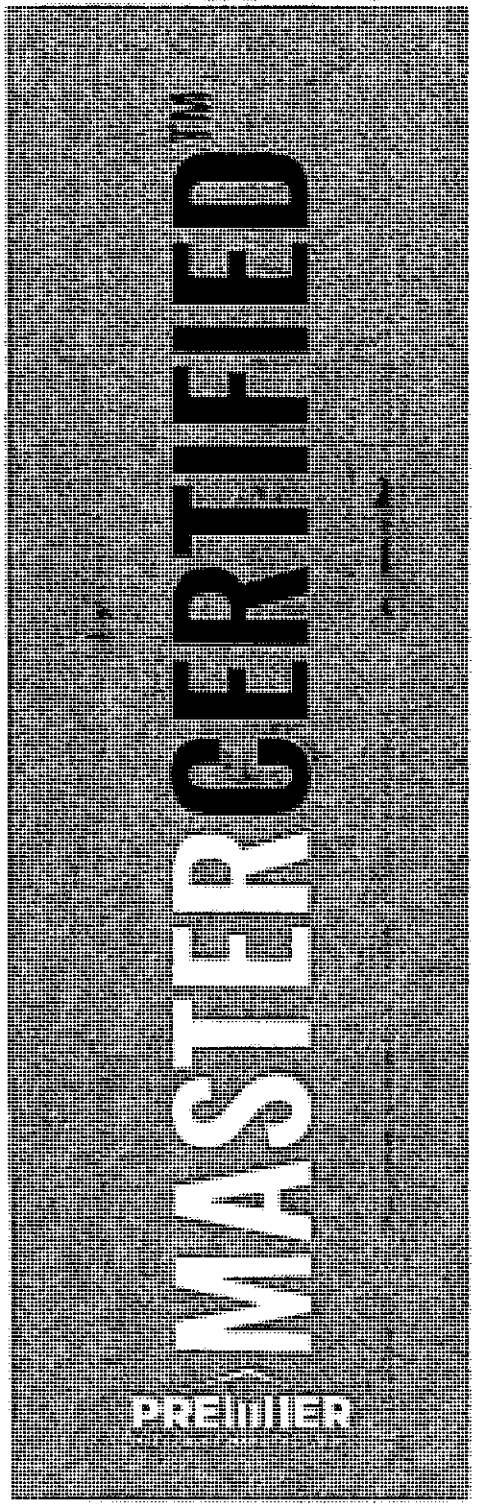
| Measurements | |
|---|---|
| Total roof area | 16759 sqft |
| Total pitched area | 16759 sqft |
| Total flat area | 0 sqft |
| Total roof facets | 61 facets |
| Predominant pitch | 8/12 |
| Total eaves | 972ft 9in |
| Total valleys | 246ft 6in |
| Total hips | 334ft 1in |
| Total ridges | 219ft 1in |
| Total rakes | 321ft 10in |
| Total wall flashing | 241ft 6in |
| Total step flashing | 370ft 0in |
| Total transitions | 380ft 5in |
| Total parapet wall | 0ft 0in |
| Total unspecified | 447ft 1in |
| Hips + ridges | 553ft 2in |
| Eaves + rakes | 1294ft 7in |

| Pitch | 4/12 | 5/12 | 6/12 | 8/12 |
|---|---|---|---|---|
| Area (sqft) | 678 | 89 | 3,596 | 12,399 |
| Squares | 6.8 | 0.9 | 36.0 | 124.0 |

| Waste % | 0% | Recommended 10% | 12% | 15% | 17% | 20% | 22% |
|---|---|---|---|---|---|---|---|
| Area (sqft) | 16,760 | 18,436 | 18,771 | 19,274 | 19,609 | 20,112 | 20,447 |
| Squares | 167.6 | 184.4 | 187.8 | 192.8 | 196.1 | 201.2 | 204.5 |

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

This report was prepared by Trademark Roofing. Copyright © 2025 Roofr.com | All rights reserved.




LEVEL ONE HANDS-ON-TRAINING

MASTERCERTIFIED™

CERTIFICATE OF

# COMPLETION

PREMIER METAL ROOF MANUFACTURING (PMR) HEREBY CERTIFIES THAT THE HOLDER OF THIS DOCUMENT HAS SUCCESSFULLY COMPLETED THE LEVEL 1 HANDS-ON TRAINING COURSE WITHIN THE PREMIER MASTERCERTIFIED™ METAL ROOFING PROGRAM. THIS COURSE IS SPECIFICALLY DESIGNED TO FAMILIARIZE PARTICIPANTS WITH THE TECHNIQUES AND SKILLS NECESSARY FOR WORKING WITH PMR'S METAL ROOFING PRODUCTS.

THIS CERTIFICATE INDICATES COMPLETION OF THE TRAINING AND IS NEITHER AN ENDORSEMENT OF THE PARTICIPANT'S ABILITIES NOR A LEGAL CERTIFICATION. IT SOLELY ACKNOWLEDGES PARTICIPATION IN THE TRAINING PROGRAM AND SHOULD NOT BE CONSTRUED AS A PROFESSIONAL QUALIFICATION OR LICENSURE IN METAL ROOFING.

ATTENDEE NAME: Devin Tyler COMPANY NAME: Trademark

ISSUED ON: (DATE OF COMPLETION): 11/22/2025

## AUTHORIZED PMR REPRESENTATIVE:

TITLE: Trainer NAME: Jasson M Johnson SIGNATURE:

1931 NE 10th Ter.
Cape Coral, FL 33909

239.848.6613
trademarkroofingllc.com
CCC1336147

Date: November 20, 2025

To: Harbor Bay Clubhouse

Re: Current Financial Statements

Dear Harbor Bay,

#14 on page 12 asks for current financial statements prepared within the past 60 days. This can be provided with a signed NDA and will be given directly to the person reviewing them.

Regards,

Devin Tyler
Commercial Estimator
Trademark Roofing

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

# STATE OF FLORIDA
# DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**RUBIN, GONZALO**

**LICENSE NUMBER: CCC1336147**

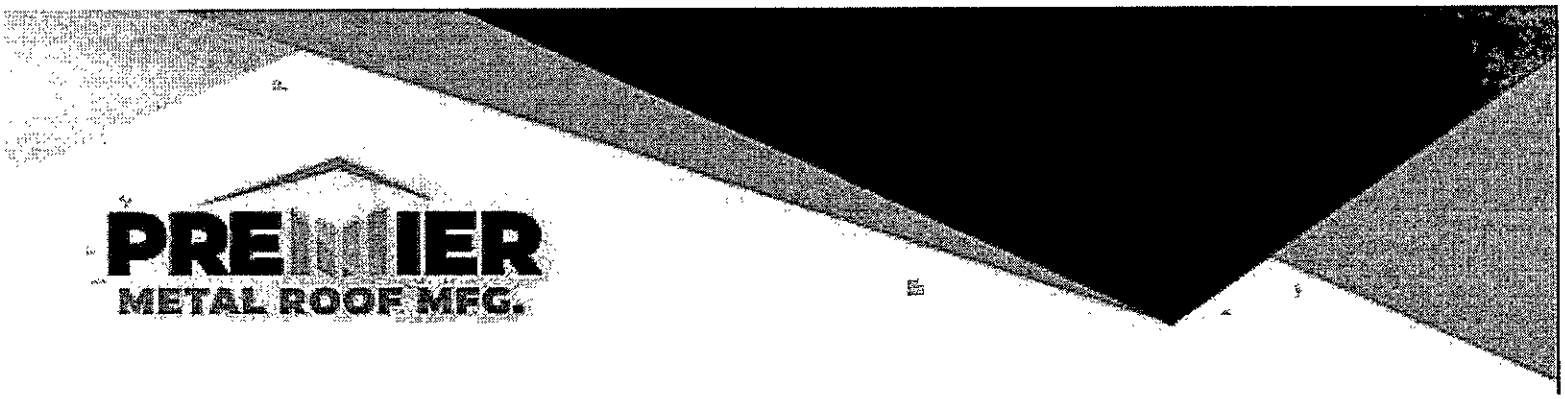
**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/25/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.




# Premier WeatherMasterPlus Leak Warranty

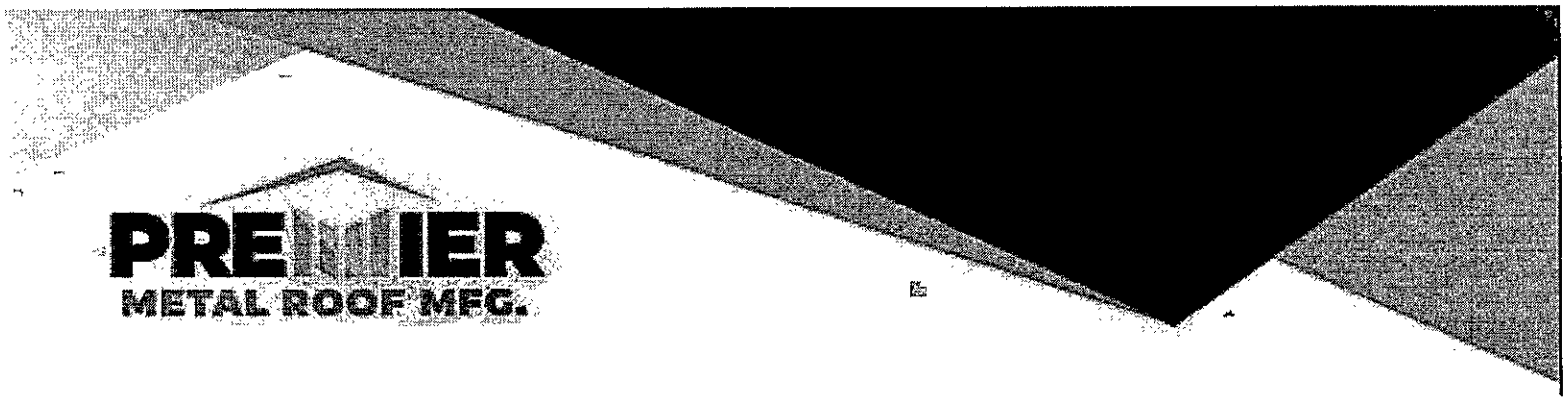
Building Owner: _____
Address: _____
Contact PH #: _____
Project Name: _____
Project Address: _____

Install Contractor: _____
Address: _____
Contact PH #: _____

Total Roof Area: _____ Date Installation Completed: _____
Effective Date: _____ Expiration Date: _____
Premier Invoice #s: _____

## WARRANTY PROVISIONS FOR MATERIAL AND WORKMANSHIP

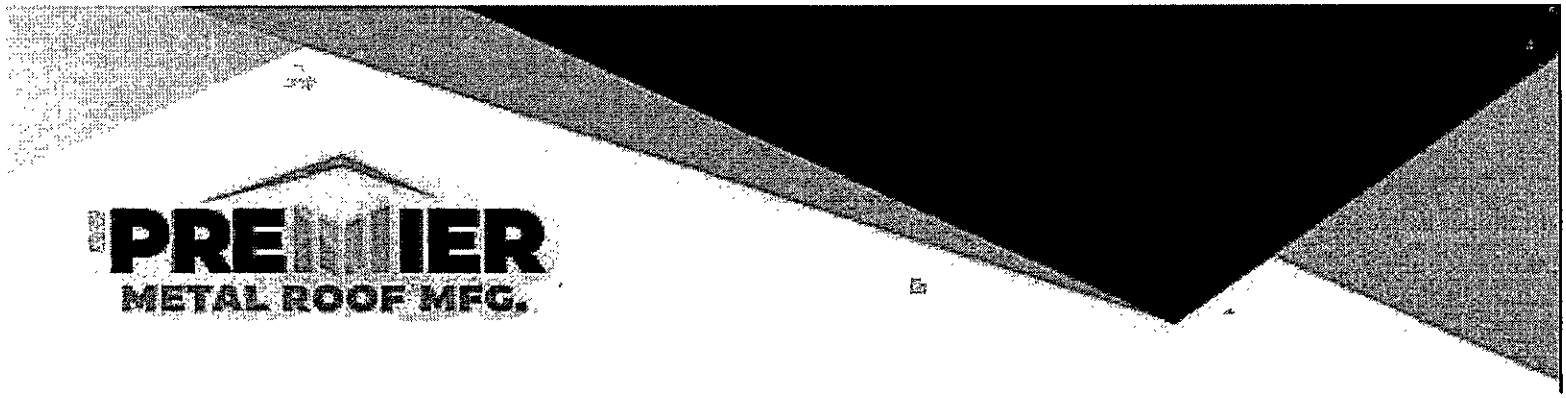
Premier Metal Roof Manufacturing, LLC, a Florida limited liability company (here after "Premier") and the Premier WeatherMaster Gold Level Roofing Contractor identified above (here after "The Contractor") hereby do jointly and severally warrant to the original Building Owner identified above, or the subsequent owner if this warranty was properly transferred (here after "the Owner") that, subject to each and every item, condition, limitation and allocation of warranty and responsibility stated herein, for a period of 25 years commencing with the date of completion of installation of the roofing system identified above (here after "roofing system"), should leaks develop in the roofing system due solely to defects in the material provided by Premier, manufacturing defects, ordinary wear and tear by the elements or workmanship on the part of The Contractor, then Premier and The Contractor shall be responsible for all cost of the repairs necessary to return the roofing system to a watertight condition. This Warranty will be fully satisfied by repair of the roofing system, and any such repairs shall carry a warranty against leaks only for the then-remaining balance of the original 25-year Warranty Period. The Contractor shall be solely responsible for all costs and expenses for the repair and/or replacement of the roofing system arising as a result of defective workmanship or installation during the first 5 years after completion of installation of the roofing system, extended by a minimum of 12 months after last repair for repairs that take place more than 4 years after installation. For the remaining term of this Warranty, Premier warrants to the Owner, should leaks develop in the Roofing System due solely to manufacturing defects, ordinary wear and tear by the elements or workmanship on the part of The Contractor, then subject to each and every term, condition and limitation contained herein, Premier shall be responsible for completing such repairs to the Roof System as necessary to return it to a watertight condition. In the event that The Contractor goes out of business in the first 5 years, Premier will take responsibility for costs and expenses of repairs. Panel Systems eligible for this warranty are PermaShield100, PermaShield150, DuraSeam150, DuraSeam175 and MasterSeam150




## EXCLUSIONS

This Limited Warranty shall apply only to roofing systems installed in areas of normal atmospheric exposure and specifically does not cover leaks caused in whole or in part by the following:

#ž Buildings subject to regular spray of either salt or fresh water.
Sž Exposure to or fallout from corrosive chemicals, ash or fumes from any chemical plant, foundry, plating works, kiln, fertilizer manufacturing plant, paper manufacturing plant or the like.
%ž Any harmful or corrosive substance or any condensate contained within or generated or released from inside the building.
&ž Vent Pipe Flashing manufactured from Rubber based products, or any exposed fasteners.
'ž Any condensation or corrosion which is or was caused at any time, in part or in whole, as a result of (a) the use of an inadequate vapor barrier (perm rating of 0.5 or less with sealed joints and perimeter) when the insulation is installed immediately beneath the roof panels and/or (b) inadequate ventilation of the attic space between a roof panel and insulation when the installation is installed directly on top of an existing roof.
(ž Worker traffic on the roof, other than traffic during the course of installation.
)ž Hail, fire, lightning, tornado, earthquake or any other act of God.
*ž Alterations such as, but not limited to, the placement of structures, fixtures or utilities upon or to the roof without prior written authorization from Premier.
+ž Repairs performed to the roof and/or materials furnished with regard to such repairs by an entity or entities other than Premier or the Installation Contractor.
#'žFailure by the Owner or any lessee or other occupant or user of the Building to take reasonable care in maintaining the roof system, such as, but not limited to, failure to clean the gutter, valleys, etc., so as to allow water to run off without interruption.
##žFaulty building design or construction.
#SžBirds, vermin, rodents, insects or other animals or pests.
#%žSettlement, failure or cracking of the roof deck, walls or foundation of the Building, or defects or failures of coping gravel-stop due to cracking of walls or any part of the building structure.
#&žFailures due to use of improper fasteners (fasteners not supplied or approved by Premier)
#'žCorrosion caused by dissimilar metals
#(žCorrosion caused by installing incorrect, non CoastalGuard™ roofing systems within 1500' of a salt or brackish body of water




## NOTICE OF CLAIMS AND GENERAL PROVISIONS

All claims hereunder must be submitted in writing and sent by certified mail, return receipt requested, to Premier (address below) within the Warranty Period and within 30 days of discovery of any leak in the roofing system. Failure of the Owner to do so shall automatically relieve both Premier and The Contractor of any and all responsibility and/or liability under this 25-Year Weathertight Limited Warranty. Upon receipt of a Warranty Claim, from either the Owner or The Contractor, Premier will send a representative to the location specified for an inspection of the roof. If during Premier's inspection Premier determines that the leak or leaks in the roof are not covered by this Warranty, the party requesting Premier's inspection shall be liable for all direct expenses incurred by Premier to conduct the roof inspection. This warranty is tendered for the sole benefit of the Owner and is transferable for the remainder of the original warranty term only when the following conditions have been met:

1. A re-inspection of the roofing system performed by a Premier representative is done and the roof is found acceptable under the warranty conditions.
2. Transfer fee and re-inspection fee is paid and warranty paperwork is re-issued.

During the term of this warranty Premier and The Contractor and their representatives shall have access to the roof during normal business hours and notice to the Owners. Notwithstanding any other provision contained herein, Premier shall not have any liability or responsibility under this Warranty for any roofing products or materials that were not supplied by Premier and this Warranty applies only to those portions of the Roofing System which was constructed solely with products and materials supplied and or approved by Premier, nor shall Premier have any liability or responsibility under or in connection with this Warranty if the roofing system is constructed in such a manner as not to permit proper drainage of water from all surfaces, but rather to permit standing or ponding water. Premier nor the Installation Contractor's failure at any time to enforce any of the terms or conditions of this Warranty shall be deemed or construed as a waiver of any provision herein or of the ability to exercise their rights in the future in accordance with this Warranty. Neither Premier nor the Installation Contractor shall have any obligation under this Warranty unless all invoices for materials, installation and services have been paid in full by or on behalf of the Owner. This document constitutes the entire Warranty made by Premier and the Installation Contractor. No modification or amendment to this Warranty shall be binding on Premier or the Installation Contractor unless made in writing and signed by both parties authorized representatives. The terms, conditions and provisions contained in this Warranty may be waived only in writing and signed by a Premier authorized representative. No oral statements, course of conduct, or course of dealing shall be deemed or constitute a waiver. This Warranty shall be governed by and enforced in accordance with the laws of the State of Florida.

PREMIER
METAL ROOF MFG.

Executed this _____ day of _____,_____

**Premier Metal Roof Manufacturing, LLC**
**8820 Maislin Dr**
**Tampa, FL 33637**

By: _____
Name Printed: _____
Title: _____

**Building Owner**
By: _____
Name Printed: _____
Title: _____

**Install Contractor**
By: _____
Name Printed: _____
Title: _____

# Tab 2

All Traffic Solutions Inc.
PO Box 221410
Chantilly, VA 20153
Phone: 814-237-9005
Fax: 814-237-9006
DUNS #: 001225114
Tax ID: 25-1887906
CAGE Code: 34FQ5

# QUOTE Q-101142

**DATE:** 11/25/2025



**Mail Purchase Orders to:**
3100 Research Dr.
State College, PA
16801

**Questions contact:**
**MANUFACTURER:**
**All Traffic Solutions**
Matt Witmer
(571) 287-8180
x
mwitmer@alltrafficsolutions.com

**Independent Sales Rep:**

**BILL TO:**
Harbor Bay CDD (FL)
C/O Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

**SHIP TO:**
Harbor Bay CDD (FL)
107 Manns Harbor Drive
Apollo Beach, FL 33572
Attn: Daniel Leventry

Billing Contact:

**PAYMENT TERMS:**
Net 30

**CUSTOMER:** Harbor Bay CDD (FL)

**CONTACT:**8139955668

| ITEM NO: | DESCRIPTION: | QTY: | EACH: | EXT. PRICE: |
|---|---|---|---|---|
| 4000863 | Shield 12B Speed Display; base unit w/ mounting bracket, Can be Upgraded to TraffiCloud | 2 | $2,449.02 | $4,898.04 |
| 4001299 | 3 Year Warranty | 2 | $0.00 | $0.00 |
| 4001816 | Integrated Solar pole mount battery kit (Sh12) 11.5Ah batt, LFP charger & solar controller | 2 | $596.70 | $1,193.40 |
| 4000659 | Solar panel, 50W; includes bracket for pole and harness | 2 | $496.74 | $993.48 |
| 4000641 | Shipping and Handling Common Carrier | 1 | $230.00 | $230.00 |
| 4001190 | Discount - New Purchase | 1 | ($585.00) | ($585.00) |

Special Notes:

**SALES AMOUNT:** $6,729.92

**TOTAL USD:** $6,729.92

**Duration: This quote is good for 60 days from date of issue.**
**Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.**
**Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.**
**Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R**

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

Signature: _____ Date: _____

# Tab 3

## FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for Professional District Services (this **"Addendum"**), is made and entered into as of the 18th day of December, 2025 (the "**Effective Date**"), by and between the **Harbor Bay Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the "**District**"), and **Rizzetta & Company, Incorporated**, a Florida corporation (the "**Consultant**").

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Management Services dated August 21, 2025 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to add e-mail services to the Standard On-Going Services of the Contract; and

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

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

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to add e-mail services to the Standard On-Going Services for ongoing maintenance of e-mail accounts, hosting and backup in accordance with public records and public records retention requirements and amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

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

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

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: William J Rizzetta

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: Dec 4, 2025

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

**Exhibit B** – Schedule of Fees

**EXHIBIT B**
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

| | MONTHLY | ANNUALLY |
|---|---|---|
| Management: | $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 |
| E-Mail Hosting Services: | $100.00 | $1,200 |
| **Total Standard On-Going Services:** | $15,813.58 | $189,763 |

| ADDITIONAL SERVICES: | FREQUENCY | RATE |
|---|---|---|
| Extended and Continued Meetings | Hourly | $ 175 |
| Additional Meetings (includes meeting prep, attendance and drafting of minutes) | Hourly | $ 175 |
| Estoppel Requests (billed to requestor): | | |
| One Lot (on tax roll) | Per Occurrence | $ 125 |
| Two+ Lots (on tax roll) | Per Occurrence | $ 150 |
| One Lot (direct billed by the District) | Per Occurrence | $ 150 |
| Two–Five Lots (direct billed by the District) | Per Occurrence | $ 200 |
| Six-Ten Lots (direct billed by the District) | Per Occurrence | $ 250 |
| Elevent+ Lots (direct billed by the District) | Per Occurrence | $ 300 |
| Long Term Bond Debt Payoff Requests | Per Occurrence | $ 150/Lot |
| Two+ Lots | Per Occurrence | Upon Request |
| Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests | | |
| One Lot | Per Occurrence | $ 150 |
| Two – Five Lots | Per Occurrence | $ 200 |
| Six – Ten Lots | Per Occurrence | $ 300 |
| Eleven – Fifteen Lots | Per Occurrence | $ 400 |
| Sixteen+ Lots | Per Occurrence | $ 500 |
| Bond Amortization Schedules | Per Occurrence | $ 600 |
| Special Assessment Allocation Report | Per Occurrence | Upon Request |
| True-Up Analysis/Report | Per Occurrence | Upon Request |
| Re-Financing Analysis | Per Occurrence | Upon Request |
| Bond Validation Testimony | Per Occurrence | Upon Request |
| Bond Issue Certifications/Closing Documents | Per Occurrence | Upon Request |
| Electronic communications/E-blasts | Per Occurrence | Upon Request |
| Special Information Requests | Hourly | Upon Request |
| Amendment to District Boundary | Hourly | Upon Request |
| Grant Applications | Hourly | Upon Request |
| Escrow Agent | Hourly | Upon Request |
| Continuing Disclosure/Representative/Agent | Annually | Upon Request |
| Community Mailings | Per Occurrence | Upon Request |
| Response to Extensive Public Records Requests | Hourly | Upon Request |
| Litigation Support Services | Hourly | Upon Request |

**PUBLIC RECORDS REQUESTS FEES:**

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

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

**LITIGATION SUPPORT SERVICES:**

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

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

# Tab 4

# District Supervisor Hosted E-mail Proposal

05 December 2025

Mira Bay®

PREMIER TECHNOLOGIES

**Premier Technologies Inc – 813-649-7250 – michael@premiertechit.com**

# 1 Supervisor E-mail - $20 per user/month

This is hosted e-mail under **Google Workspace Standard** for each District Supervisor that also features an immutable backup feature. Service also comes with one free YubiKey 5 Series for each District Supervisor for 2-factor authentication. Extra YubiKeys cost extra.

## 1.1 What is Included

- Domain name for supervisor e-mail (eg, harborbaycdd.org or harborbaysupervisors.org)
- 2TB of storage per e-mail account
- Mail, Calendar, Drive, Google Chat, Docs, Sheets, Slides, Gemini
- Immutable Backup that mirrors 2TB for each account; extra space if need is more money
- YubiKey 5 Series for 2-factor authentication (one key provided)
- Management of accounts

## 1.2 Benefits

- Independent of any other providers
- Delegation account can be provided to District Manager, if needed
- Subscription can be transferred to other vendors without worrying about "migration" costs in the future
- True immutable backup that can be tested by a 3rd party auditing firm if needed

## 1.3 Support

- Support is handled by Premier Technologies Inc
- Support is available M-F, 8am-6pm EST for Premier Technologies Inc

## 1.4 Backups

- All instant backups are performed within 2 min intervals
- Retention periods for active and past accounts are held according to the Florida Records Schedule (GS1-SL) for State and Local Government Agencies (last revised June 2023).

## 1.5 Contracts

- There are no term limit contracts, but accounts must be paid in-full for their full year

# 2 YubiKey 5 Series

This key ensures that your accounts are protected, along with a strong password, but in a way that prevents you from falling victim to phishing attacks using false login webpages and false 2-factor webpages.

https://www.yubico.com/products/yubikey-5-overview/



# Tab 5

833.527-3747 • INFO@JCOURTSINC.COM • JCOURTSINC.COM

# Tennis Court Grooming, Preventative Maintenance, Consultation Services, & Bi-Annual Topdress Resurfacing Contract

**PROPOSAL:** J Courts INC (r*eferred to as J Courts in the contract*), presents this clay tennis contract for daily grooming, preventive maintenance, court consultation services with bi-annual top-dress services to Harbor Bay CDD (*referred to as Owner in the contract).* This contract has been customized to meet the specific needs of Harbor Bay CDD tennis facility consisting of 4 Hydro Court clay tennis courts.

**JOBSITE ADDRESS:** 205 Manns Harbor Drive, Apollo Beach , FL 33572

**FREQUENCY OF SERVICE:** 5 days per week, Monday through Friday,with weather permitting, during 8pm-7am. J Courts is off on Sundays & all holidays

**NUMBER OF COURTS TO BE SERVICED:** 4 Hydro Court Tennis Courts

**SUMMARY OF SERVICES:**
J Courts will provide year-round clay **tennis court** services of grooming, preventive maintenance, court consultation services with annual top-dress services to the Owner. These services will be performed on a daily, monthly, and bi-annual basis and on an emergency basis as detailed below.

## I. ROUTINE DAILY GROOMING & PREVENTATIVE MAINTENANCE:

- Groom with green rake or gator-rake for daily scarification of tennis courts with weights as needed. **If tennis courts are too wet from weather to perform daily preventive maintenance courts will not be groomed.**
- Remove large debris from all courts.
- Line Sweep all clay tennis courts.
- Hand groom edges and areas where the rakes do not reach.

- Empty trash cans as needed.
- Safety check/repair unlevel lines.
- Blow clay material from under tennis canopy areas.

## II. ROUTINE MONTHLY & PREVENTATIVE MAINTENANCE:

- Treat break through algae as needed with algae-blaster, provided by Owners.
- Safety check/repair unlevel lines.
- Remove weeds and treat areas with algae-blaster inside the clay perimeter of tennis courts.
- Treat ant hills with Ant Killer *(Ant Killer will be used to kill isolated mounds, not for infestation).*
- Observe and check water irrigation system performance to ensure proper watering
- Review windscreens - refasten with ties as needed.
- Review fencing for problems.
- Hand scarify edges, net line, and canopy areas for excessive algae growth to maintain a pristine court appearance.
- Cleaning of shoe washers.
- Clean scoreboards.
- Clean the headbands of all tennis court nets
- Deeper scarification of tennis courts with extra weights as needed.
- Check height of tennis nets and adjust net center straps and/or tighten net as needed.

## III. BI-ANNUAL & PREVENTATIVE MAINTENANCE (Resurfacing Crew)clay and dumpster provided by facility:

- Remove excess Hydro Blend Clay from the drainage channels/boxes (where applicable) to ensure proper drainage from courts.
- "Designated Tennis Maintenance Liaison" is to report (with diagram) to J Courts on any court puddles. This will aid in determining the exact location of any low clay areas that need patching of additional clay biannually. Pictures are always helpful.
- Light scrape of Tennis to remove dead material, if needed.
- Deeper court scarification, unlike the daily grooming equipment the resurfacing equipment will break-up/unlock the subsurface algae and aerate tennis courts.

**IV. EMERGENCY AND PREVENTATIVE MAINTENANCE:**
In the event of an emergency, (for example, if windscreens were to blow down in a storm) the Owner should make every effort to temporarily close courts for repair and/or secure the court to ensure resident safety.

In the event of a hurricane, the Owner's Maintenance staff will prep all windscreens and secure them to the fences by rolling them up to the middle of the fence to prevent fence damage. In addition, all items such as tables, chairs, canopies, inter-court nets, score cards, trash bins, signs and other court operating equipment or tools will be removed and secured.

If Owner rolls down their own windscreens, they agree to not unroll all windscreens at once and leave them unzip-tied as this is a safety hazard. The Owner agrees to zip-tie each wind screen as they unroll each windscreen, to prevent a safety liability of swaying loose windscreens that can injure players and prevent daily maintenance on edges of courts.

**V. RECOMMENDED TENNIS SERVICES TO BUDGET:**

**Fall 2025** - Lasergrade Resurfacing with new line tapes on 4 courts to repair courts for safety and liability issues.

.

**Note:**

**Re-taping and deep scarification is an additional service that should be completed every three years. J Courts offers ($2,000 per court with 4 court battery) supplies included.**

**Laser-grade resurfacing is also a service J Courts offers and should be completed every 6 years depending on weather and puddling issues, this is quoted at time of service.**

**VI. LICENSE AND INSURANCE:**
J Courts will comply with the Florida -Statute Law. J Courts will provide proof of Workman's Compensation, COI, Business License, Bonding. J Courts shall furnish the owner with a current COI/Certificate of Insurance evidencing the following minimum insurance limits and which shall name the **Owners on the policy as "Additional Insured"**:

**A. General Liability Coverage in the amount of:**
**$3,000,000.00 Primary Insurance Total,**
**$2,000,000.00 General Aggregate,**
**$1,000,000.00 Per Occurrence,**
**$1,000,000,000 Excess / Umbrella Policy.**
**$100,000 Property Damage**
**$10,000 Medical**

**B. Comprehensive Automobile Liability Coverage in the minimum amount of: Bodily injury and Property damage liability $1,000,000 combined single limit.**

**C. Bond - available for additional cost.**

**D. Occupational License / Business Tax Receipt – 280.000111 Public Service.**

**E. Workmen's Compensation:**
**Bodily injury by accident – each accident $1,000,000**
**Bodily injury by disease – each employee $1,000,000**
**Bodily injury by disease – policy limit $1,000,000**

J Courts will provide a copy of General Liability - COI, Bond, Business License and Workman's Compensation information within 10 business days after the Owner's signing of this Agreement. J Courts shall have its insurance company submit to the owner a certificate certifying the required insurance coverage.

## VII. CONTRACT ASSUMPTIONS:

The Owner will provide the following items to J Courts for daily court grooming as needed: center straps, center anchors, new nets, lutes, brooms, 1 - steel bristle brooms, 4 -green rakes, 1 red rosette mat, replacement teeth and line sweeps, 4 – Gator rakes, 4 super scrapers, simply green cleaner, rags, or any items needed for grooming.

The **Owner** will be the responsible party to order clay as needed for bird baths and coarse material for the rainy season and will order and be responsible for the annual top-dress clay order and all resurfacing work.

The **Owner** will provide dumpsters or equivalent for clay and trash disposal when needed for tennis maintenance.

Storage for tennis supplies/clay should be near the Owner's tennis courts.

**Note: to maintain clay depths approximately 3-5 tons per court per year is recommended.**

**VIII. COMMUNICATION:**
Communications regarding tennis court issues, grooming and preventive maintenance between J Courts and the Owner via written email/text to **info@jcourtsinc.com** or **813-810-6923**. J Courts will not attend more than 2 HOA/POA/Property Management meetings annually. A 30day notice (or more) is required for attendance to HOA/POA/Property Management meetings, attendance not guaranteed depending on J Courts availability. We will make every attempt to attend. Zoom calls are preferred.

**IX. COMPENSATION:**
Payment is to be rendered **in advance of the service start date, and received by J Courts no later than the 28th of each month or services will be suspended with no refund on lost days due to late payment**. A late fee of 3% of monthly payment will apply and be recurring monthly. Second payment and subsequent payment to be rendered in advance of the service start date, and received by J Courts no later than the 28th of each month to receive service for the following month.

**Tennis Court Contract Services is $39,900, payable monthly @ $3,325.00.** Tennis Court Contract Services.

**Recommended Services:**
**Lasergrade resurfacing of 4 HydroGrid** tennis courts is **$36,900 for Summer/Fall 2025 to correct algae issues and fix liability concerns. Clay quantities may need to be increased.**

Laser ResurfacingService is to be paid as follows: 50% due to secure a start date in Summer/Fall 2026 and order materials. The remaining balance is due within 14 days of project completion/final invoice/

Note: Yearly price for Top-dress service may increase depending on clay prices, fuel, freight fees.

The contract provided is for both daily grooming and both bi-annual top-dress services of the tennis courts. The grooming services contract is in-conjunction with annual top-dress services only, grooming services are not sold separately.

**Additional Top-dress, line replacement and laser grade resurfacing services are sold separately at *Owners* expense.**

**X. LENGTH OF CONTRACT:**

The start date of the contract will begin on _____ and will continue until _____. Any outstanding payments due to J Courts will be paid within 14 days of contract expiration date. In the event the Owner or J Courts wishes to sever the contract early, they may do so with a 30-day written notice and no penalty. **If the Owner wishes to extend this contract past contract expiration all contract terms remain the same and will continue on a monthly basis term.**

**XI. CONTRACT RENEWAL:**

The Owner will enter into negotiations for contract renewal within 3 months from contract termination to allow for adequate time for both parties to determine if they wish to continue with the relationship beyond the contract term and to account for inflation. Should both parties wish to maintain a relationship, a new contract will be negotiated and approved no later than 2 months prior to the expiration date of the contract.

**XII. MISCELLANEOUS:**

A. This Agreement supersedes any and all other prior agreements between the Owner and the J Courts, whether written or oral.

B. J Courts stipulate that it is registered to perform the required services in the State of Florida. Any and all disputes between the Owner and J Courts shall be held in the jurisdiction of Hillsborough County.

C. J Courts further stipulates that the company will only provide those services identified in the Summary of Services above and additional court services will not be provided over and above the summary of services (i.e. Laser grading or re-sloping, installation of new line tapes, net post removal and installation etc. as these would be considered additional services). * See Recommended Additional Services.

D. **HOLD HARMLESS**. J Courts shall indemnify and hold harmless the Owner, its officers, directors and members against any and all claims and costs for damage(s) to the person or property of others. These costs include defending such

claims arising out of J Courts operations, providing such claims are attributable to negligent or wrongful acts of omissions of J Courts, their officers, directors, subcontractors, agents, or employees, or any of J Courts agents or their respective employees.

E. **INDEPENDENT CONTRACT STATUS.** J Courts and the Owner understand and agree that J Courts status under this Contract is that of an Independent Contractor/Vendor and not an employee of the Owner.

F. **MATERIAL AND TOOLS**. J Courts shall be responsible for the security and welfare of our materials, tools and work while on the Owner's property.

G. **CONTRACT COSTS**. The work to be performed under this contract includes all transportation and labor necessary for completion of the services to be rendered for the Owner by J Courts pursuant of this Contract, and the work shall comply with applicable codes and inspection requirements. All work performed by J Courts or by others to make J Courts work complete or to comply with applicable building codes, or interpretations thereof, shall be performed at no additional cost to the Owner.

H. **CONSTRUCTION OF CONTRACT**. All parties hereto agree that each has either received, or had the opportunity to obtain, independent legal counsel with respect to this Contract. The parties further agree that this Contract is the joint product of all parties hereto and shall not be construed against any individual party as the drafter of this Contract.

I. **ENFORCEMENT**. If it becomes necessary to hire an attorney to enforce any provision of the Contract, the prevailing party shall be entitled to recover reasonable costs and attorney's fees incurred prior to suit, as well as in litigation, appeal and any arbitration, bankruptcy or administrative proceedings. Any legal proceeding concerning this Contract shall be brought in a Court of competent jurisdiction in Hillsborough County, Florida.

J. **ASSIGNMENT.** This Agreement shall not be assigned or transferred by J Courts to any other party without the written consent of the Owner, which the Owner shall solely decide without any recourse by J Courts.

K. **SEVERABILITY**. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as

such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

L. **ENTIRE AGREEMENT.** The terms and provisions of this Contract represent the entire agreement between the parties. There shall be no change in any of the provisions of the Contract, without the prior written approval of all parties hereto.

M. **TIME OF GROOMING.** J Courts agrees to groom courts at Mira Bay HOA between 8pm – 7am.

N. **LANDSCAPING:** The Owner to discuss and review with J Courts prior to adding any landscaping around tennis courts. This is to ensure unrestricted water flow from courts and prevent future root invasion into tennis court liners.

**XIII. THE OWNER WILL PROVIDE & MAINTAIN:**

- Functioning Golf Cart/roller and storage with electric hook up.
- HarTru Clay: as needed for bird baths and coarse material for rainy season
- Routine Tennis Maintenance Tools: 2 Green Tow Rakes, 24 Tow Gator Rake, 1 Tow Steel Bristle Brooms, 1 – 30" Lutes, 1 Super-scraper Lute, Qty 4 weights 5lbs and qty 4 - 10lbs, and 1 tow black brooms, 1 line blitz.
- EGO Battery Blower – qty 1, with qty 1 batteries
- Algae sprayer – J COURTS TO SPECIFY BRAND
- 1 - Red Rosette Mat
- 50lb 8" Black Zip ties 1000 count bags for windscreen repairs
- Center straps, nets, center anchors, and hooks
- Any miscellaneous items needed for daily grooming & routine maintenance.

**XIV. OUTSIDE OF J COURTS SCOPE**:

- Anything Construction related or requiring a specialty license.

**XV. IN WITNESS WHEREOF, the parties hereto have caused this Agreement To be signed and attested by their respective duly authorized officers.**

**TOTAL ANNUAL TENNIS GROOMING SERVICE CONTRACT PRICE WITH OPTIONS:**
**$ 39,900.00**

| **Harbor Bay CDD** | **J Courts Inc.** |
|---|---|
| _____ | **Diane Halstead** |
| **Name: (Please Print)** | **Name: (Please Print)** |
| _____ | **Owner** |
| **Title: (Please Print)** | **Title: (Please Print)** |
| _____ | Diane Halstead |
| **Signature:** | **Signature:** |
| _____ | **11/21/2025** |
| **Date:** | **Date:** |

# Tab 6

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

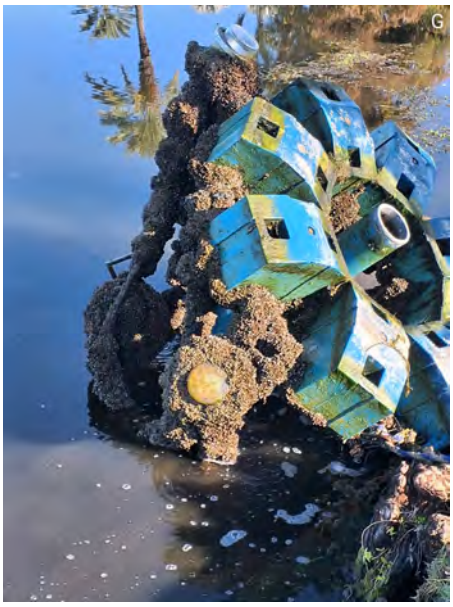
# Order report

## Service details

| **Technician:** Randy Mitchell | **Client:** Harbor Bay CDD |
|---|---|
| Service Date | 11/17/2025 |
| Request Warranted | Yes |
| Action Taken | Pulled fountain to shore and cleaned off mussels. Installed new nozzle and tethered to fountain. Fountain is up and running. |
| Service Date | 11/17/2025 |
| Customer | Harbor Bay CDD |
| Weather Conditions | Sunny |
| Wind | N 5mph |
| Temperature | 77 |
| Multiple Sites Treated | No |
| Pond Number | South fountain |
| Service Performed | Repairs |
| Work Performed | ☑ Fountains / Aeration |
| Equipment Used | ☑ Bass Boat |
| Water Level | Normal |
| Restrictions | None |
| Observations/Recommendations | Fountain running normal |
| Pictures: | |

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

# Order report









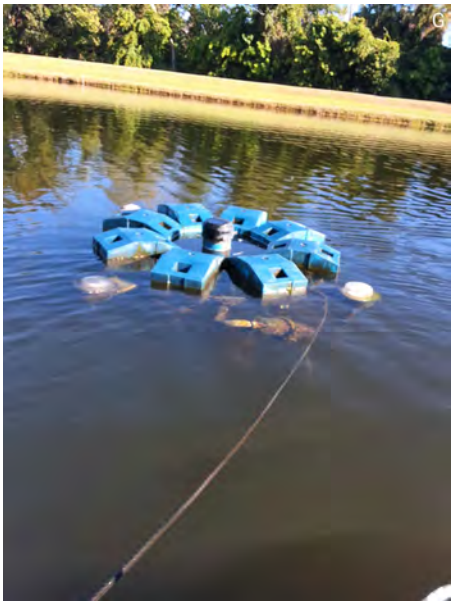
# Aquatic Services Report

**Technician**
Pete Dennis

## Job Details

| | |
|---|---|
| Service Date | 11/13/2025 |
| Customer | Harbor Bay CDD |
| Weather Conditions | Sunny |
| Wind | 4mph |
| Temperature | 72° |
| Multiple Sites Treated | No |
| Pond Number | North and South fountain |
| Service Performed | Cleaning & Inspection (Fountains/Aeration) |
| Work Performed | ☑ Fountain / Aeration |
| Equipment Used | ☑ Other |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | We cleaned both fountains and replaced the fountain head. |
| Pictures | |

# Aquatic Services Report





# Aquatic Services Report

**Technician**
Pete Dennis

## Job Details

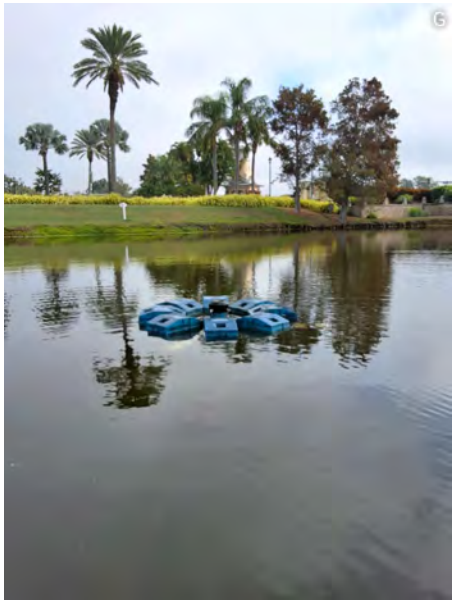
| | |
|---|---|
| Service Date | 11/24/2025 |
| Customer | Harbor Bay CDD |
| Weather Conditions | Sunny |
| Wind | I cleaned both fountains, and picked up the debris in the ponds |
| Temperature | 70° |
| Multiple Sites Treated | No |
| Pond Number | Fountains |
| Service Performed | Cleaning & Inspection (Fountains/Aeration) |
| Work Performed | ☑ Fountain / Aeration |
| Equipment Used | ☑ Other |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | I cleaned both fountains, and picked the debris out of the ponds |
| Pictures | |

# Aquatic Services Report









# Tab 7

**From:** Chris Thompson <chris@bluewateraquaticsinc.com>
**Sent:** Thursday, November 20, 2025 10:40 AM
**To:** MiraBay Club Field Operations <fieldops@mirabayclub.com>
**Cc:** Brenda Jordan <office@bluewateraquaticsinc.com>; Customer Service <customerservice@bluewateraquaticsinc.com>
**Subject:** Re: FW: [EXTERNAL]RE: ShellCove Pond 33 & Wetland Conservation Maintenance/Overgrowth

Hi Joel,

I hope you're doing well.

I wanted to follow up regarding the concerns raised by a resident about the recent vegetation clearing work.
First, I want to clarify that all water control structures that were included in the scope of work were fully cleared. The areas and structures the resident is referencing as "overgrown" were not part of the contracted scope, and therefore were not addressed during this project. We would be happy to provide a quote for that additional work, though.
As noted in the service agreement, the work specified the use of a forestry mulcher, with all generated wood chips to remain on-site. Removal or hauling of mulch was not included in the contract. This is standard industry practice when clearing vegetation in natural or conservation areas.

There are several benefits to leaving the chips on the ground:

- Soil protection: Provides a buffer layer that reduces erosion and soil compaction.
- Moisture retention: Helps maintain soil moisture for remaining and future vegetation.
- Nutrient cycling: Chips naturally decompose and return organic matter to the soil.
- Weed suppression: Helps limit regrowth of undesirable underbrush.

Regarding the complaint of a "rotting smell," natural decomposition is expected in an environment like this. The cleared area sits directly adjacent to a 5-acre wetland, where standing water, dead trees, limbs, and leaf litter are continuously breaking down. This is simply the nature of a wetland system, and any earthy or decomposing odor is normal. It appears this concern stems from a single resident rather than a widespread issue. We can provide a proposal to have a machine scrape the ground and haul off everything. I think that would be a big waste of the community's money. We are in business to make money, but we also want to be good stewards of our customer's property and funds.

A natural area will never resemble the manicured look of a golf course or a Disney-level landscape, nor is it intended to. Those environments require intensive labor, constant grooming, and significantly higher budgets to remove every leaf, twig, or piece of debris on a continual basis. In contrast, natural area management focuses on environmental function, safety, and vegetation control—not cosmetic perfection. This means that after clearing, wood chips, leaves, and small debris are intentionally left onsite to decompose, enrich the soil, and support the natural ecosystem. Achieving a fully manicured appearance would require drastically increased costs and would ultimately work against the ecological benefits these natural areas are designed to provide.

We just recently received the signed agreement (around November 10th) to add this pond to the regularly scheduled maintenance program. Our team is already scheduled to be out next week and will treat the area at that time.

Regarding the suggestion of filling the area using a fire hydrant: that would need to be run by Amy with Lighthouse Engineering. This falls outside of our purview. These areas are designed to hold natural rainfall, and artificially filling them would reduce their intended stormwater holding capacity.

**Chris Thompson**
President, Blue Water Aquatics, Inc.

727-842-2100 www.bluewateraquaticsinc.com
chris@bluewateraquaticsinc.com
5119 SR-54 New Port Richey, FL 34652

**Chris Thompson**

**Blue Water Aquatics, Inc.**

**Nov 26, 2025 | 26 Photos**

# Harbor Bay CDD

**November Aquatics Report**



# November

Updates: A new nozzle was installed on the entrance fountain. The nozzle was on backorder with AquaMaster for quite a long time. Unfortunately, these issues are out of our control. Another nozzle has been ordered for the sister fountain so the patters will match. We are continuing to look for a vendor to transplant the natives onto the littoral shelf in Shell Cove. The installers I have spoken to are busy with larger projects at the moment but this the wiat list for two different crews. Our techs have been busy keeping the barnacles off the fountains. The usual shoreline invasives like Torpedo grass, Alligator weed, and pennywort were treated along all the ponds. Filamentous algae was present on a number of ponds and it was treated with copper.

When water levels drop, the same amount of nutrients (nitrogen, phosphorus from runoff, fish waste, decomposing organics) now exist in less water. This increases nutrient concentration, which accelerates algae blooms. Low pond water levels intensify algae issues because reduced volume increases nutrient concentration, elevates water temperature, and decreases dissolved oxygen. These conditions accelerate algal metabolism and reproduction while reducing treatment efficiency. Lower circulation and exposed organic sediments release additional phosphorus and nitrogen, further fueling bloom development. Accurate chemical dosing also becomes more difficult due to fluctuating water volume, increasing the risk of oxygen depletion or fish stress during treatment.

**Technical Key Points**

- Concentrated nutrients (N & P) promote rapid algal biomass production
- Shallow water warms faster, enhancing algal metabolic rates
- Reduced dissolved oxygen limits fish respiration and bacterial activity
- Lower water volume increases the margin of error in algaecide dosing
- Stagnation from reduced circulation creates ideal algal growth zones
- Exposed or disturbed organic sediments release stored nutrients
- Treatment plans should include enhanced aeration, staged dosing, and organic load reduction

1. Temperature: In the winter, temperatures in Florida can drop, but they typically remain relatively mild compared to northern states. Some areas in central Florida may experience occasional frost. Tilapia, which are in many ponds in Florida, are a non-native species from Africa. These fish do not survive frost conditions and will die in large numbers when temperatures
2. Aquatic Life: Aquatic plants and animals in Florida ponds may be influenced by the cooler temperatures. Some plant species may go dormant or exhibit slower growth during the winter months. Fish behavior can change in response to temperature fluctuations. Some fish may become less active, while others may adjust their feeding habits.
3. Water Levels: In winter, there is generally less evaporation compared to the hot summer months.

However, rainfall patterns can still vary, affecting water levels in ponds. In general, there is less rain during the winter.
4. Wildlife: Florida is home to a diverse range of wildlife, and winter may bring changes in the behavior of birds and other animals around ponds. Some migratory birds may visit Florida during the winter months. Alligators will spend more time sunning themselves on the banks.
5. Algae Growth: While algae growth may slow down in cooler temperatures, it doesn't necessarily come to a complete halt. Factors like sunlight, nutrient levels, and water quality still play a role in algae development.

1




Treated: Torpedo grass, sedges, algae

Project: The Mirabay Club
Creator: Chris Thompson

2




Treated: Torpedo grass, sedges

Project: The Mirabay Club
Creator: Chris Thompson

3




Treated: Torpedo grass, sedges, Creeping water primrose, algae

Project: The Mirabay Club
Creator: Chris Thompson

4




Treated: Torpedo grass, sedges, Creeping water primrose, algae

Project: The Mirabay Club
Creator: Chris Thompson

5




Treated: Torpedo grass, sedges, Creeping water primrose, Pennywort, algae

Project: The Mirabay Club
Creator: Chris Thompson

6




Treated: Torpedo grass, sedges, Creeping water primrose, Pennywort

Project: The Mirabay Club
Creator: Chris Thompson

7




Treated: Torpedo grass, sedges, Creeping water primrose

Project: The Mirabay Club
Creator: Chris Thompson

8




Treated: Torpedo grass, sedges

Project: The Mirabay Club
Creator: Chris Thompson

9




Treated: Torpedo grass, sedges

Project: The Mirabay Club
Creator: Chris Thompson

10




Treated: Torpedo grass, sedges, algae

Project: The Mirabay Club
Creator: Chris Thompson

11




Treated: Torpedo grass, sedges, Bladderwort

Project: The Mirabay Club
Creator: Chris Thompson

12




Treated: Torpedo grass, sedges, Creeping water primrose

Project: The Mirabay Club
Creator: Chris Thompson

13




Treated: Torpedo grass, sedges

Project: The Mirabay Club
Creator: Chris Thompson

14




Treated: Torpedo grass

Project: The Mirabay Club
Creator: Chris Thompson

15




Treated: Torpedo grass

Project: The Mirabay Club
Creator: Chris Thompson

16




Treated: Torpedo grass, sedges, Creeping water primrose

Project: The Mirabay Club
Creator: Chris Thompson

17




Treated: Torpedo grass, sedges

Project: The Mirabay Club
Creator: Chris Thompson

18




Treated: Torpedo grass, sedges, Creeping water primrose

Project: The Mirabay Club
Creator: Chris Thompson

19




Treated: Torpedo grass, sedges, Creeping water primrose

Project: The Mirabay Club
Creator: Chris Thompson

20




Treated: Torpedo grass, sedges, Creeping water primrose

Project: The Mirabay Club
Creator: Chris Thompson

21




Treated: Torpedo grass

Project: The Mirabay Club
Creator: Chris Thompson

22




Treated: Torpedo grass, sedges

Project: The Mirabay Club
Creator: Chris Thompson

23




Treated: Torpedo grass, Pennywort, Alligator weed

Project: The Mirabay Club
Creator: Chris Thompson

24




Treated: Torpedo grass, Pennywort, Alligator weed

Project: The Mirabay Club
Creator: Chris Thompson

25




Treated: Torpedo grass, Pennywort, Sago pond weed

Project: The Mirabay Club
Creator: Chris Thompson

26




Treated: Torpedo grass, Pennywort, Sago pond weed

Project: The Mirabay Club
Creator: Chris Thompson

# Aquatic Services Report

**Technician**
Randy Mitchell

## Job Details

| | |
|---|---|
| Service Date | 11/13/2025 |
| Customer | Harbor Bay CDD |
| Weather Conditions | Sunny |
| Wind | NE 9mph |
| Temperature | 65 |
| Multiple Sites Treated | Yes |

### Ponds Treated Information — Repeatable - 2 Count

1 of 2

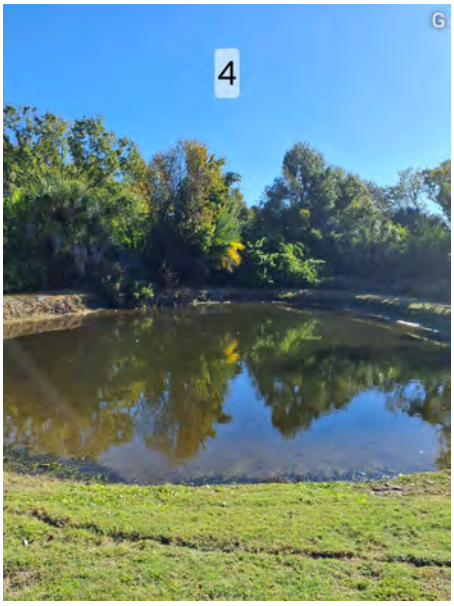
| | |
|---|---|
| Pond Numbers | All |
| Service Performed | Treatment |
| Work Performed | ☑ Grasses |
| Equipment Used | ☑ ATV/UTV<br>☑ Backpack |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | Treated sites for invasive vegetation growth as needed |
| Pictures | |

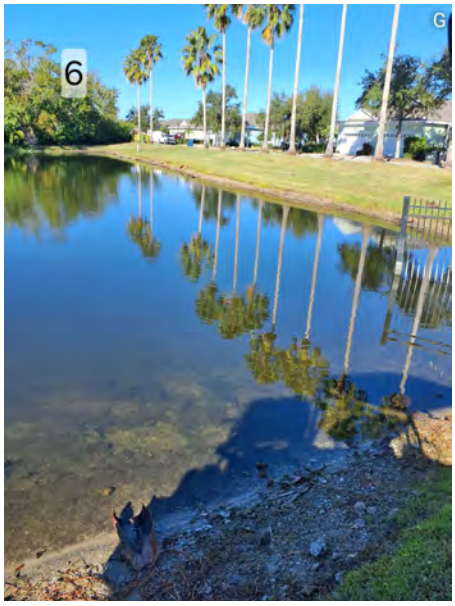
# Aquatic Services Report





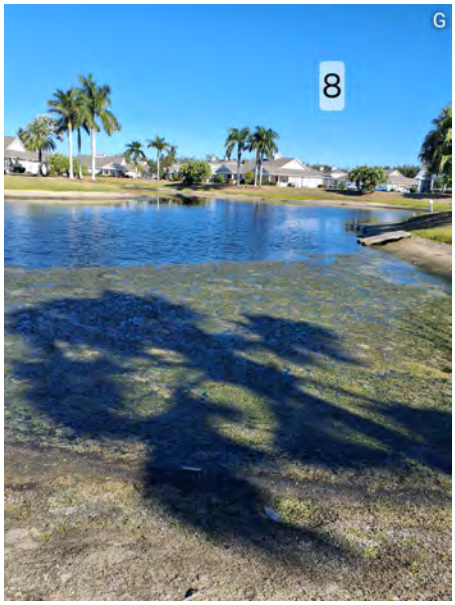




# Aquatic Services Report









# Aquatic Services Report







## 2 of 2

| | |
|---|---|
| Pond Numbers | 8 |
| Service Performed | Treatment |
| Work Performed | ☑ Algae |
| Equipment Used | ☑ ATV/UTV |
| Water Level | Extremely Low |
| Restrictions | 3 days |
| Observations/Recommendations | Treated site for filamentous algae |

# Aquatic Services Report

**Technician**
Randy Mitchell

## Job Details

| | |
|---|---|
| Service Date | 11/24/2025 |
| Customer | Harbor Bay CDD |
| Weather Conditions | Sunny |
| Wind | ENE 5mph |
| Temperature | 74 |
| 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 |
| Water Level | Low |
| Restrictions | None |
| Observations/Recommendations | Treated sites for invasive vegetation growth as needed |
| Pictures | |

# Aquatic Services Report












# Aquatic Services Report





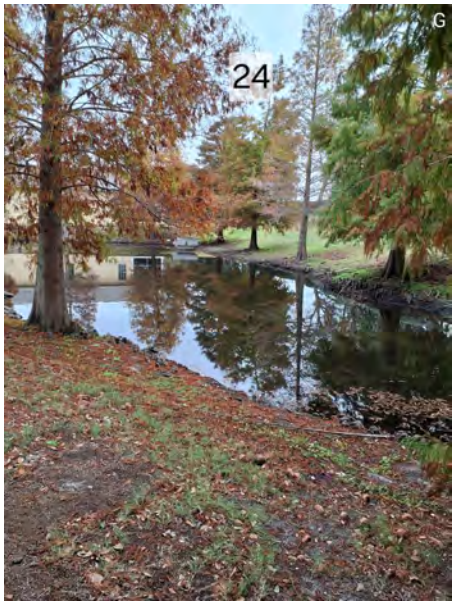







# Aquatic Services Report




## 2 of 3

| | |
|---|---|
| Pond Numbers | 2,3,8 |
| Service Performed | Treatment |
| Work Performed | ☑ Submersed |
| Equipment Used | ☑ ATV/UTV |
| Water Level | Low |
| Restrictions | 14 days |
| Observations/Recommendations | Treated sites for underwater growth as needed |

## 3 of 3

| | |
|---|---|
| Pond Numbers | 2,3, 8 |
| Service Performed | Treatment |
| Work Performed | ☑ Algae |
| Equipment Used | ☑ ATV/UTV |
| Water Level | Low |
| Restrictions | 3 days |

# Aquatic Services Report

| Observations/Recommendations | Treated sites for filamentous algae |
| --- | --- |

# Tab 8

# MONTHLY STATUS REPORT

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

**DATE: DECEMBER 8, 2025**

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

## WORK PERFORMED FROM 11/11/2025-12/08/2025:

**IRRIGATION:** The irrigation repairs made this month include the following: Mirabay Blvd. Roundabout, zone 3 – Replaced (1) Solenoid. Clock A – zones 18,19,21 and 22 – Repaired wires, that were cut and shorted out. Mirabay Blvd. – Replaced (2) solenoids. Wolf Creek Park – Reset Clock that was turned off by someone, replaced (4) solenoids, (1) breaker, repaired wires and replaced connectors for zones 5 and 6. Fishersound – Diagnosed regulator issue and informed management of same, this is a repair that the county needs to make. Clubhouse – Replaced (1) node and (3) dc latching solenoids. Manns Harbor Royals – Changed Diaphragm and re-wired, replaced (1) solenoid. Behind Clubhouse to Outfitters - Adjusted watering schedule due to residence disapproval. Sea Crest – Replaced (1) sprayer. Manns Harbor – Zone 20, replaced solenoid; Zone 19 damaged pipe caused by oak tree root. Lee Te Kim Park – Replaced (5) rotors. Shellcove / Blackrock – Replaced broken pipe. Ibisview – Replaced (3) spray bodies. Pinckney Roundabout – Replaced riser extension with a shorter one, with the taller extension the larger trucks were coming through and hitting them. In an effort to modify and be incompliance with the Water Use Permit we continue to work with management and GHS, more recently we reduced the irrigation by 30%.

**TURFGRASS MANAGEMENT**: Mowing, weeding, trimming, applying fertilizers and spraying for bugs, are all taking place with nothing new to report.

The following proposals at the board's discretion required additional information prior to being able to give their approval / disapproval: Removal of a dead palm from the 626 Manns Harbor Drive area; Removal of a dead palm from Ibisview; Removal of a dead palm from Mirabay Blvd. next to Lee Te Kim Park; Removal of a 50' Bismarkia located at Lee Te Kim Park that we consider an emergency removal; Removal of a 50' Medjool Palm at the Clubhouse. The additional information included such things as whether equipment will be required, whether the stump is being removed, whether anything will be planted in its place and the reason for the tree removal. Also submitted for board approval is the proposal for the additional 540 yards of mulch for the Hwy. 41 Berm. It is our hope that a procedure will be put in place which allows emergency services to be approved without the need to wait until the next board meeting; emergencies wait for no one. The palm trees have been injected with the OTC Antibiotic as well as the Systemic Insecticide. Make sure you check out the Pansies, the newly planted annuals.

# 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: NOVEMBER 26, 2025**

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

## WORK PERFORMED – WEEK OF 11/17/2025

- Admiral Pointe Drive
- Balibay Road
- Fishersound
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Loon Nest Court
- Manns Harbor Drive
- Mirabay Blvd.
- Pinckney Drive
- Point Harbor Lane
- Skimmer Drive
- 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

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

**DATE: DECEMBER 4, 2025**

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

## WORK PERFORMED – WEEK OF 11/24/2025

- Admiral Pointe Drive
- Balibay Road
- Fishersound
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Loon Nest Court
- Manns Harbor Drive
- Mirabay Blvd.
- Skimmer Drive
- 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

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

**DATE: DECEMBER 8, 2025**

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

## WORK PERFORMED – WEEK OF 12/01/2025

- Admiral Pointe Drive
- Balibay Road
- Golden Isle Drive
- Ibis View Lane
- Islebay Drive
- Manns Harbor 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

- 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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# Tab 9

| Harbor Bay CDD Lee Te Kim Landscape Proposals December 18, 2025 | Amount |
|---|---|
| Highway 41 Berm 540 cy of Mulch | $40,500 |
| Removal of Dead Palm CDD Area next to 626 Manns Harbor | $2,000 |
| Removal of 50' Medjool Palm Clubhouse | $3,000 |
| Removal of Dead Palm Ibisview | $2,000 |
| Removal of Dead Palm Mirabay Blvd. Next to Lee Te Kim Park | $2,000 |
| Removal of 50' Bismarkia Palm Lee Te Kim Park | $2,000 |

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

DECEMBER 4, 2025

**PROPOSAL SUBMITTED TO:**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614

**WORK TO BE PERFORMED AT:**
Hwy. 41 Berm

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF: **HWY. 41 BERM**

- Hwy. 41 Berm – 540 cubic yards of Mulch

The amount of mulch in this area is above the 1,100 yards of mulch that is included in the landscape maintenance contract. This area requires the mulch to be blown in by a truck as installing the mulch in this area is too labor intensive to use wheelbarrow.

**$40,500.00**

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:

**Forty Thousand Five Hundred** Dollars **$40,500.00**
with payments to be as follows: 50% Deposit and Balance Due upon receipt of Invoice

Respectfully Submitted: 12/4/2025

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 _____

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

NOVEMBER 10, 2025

**PROPOSAL SUBMITTED TO:**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614

**WORK TO BE PERFORMED AT:**
CDD Area by 626 Manns Harbor

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF: **CDD AREA NEXT TO 626 MANNS HARBOR**

- Removal of Dead Palm

*This palm will be cut down piece by piece since there's not enough room to bring in equipment for removal, stump will not be removed, not replacing palm, hurricane is the reason for the palm removal*

**$2,000.00**

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:

**Two Thousand** Dollars **$2,000.00**
with payments to be as follows: Due upon receipt of Invoice

Respectfully Submitted: 11/10/2025

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 _____

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

OCTOBER 17, 2025

**PROPOSAL SUBMITTED TO:**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614

**WORK TO BE PERFORMED AT:**
Clubhouse

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

- Removal of 50' Medjool palm

This palm will need to be hand dug with a shovel, then use crane for removal, removing stump, replacing this palm with 6-10 Taiwanese plants, four years without palm tree injections is the reason for the palm removal

**$3,000.00**

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:

**Three Thousand** Dollars **$3,000.00**
with payments to be as follows: Due upon receipt of Invoice

Respectfully Submitted: 10/17/2025

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 _____

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

NOVEMBER 10, 2025

**PROPOSAL SUBMITTED TO:**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614

**WORK TO BE PERFORMED AT:**
Ibisview

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

- Removal of Dead Palm

This palm will be hand dug with a shovel, then a boom lift used to remove, stump will be removed, not replacing palm, hurricane is the reason for the palm removal

**$2,000.00**

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:

**Two Thousand** Dollars **$2,000.00**
with payments to be as follows: Due upon receipt of Invoice

Respectfully Submitted: 11/10/2025

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 _____

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

NOVEMBER 10, 2025

**PROPOSAL SUBMITTED TO:**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

**WORK TO BE PERFORMED AT:**
Mirabay Blvd. next to LTK Park

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF: **MIRABAY BLVD. NEXT TO LEE TE KIM PARK**

- Removal of Dead Palm

This palm will need to be cut down piece by piece, then use tractor for removal, not removing stump – removing this stump would cause damage to the bushes surrounding it, not replacing this palm, hurricane is the reason for the palm removal

**$2,000.00**

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:

**Two Thousand** Dollars **$2,000.00**
with payments to be as follows: Due upon receipt of Invoice

Respectfully Submitted: 11/10/2025

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 _____

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

NOVEMBER 06, 2025

**PROPOSAL SUBMITTED TO:**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614

**WORK TO BE PERFORMED AT:**
Lee Te Kim Park

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF: **LEE TE KIM PARK**

- Removal of 50' Bismarkia Palm

This palm will need to be hand dug with a shovel, then use boom lift for removal, removing stump, not replacing this palm, hurricane is the reason for the palm removal

**$2,000.00**

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:

**Two Thousand** Dollars **$2,000.00**
with payments to be as follows: Due upon receipt of Invoice

Respectfully Submitted: 11/06/2025

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 _____

# Tab 10

**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: 1064 Signet Drive, Apollo Beach Fl 33573 ), at the following location:

Construct a 4' x 25' walkway with a 13k Hurricane boat lift extending 3' past the end of the dock to the right.

### 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: Matt Morgenthal Date: 6/16/25

Address: 1064 Signet Drive

City / State / Zip: Apollo Beach, FL 33572

Phone Number: 770-298-2522

Contractor Signature: _____

Contractor Name: Joseph P Vath Date: 6/16/25

Address: 905 Apollo Beach Blvdq

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) Matt Morgenthal

Lot Street Address Lot #84/ 1064 Signet Drive

City, State and Zip Code Apollo Beach, FL 33572

Phone Number 770-298-2522

Lot Tax Folio Number 054191-2718

**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: 6/30/25 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: 6/16/25

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, 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-000000-00084.0

**LICENSE AGREEMENT**
**(PERSONAL WATERCRAFT LIFT)**

This License Agreement (Personal Watercraft Lift) ("**Agreement**") is entered into as of this 16 day of June, 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

Matt Morgenthal and 1064 Signet Drive, Apolo Beach FL 33572 (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 84, Block 0, as per the plat ("**Plat**") identified as 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 WITNESSES 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 Adam III
Print Name

By: _____

Luis Plata
Print Name

**Owner**

By: _____

Matt Morgenthaler

STATE OF FLORIDA )
COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of June, 2025 by Matt Morgenthaler He/she [X] is personally known to me or [ ] produced _____ as identification.

MARY HOPE VATH
MY COMMISSION # HH 484888
EXPIRES: April 9, 2026

Mary Hope Vath
NOTARY PUBLIC

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 Prieto

Print Name

**Owner**

By: _____

Matt Morgenthal

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of June, 2025 by Matt Morgenthal He/she [X] is personally known to me or [ ] produced _____ as identification.

MARY HOPE VATH
MY COMMISSION # HH 464868
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) Matt Morgenthal

Lot Street Address Lot #84/ 1064 Signet Drive, Apollo Beach, FL 33572

City, State and Zip Code Apollo Beach, FL 33572

Phone Number 770-298-2522

Lot Tax Folio Number 054191-2718

**For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:**
Contractor Name and License Number RW Electrical Services #EC13004328

Contractor Phone Number 813-770-8660

**(Attach Certificate of Insurance from Contractor)**

Expected Start Date: 6/30/25 Expected Completion Date: 12/31/25

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: 6/16/25

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-000000-00084.0

# LICENSE AGREEMENT
# (UTILITIES CONNECTION)

This License Agreement (Utilities Connection) ("**Agreement**") is entered into as of this 16 day of June, 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

Matt Morgenthal and 1064 Signet Drive, Apollo Beach FL 33572 (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 84, Block 0, as per the plat ("**Plat**") identified as 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 L Adams III

Print Name

By: _____

Luis Prater

Print Name

**Owner**

By: _____

Matt Morgenthal

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of June, 2025 by Matt Morgenthal. He/she [X] is personally known to me or [ ] produced _____ as identification.

MARY HOPE VATH
MY COMMISSION # HH 464888
EXPIRES: April 9, 2026

_____

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 C Adams III

Print Name

By: _____

Luis Plata

Print Name

**Owner**

By: _____

Matt Morgenthal

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of June, 2025 by Matt Morgenthal He/she [X] is personally known to me or [ ] produced _____ as identification.

_____

NOTARY PUBLIC

MARY HOPE VATH
MY COMMISSION # HH 464888
EXPIRES: April 9, 2026

_____

(Print, Type or Stamp Commissioned Name of Notary Public)

*[Signatures continue on following page]*

Instrument #: 2025064181, Pg 1 of 5, 2/14/2025 12:43:30 PM DOC TAX PD(F.S. 201.02) $24.50, Deputy Clerk: OSERVICE Victor D. Crist, 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 84, MARISOL POINTE PER PLAT BOOK 142, PAGE 57, 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 23rd day of January, 2025, 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 84, MARISOL POINTE, according to the plat thereof (the "**Plat**") recorded in Plat Book 142, Page 57, 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.

**PLEASE BE ADVISED THAT WATER FIXTURES AND DOCK STRUCTURES CONSTRUCTED PURSUANT TO THIS EASEMENT ARE DESIGNATED AS "RESTRICTED" PURSUANT TO THAT CERTAIN MASTER DOCK PLAN, DATED AUGUST 2020, PREPARED BY HALFF ASSOCIATES, INC., PROJECT No. 38905.002, AS MAY BE AMENDED FROM TIME TO TIME. ACCORDINGLY, CONSTRUCTION OF FIXTURES AND STRUCTURES WITHIN THE EASEMENT AREA AND USE OF SUCH FIXTURES AND STRUCTURES ARE RESTRICTED. DETAILS CONCERNING THE RESTRICTIONS MAY BE OBTAINED BY CONTACTING THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT.**

## 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.

Signed, sealed and delivered
in the presence of:

Tanyn Jhurilal
Print Name: Tanyn Jhurilal
Address: 5750 Major Blvd. Suite 110
Orlando, FL 32819

Print Name: Raven Lynn Demetro
Address: 5750 Major Blvd, #110
Orlando, FL 32819

**PARK SQUARE ENTERPRISES, LLC,**
a Delaware limited liability company

By:
Name: SURESH GUPTA
Title: Manager
Date: 1-25-25
Address: 5200 Vineland Road, Ste. 200
Orlando, FL 32811

STATE OF FLORIDA )
)
COUNTY OF ~~HILLSBOROUGH~~ Orange )

I, Tanyn Jhurilal, a Notary Public for said County and State, do hereby certify that Suresh Gupta 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 manager of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company, and that s/he, as manager, being authorized to do so, executed this Dock Easement Declaration on behalf of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company.

(AFFIX NOTARY SEAL)

Tanyn Jhurilal
Notary Public – State of Florida
Print Name: Tanyn Jhurilal
My Commission Expires: 1/29/2025

TANYN LEIGH JHURILAL
Notary Public - State of Florida
Commission # HH 233741
My Comm. Expires Apr 10, 2026
Bonded through National Notary Assn.

## 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.

OWNER:

Matthew Jeremy Morgenthal
Date: 11/23/2025

OWNER:

Megan Morgenthal
Megan Rose Morgenthal
Date: 11/23/2025
Address: 1064 Signet Drive
Apollo Beach, FL 33572

WITNESSES:

Diana L Mooney
Print Name: Diana L Mooney
Address: 2309 Cherry Ridge Ln
Brandon, FL 33511

Heather Espino
Print Name: Heather Espino
Address: 205 Manns Harbour Dr.
Apollo Beach FL, 33572

WITNESSES:

Diana L Mooney
Print Name: Diana L Mooney
Address: 2309 Cherry Ridge Ln
Brandon, FL 33511

Heather Espino
Print Name: Heather Espino
Address: 205 Manns Harbour Dr.
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 Matthew Jeremy Morgenthal 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 NOTARIAL 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

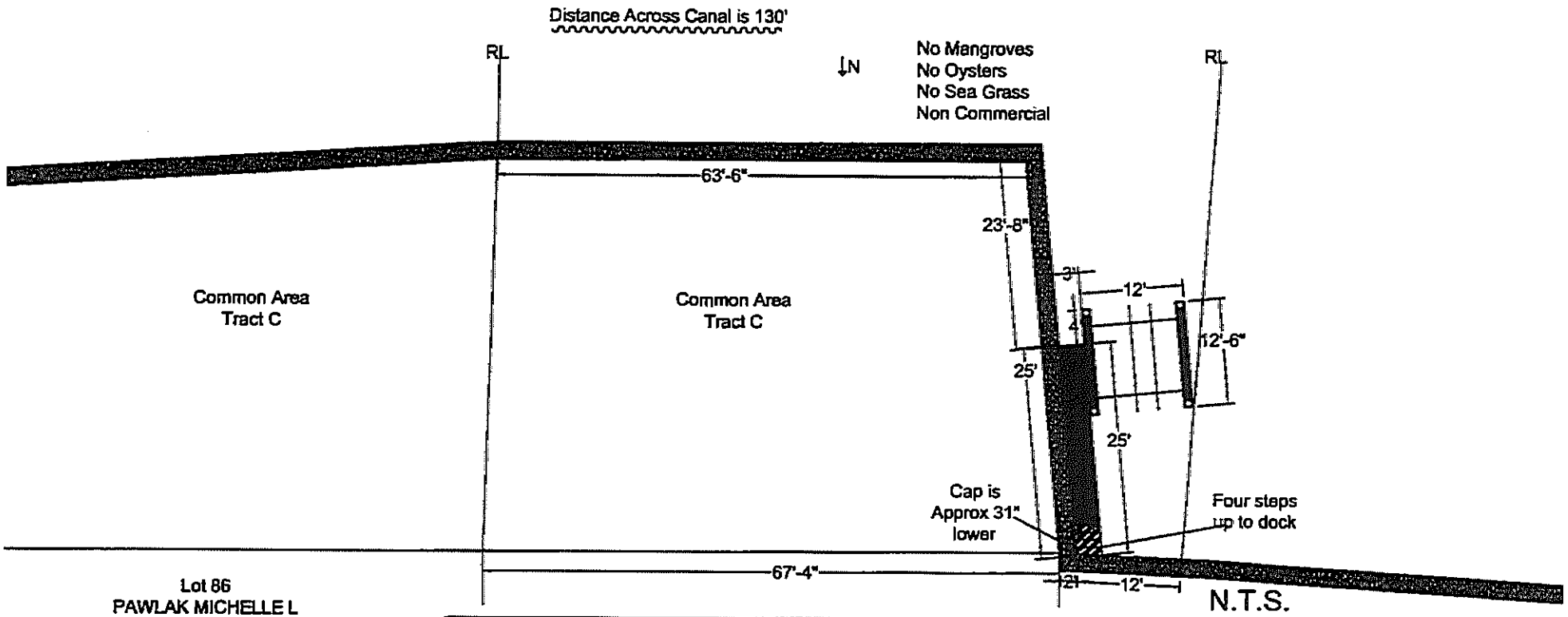
STATE OF FLORIDA
COUNTY OF Hillsborough

I, Diana L Mooney, a Notary Public for said County and State, do hereby certify that Megan Rose Morgenthal 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 NOTARIAL 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

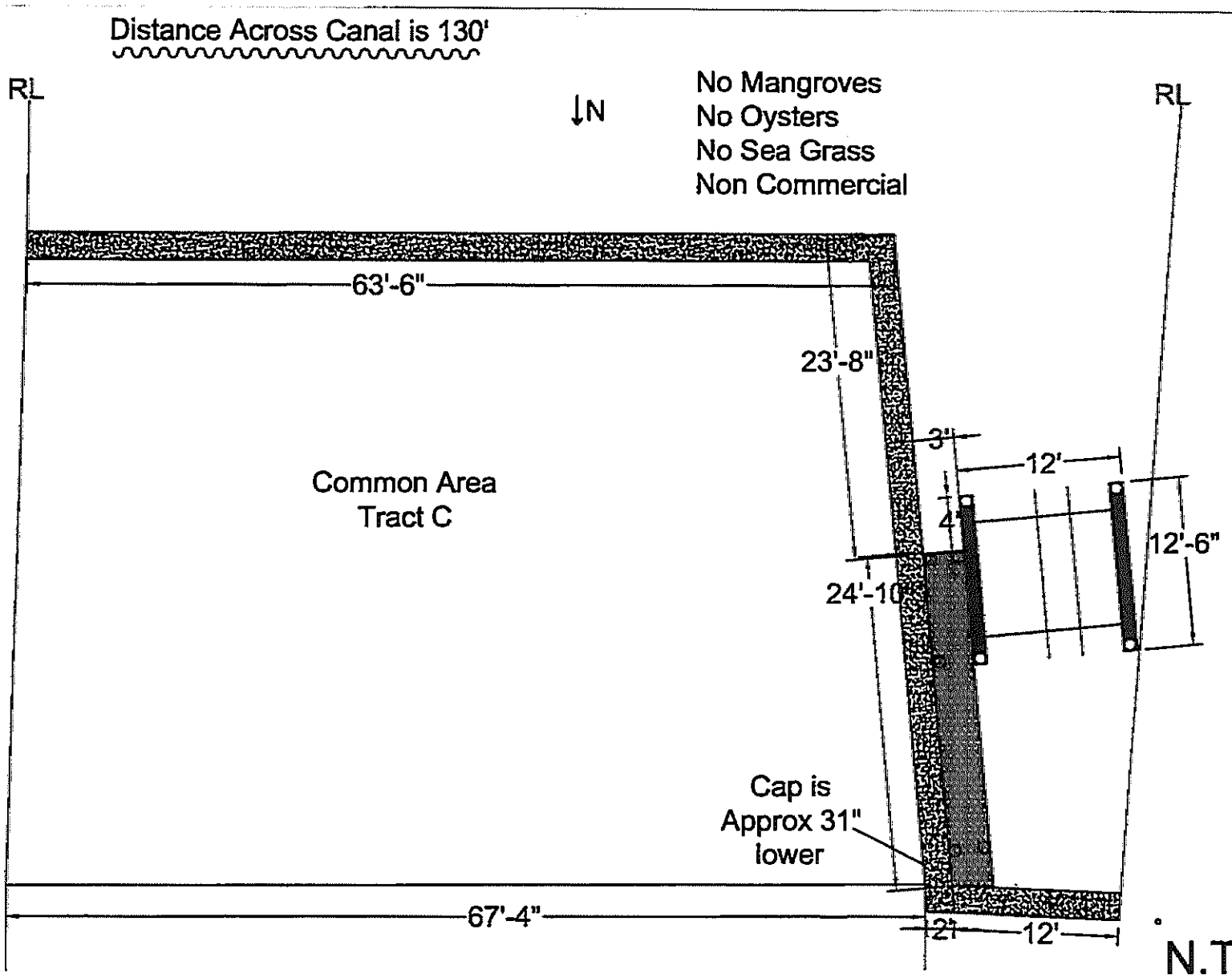



Lot 86
PAWLAK MICHELLE L
1062 SIGNET DR
APOLLO BEACH, FL 33572

Applicant's Name: Matt and Megan Morgenthal
1064 Signet Drive - Lot #84
Apollo Beach, FL 33572
Lot85

Agent:
Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com

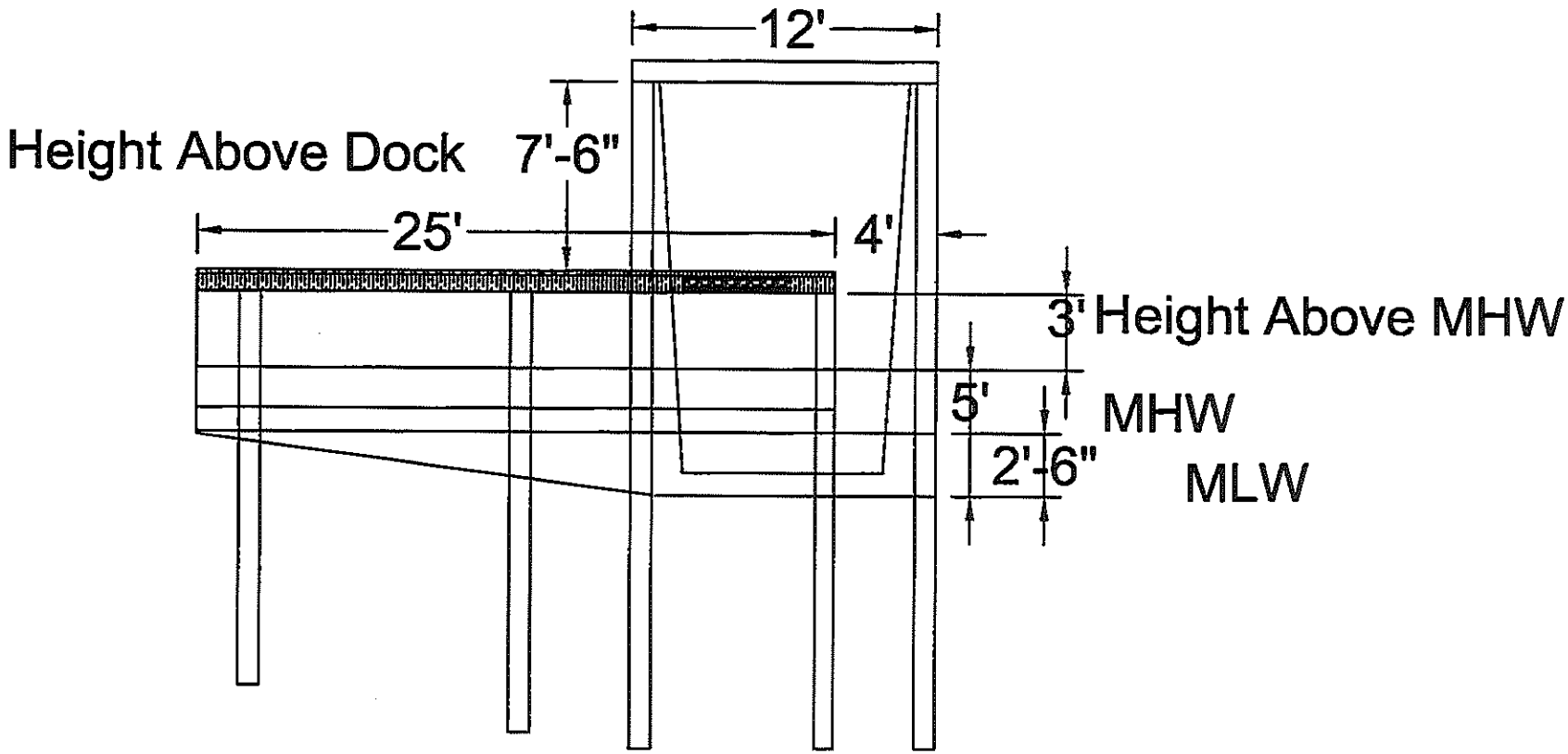
Lot 84
BESWICK CHRIS RAYMOND;
BESWICK SHELLY JANE;
1068 SIGNET DR
APOLLO BEACH, FL 33572




Applicant's Name: Matt and Megan Morgenthal
1064 Signet Drive - Lot #84
Apollo Beach, FL 33572
Lot85

Agent:

Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com




N.T.S.

Applicant's Name: Matt and Megan Morgenthal
1064 Signet Drive - Lot #84
Apollo Beach, FL 33572

Agent:
Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com

# Land & Sea Masters, Inc.

905 Apollo Beach Blvd. Apollo Beach Fl. 33572
Phone: (813) 645-3625 (DOCK)
Website: http://www.landandseamasters.com


RE: Variance Request for Matt and Megan Morgenthal
1064 Signet Drive, Apollo Beach, FL 335762

PROJECT ADDRESS: 1064 Signet Drive

TO: Port Tampa Bay
Jackie Julien
1101 Channelside Drive
Tampa, FL 33602

To Whom It May Concern:

Our customer purchased this property under the assumption that they could have a B1 style dock and boat lift, as shown to them in the Mira Bay Master Dock plan approved in February 2024. This particular dock type, as per the Master Plan, allowed for a 4' W X 25' L walkway out over water, with a boat lift at the end of the dock. Based on this information, the customer paid the $3,500 dock easement when they closed on the property and later entered into a contract with Land & Sea Masters, Inc. to construct a B1 style dock with a boat lift at the end of the dock.

While we were recently reminded that the shoreline length for this property owned by our customer is 15', the remaining shoreline is owned by the CDD, so we are seeking an exemption to the shoreline length rule so the customer can have a dock and boat lift behind their house shown in the MB Master Plan. Also, due to a 2' W sea wall cap and the angle of the property line, we are proposing a 3' W X 25' dock with the boat lift 4' past the end of the dock and the boat lift will be narrowed to 12' wide as per the attached drawings. This will allow the customer to have their boat behind their house without extending past their property line.

Project Address: 1064 SIGNET DR, APOLLO BEACH, FOLIO #054191-2714

Specifically, we are requesting variances for the two rules below:

If the variance is for V.A.3.b.(1) *(For private single-family docking facilities. The preempted area must not exceed ten square feet of the Jurisdictional Lands for each linear foot of shoreline owned by the applicant along the affected waterbody)* please include the areas of the existing and proposed structure in your background information.

If the variance is for V.A.3.a.(3) *(Docks or other structures must not extend more than twenty-five percent of the navigable width of the affected waterbody. Maximum structure extensions can be further restricted based upon site specific circumstances regarding navigational safety and existing structures.)* please include the proposed length of your structure and the surrounding dock line or quarter-width.

Below please find the responses, drafted in bold font, to the five variance conditions listed in the Submerged Lands Management Rules.

1. This variance request is for the property owner to install a 3' x 25' dock with a boat lift at the end of the dock as per dock type B1 in the Mira Bay master dock plan approved in February 2024.

2. The granting of a variance will not adversely impact the resource quality, aesthetic value, or the general quality of public uses with the affected waterbody.

3. The variance requested is the minimum necessary to allow reasonable use of the Jurisdictional Lands.

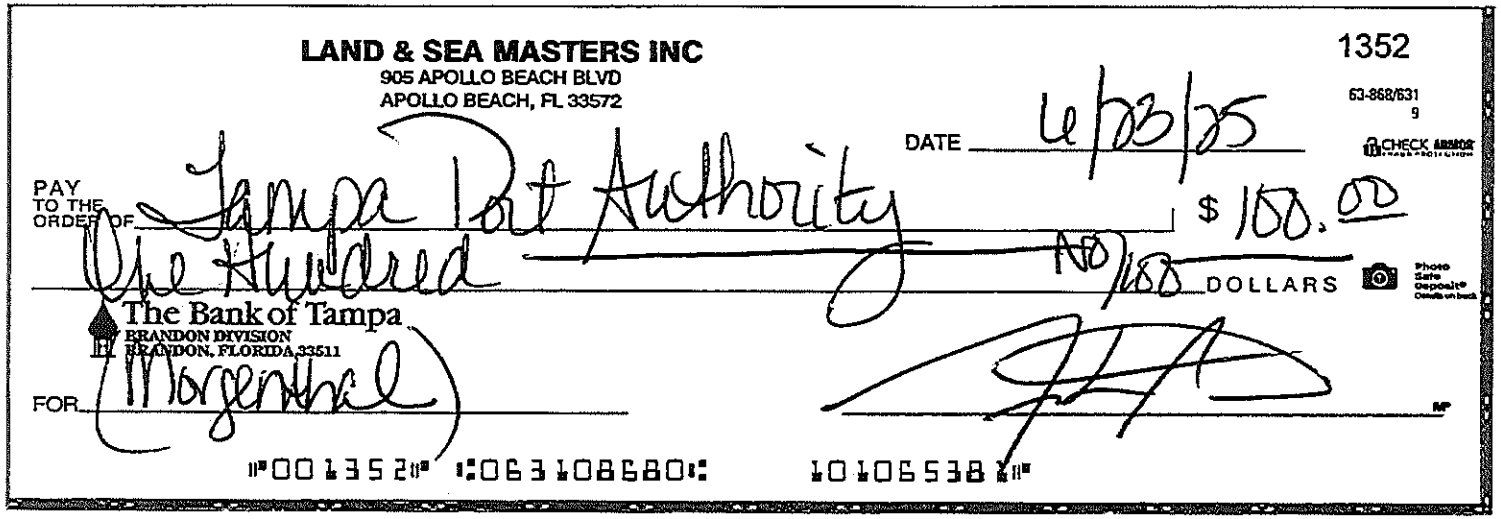
4. The variance requested is not contrary to the general spirit and intent of this rule.

5. The activity applied for directly related to the exercise of a right commonly associated with the ownership of riparian property.

Please contact me if you need further information or have additional questions regarding this variance request.

Regards,
Bob Adams

**Land & Sea Masters, Inc**
905 Apollo Beach Blvd
Apollo Beach, FL 33572
813-645- 3625
bob@645dock.com



LAND & SEA MASTERS INC
905 APOLLO BEACH BLVD
APOLLO BEACH, FL 33572

1352

63-868/631
9

DATE 4/23/25

PAY TO THE ORDER OF Tampa Port Authority $ 100.00

One Hundred and 00/100 DOLLARS

The Bank of Tampa
BRANDON DIVISION
BRANDON, FLORIDA 33511

FOR Mortenthal

⑈001352⑈ ⑆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

— or —

**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 4' X 25' walkway with a 13K Hurricane boat lift extended 3' past the end of the dock on the right..

**2. PROPERTY OWNER / APPLICANT INFORMATION**

☐ *Request to be present at site inspection*

First Name: Matt Last Name: Morgenthal
Company Name/Title:
Mailing Address: 1064 Signet Drive
City: Apollo Beach State: FL Zip Code: 33572
Telephone Number:
Email Address: Mattm1314@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: 1064 Signet Drive
City: Apollo Beach State: FL Zip Code: 33572
Folio Number(s): 054191-27180
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. 80'-5" Linear Ft.

b. Number of Proposed Docks: _____ No. of Boat Slips/Lifts: 0 / 1

c. Length from M/OHW to Waterward Edge of Structure: 25 Ft.

d. Width of Structure: 17' Ft. Mooring Water Depth at M/OLW: 2.5 Ft.

e. Existing Structure Area: 0 Sq. Ft.

f. Proposed Structure Area: 262.50 Sq. Ft.

g. Overall Area of Facility: 262.50 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 | E. APO |
|---|---|
| Owner Name(s) | Owner Name(s) |
| Chris and Shelly Beswick | Michelle Pawlak Trustee |
| Company Name/ Title | Company Name/ Title |
| 1068 Signet Drive | 1062 Signet Drive |
| Mailing Address | Mailing Address |
| Apollo Beach, FL 33572 | Orlando, FL 32811 |
| City; State; Zip Code | City; State; Zip Code |
| | |
| Telephone Number/Email | 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

Matt Morgenthal
Print Name of Owner/Applicant

Signature of Owner/Applicant

Sworn to and subscribed before me at Tampa, Hillsborough County, Florida, this 16 day of June 2025

MARY HOPE VATH
MY COMMISSION # HH 464888
EXPIRES: April 8, 2028

Mary Hope Vath
Notary Public

Mary Hope Vath
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

6/16/25
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

# Tab 11

# *Price Site And Civil LLC*

***DATE:*** **11/20/25**
***ATTN:*** **Lighthouse Eng.1**

***TO:*** **Brad Foran**

***Villemaire Shoulder Grading***

*WE ARE PLEASE TO PROVIDE A QUOTE TO THE REFFERED PROJECT ABOVE.*

**EARTHWORK…….** $28,742.00
See Attached Breakdown

**GENERAL CONDITIONS……** $2,000.00
See Attached Breakdown

**TOTAL BID PROPOSAL……** **$30,742.00**
See Attached Breakdown

We Have Specifically Excluded The Following:

| | | | |
|---|---|---|---|
| Landscaping | Dumpster Pad | Tree Barricades | Permit Fees |
| Exsisting Tree Removal | Fencing | Sod | |
| Survey & As-builts | Roof Drains | Gas, Telephone, Electrical Lines | |

***Sincerely PSC***
***Dan Price***
Project Manager
813-999-5967

## *Villemaire*

| DESCRIPTION: | QUANTITY: | UNIT: | UNIT PRICE: | TOTAL: |
|---|---|---|---|---|
| ***EARTHWORK*** | | | | |
| Stripping, 3in | 156 | CY | $8.00 | $1,248.00 |
| Haul Off Excess Strippings | 203 | CY | $30.00 | $6,090.00 |
| Onsite Cut | 233 | CY | $8.00 | $1,864.00 |
| Export Fill | 303 | TCY | $10.00 | $3,030.00 |
| Swale Grading, 1260'x10' | 12700 | SF | $0.50 | $6,350.00 |
| Sod/Restoration | 12700 | SF | $0.80 | $10,160.00 |
| **TOTAL BID (EARTHWORK)** | | | | $28,742.00 |
| ***GENERAL CONDITIONS/MISC*** | | | | |
| Mobilization | 1 | LS | $2,000.00 | $2,000.00 |
| **TOTAL BID (GENERAL CONDITIONS)** | | | | $2,000.00 |
| **TOTAL PROJECT** | | | | **$30,742.00** |

From: **Amy Palmer** <apalmer@lighthouseenginc.com>
Date: Tue, Dec 9, 2025 at 1:40 PM
Subject: Re: You received a new estimate! (#000128)
To: Fast Tracks Land Management
<CAESPxIkNTgwYzU3Y2MtYmNhMC00YWY1LThiOGYtNTEwMDc4MjlhMzM3GgxjOjE3NTQ0OTkxMzUiCW1lc3NlbmdlciIgxGxdR2dN7vGQX3zRSIINbQGyfJp/roBXF9w7pdh/db0=@reply2.squareup.com>, <fasttrackslm@yahoo.com>

Good Afternoon Luke,

I received this estimate for the grading work. I have to be honest, this price is really high. The other quote I got was for around 30K. The Board will not even consider this quote. I'm just curious why it's so high, are you grading more area than we had asked for?

Amy Palmer
Operations Manager
Lighthouse Engineering, Inc.
**An FDOT Certified SBE**
**A Local and State Small Business Enterprise - SBE**
OFFICE PHONE: 727-726-7856
CELL PHONE: 727-687-2328
FAX: 727-683-9848
www.lighthouseenginc.com

On Tue, Dec 9, 2025 at 10:50 AM Fast Tracks Land Management <messenger@messaging.squareup.com> wrote:
Fast Tracks Land Management sent estimate #000128 Villemarie Rd & US HWY 41 to you.

**Fast Tracks Land Management**

New Estimate

**$164,938.00**

Estimate

View Estimate

**Estimate #000128 sent**
December 9, 2025

**Customer**
Amy Palmer
apalmer@lighthouseenginc.com
(727) 687-2328
Villemarie Rd & US HWY 41

---

**Message**
This work perform excludes all DOT work including night time work.

1. Existing Site Conditions.
The Contractor makes no representations or warranties regarding subsurface or latent conditions at the Project location. The Contractor shall not be liable for any damage to unmarked or unidentified underground utilities, pipes, conduits, cables, culverts, irrigation systems, drainage structures, tree roots, debris, or any other concealed conditions not visible or disclosed prior to commencement of work.

2. Utility Marking Responsibility.
The Client shall be solely responsible for arranging, verifying, and maintaining the accurate marking of all utilities within and adjacent to the work area. The Contractor shall bear no responsibility for damages, delays, or additional costs arising from improperly marked, inaccurately located, or unmarked utilities.

3. Traffic and Third-Party Hazards.
The Contractor shall not be responsible for any injury, loss, damage, or claims arising from the actions, negligence, or presence of motorists, pedestrians, property owners, subcontractors, or any third parties operating in or around the work zone.

4. Weather-Related Impacts.
The Contractor shall not be liable for erosion, washouts, flooding, slope failures, soil movement, or any alteration of completed work caused by rainfall, storms, groundwater, or any other natural events occurring after the Contractor’s work is complete.

5. Interference by Other Contractors.

The Contractor shall not be responsible for damage to the work, delays, or additional costs caused by other contractors, utility companies, or third-party personnel accessing or disturbing the work area at any time.

6. Access and Site Control.
The Client shall ensure the Contractor has safe, unobstructed access to the work area. The Contractor shall not be liable for delays, damages, or additional charges caused by blocked access, traffic congestion, parked vehicles, or unsafe site conditions outside the Contractor's control.

7. Materials Supplied by Client.
If the Client furnishes any materials to be used in the work, the Contractor shall not be responsible for the suitability, quality, performance, or integrity of such materials, nor for defects arising from their use.

8. Grade and Performance Disclaimer.
The Contractor warrants that all shaping, grading, and ditch work will conform to agreed elevations at the time of substantial completion. The Contractor shall have no liability for subsequent settling, displacement, erosion, or other changes in grade occurring after completion unless caused solely by the Contractor's proven negligence.

9. Buried Obstructions.
The Contractor shall not be liable for damage to equipment or property resulting from buried stumps, rocks, metal, concrete, debris, or other hidden obstructions not visible at the time of excavation. Any costs associated with removal or mitigation of hidden obstructions shall be paid by the Client.

10. Equipment Damage From Hidden Hazards.
The Client agrees to compensate the Contractor for repair or replacement costs resulting from damage to machinery caused by subsurface hazards that were not identified, disclosed, or visible prior to excavation.

11. Traffic Control.
Unless expressly included in the Scope of Work, the Contractor is not responsible for providing traffic control devices, flagging, signage, or safety measures for vehicular or pedestrian management. The Client assumes all responsibility for traffic control not contracted in writing.

12. Post-Completion Conditions.
Upon acceptance of the work, the Contractor assumes no responsibility for any subsequent change in conditions caused by traffic, heavy equipment, other contractors, water flow from adjacent properties, natural events, or any activity or circumstance not directly attributable to the Contractor's actions.

We look forward to working with you.

| | |
|---|---|
| **General conditions**<br>*General conditions.* | **$16,130.00** |
| **Labor, Hauling/Trucking, Equipment, Sod** | **$148,808.00** |
| Subtotal | $164,938.00 |
| **Total** | **$164,938.00** |

**Attachments**

Estimate-Attachment-1.jpg

View Attachments

**Fast Tracks Land Management**
fasttrackslm@yahoo.com
(813) 966-0883

Please contact Fast Tracks Land Management about its privacy practices.

# Tab 12

**From:** Lee Kim <leetkim@hotmail.com>
**Subject: Wetlands Division**
**Date:** November 17, 2025 at 8:42:04 AM EST
**To:** Lynn Hayes <lhayes@rizzetta.com>, Daniel Leventry <leventryharborbaycdd@gmail.com>, Tim Nargi <timnargicdd@gmail.com>, Michael Rodriguez <mrodriguez.mirabay777@gmail.com>, "deanlwalters@protonmail.com" <DeanLWaltersforHarborBayCDD@pm.me>, Steven Finley <stevenfinley22@gmail.com>, Andrew Cohen <acohen@flgovlaw.com>, Sang Yup Lee <sangyuplee91@gmail.com>

Dear MiraBay CDD Board Members,

The purpose of this correspondence is to provide a formal update on the ongoing evaluation of development potential and entitlements for the approximately 8.2-acre parcel located within MiraBay, and to outline the recommended next steps for Board consideration.

To date, Halff Engineering—under authorization from the CDD Board—has completed a preliminary wetland delineation of the property and conducted pre-application meetings with both the Environmental Protection Commission (EPC) and the Southwest Florida Water Management District (SWFWMD). These initial steps have provided the District with a clearer understanding of the parcel's environmental characteristics and regulatory considerations.

Additionally, as of July 1, 2025, a new wetland-mitigation law (SB 492 / HB 1175) has taken effect and was signed into law by Governor Ron DeSantis. This law expands flexibility in mitigation options by permitting the purchase of wetland-mitigation credits outside the local basin through the application of an approved multiplier. This change is particularly advantageous for MiraBay, as no forested wetland-mitigation credits are currently available within the Tampa Bay basin. The new statutory framework therefore enhances the feasibility of future development or entitlement of the parcel.

In order to advance this process responsibly and position MiraBay for long-term strategic benefit, the next step is to engage a qualified land-use attorney to assess entitlement pathways, confirm development potential, and guide the District in securing any necessary zoning or regulatory approvals. Establishing entitlements would not obligate the District to immediate development but would strengthen MiraBay's financial posture, create optionality for expanding community facilities, and preserve long-term value by converting environmentally constrained land into usable or marketable property with development rights.

In furtherance of this objective, I met with attorney Jake Cremer of Cremer & Barbas, a highly regarded land-use attorney recognized for multiple professional distinctions, including 2025 Super Lawyers. Mr. Cremer has reviewed the preliminary wetland-delineation information and has prepared a proposal outlining potential entitlement and zoning strategies for the 8.2-acre parcel. He is prepared to present these options and answer Board questions upon request.

**Recommendation and Requested Board Action**

I respectfully recommend that the MiraBay CDD Board:

1. **Continue moving forward with the entitlement process** for the 8.2-acre parcel, consistent with the District's long-term planning goals.
2. **Place Mr. Cremer's proposal on the agenda** for the next available Board meeting for discussion and potential action.
3. **Invite Mr. Cremer to attend that meeting** to provide an overview of the entitlement options, statutory considerations, and regulatory pathways available to the District.

Taking these steps will ensure the Board has the necessary expertise and information to determine the best long-term course of action for the parcel and for the community.

Thank you for your consideration.

Respectfully submitted,

Jennifer Edelen
Office Manager
Lee T Kim

# TAB 13

# HECKER CONSTRUCTION COMPANY, INC.

**P.O Box 989Ruskin, FL 33575-0989**

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358


Owner Information: Amy Palmer
1088 Signet, Apollo Beach, Fl

Description of Work:

1. Permitting: Not needed
2. Dig out existing voids along seawall, Install filter fabric and back fill voids with crushed concrete and dirt backfill.
3. Install new cut out pieces of composite seawall sheets and screw to existing seawall and caulk with 5200 marine adhesive.
4. Total Costs of work above $2500.00

The payment is to be made as follows: 50% due upon start of project and the remaining 50% is to be paid upon project completion.

This contract amount is based on jetting and driving pilings. Any additional method used to obtain minimum penetration will require additional charges. If geological conditions prevent Hecker Construction Company, Inc. from completing the specified work, the cost of such work will be deducted from the contract amount as appropriate. Hecker Construction Company, Inc. will not be obligated to complete further work beyond their capabilities. This contract may be withdrawn if not accepted within 10 days.

Please note: Hecker Construction Company, Inc has federal insurance coverage along with USL&H and Jones Act Coverage.

Chapter 558 Notice of Claim: Chapter 558, Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect in your home. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Purchaser Date Hecker Construction Company, Inc.

_____ _____

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. This page must be returned with the signed contract.

_____ 1) ) Contract price does include any Hecker's permit fees and engineered drawings. Any fees associated with permitting and/or submissions to the Homeowner's Association and or jurisdiction will be added to the final invoice at actual cost.

_____ 2) Hecker Construction Company, Inc. work is considered complete, and payment is due at the conclusion of project installation even if the utilities or permit inspections have not been completed.

_____ 3) Payment is to be made by check or credit/debit card. If payment is made by card, a 3% fee will be added.

_____ 4) I have reviewed the print for the dock and/or boatlift and acknowledge the specifications such as the location on my lot, size, and elevations.

_____ 5) I acknowledge that all dimensions are approximate and may vary due to construction materials and trimming. For example, a 48" walkway may be +/-44" to 46" wide after trimming, and this is in keeping with normal industry standards.

_____ 6) If a survey becomes necessary for any reason, even if after the dock construction is complete, the survey will be performed at the homeowner's cost. If my lot is irregularly shaped (i.e. converging lot lines, curved seawall, etc), or if required by my municipality, I must provide a legible copy of a lot survey before the permitting process can begin.

_____ 7) I acknowledge that any changes made to the design will be at my expense. There will be an automatic $500 administrative charge, plus the cost off any additional work and permit fees added to the invoice.

_____ 8) I acknowledge that I must remove any items from the existing dock that I would like to keep, such as light fixtures, utilities, fish tables, ladders, etc. before Hecker Construction Company, Inc. will begin the demolition of the dock.

_____ 9) Hecker Construction Company, Inc. is not responsible for any utilities. It is the homeowner's responsibility to contract and schedule for all electrical and plumbing work. The contract price does not include any utilities.

_____ 10) All electrical components that come with a lift will be stored at Hecker Construction Company, Inc. until the authorized electrician or the customer signs a release form to obtain them.

_____ 11) At the time of installation, the cables for a boatlift are cut and installed in accordance with the water depth and the contour of the soil below the lift. If any dredging or "blowing out" of the slip is going to take place, please inform us before we install your boatlift so that the cables are cut at the correct length. Any change to the cable length after the boatlift is installed, for any reason, will be at the expense of the customer.

_____ 12) If the voltage supplied to the lift does not meet the recommended voltage, additional charges could apply. Please note that this typically does not apply to single family homes. This typically applies only to high-speed lifts at condos and marinas. Please consult your licensed electrician to confirm proper voltage supply.

_____ 13) The tides in Hillsborough County can vary greatly between high tide and low tide, or at certain locations within the County. I acknowledge that there may be certain times when the tide it too low to operate a boatlift and this is due to no fault of Hecker Construction Company, Inc. Hecker Construction Company, Inc. makes no guarantees that the boatlift can be used at all times.

_____ 14) Hecker Construction Company, Inc. recommends that the remote is turned off when the boatlift is not in operation. If not turned off, this could lead to potential issues when operating the boatlift.

_____ 15) If a new boatlift is being installed, Hecker Construction Company, Inc. will make minor adjustments as necessary to accommodate the boat. Hecker Construction Company, Inc. will not be responsible if any damage or modifications are made to the boatlift because someone other than an employee of Hecker Construction Company, Inc attempts to use the lift or put the boat on the lift.

_____ 16) If the price of material increases between the execution of this Contract and the time of construction, the additional cost will be included in the invoice. In such a case, the customer will be notified of the increased price before construction commences and given the choice to proceed or to exit the Contract. If the customer chooses to exit the Contract, the deposit will be forfeited and permitting fees will be charged to the customer.

_____ 17) Owner to provide adequate staging area for construction materials to be used on project.

_____ 18) If project requires the placing of concrete, a staging area large enough for a concrete truck and pump must be provided withing 250 LF of the place of the pour.

_____ 19) Hecker construction will backfill the new seawall within 2" of the new height of cap with backfill dirt. Hecker Construction is not responsible for Sod, pavers, shell, etc.

_____ 20) Owner is to provide 6' access to back yard for construction use.

## IMPORTANT NOTICE

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

## FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

Payment may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following address: 1940 North Monroe St., Suite 42, Tallahassee, FL 32388-2202. Or they may be reached by telephone at: 850-487-1395.

_____

Customer's Signature

Full Conditional Waiver

**Mirabay HOA** has a contract with **Hecker Construction** to Install New boat lift: **Mirabay HOA** fully paid and satisfied. By signing this waiver All of our construction Lien rights against the property above are waived and released.

This waiver is conditioned on actual payment of TBD

Date:

---

Customer's Signature

Contract Proposal Acceptance:

Owner signature

Hecker Construction Signature

Terms and Conditions

(1) DEFINITIONS: As used in the Contract, Hecker Construction Company, Inc and CONTRACTOR shall mean the party authorized to perform the work described above under the terms of this Contract. Purchaser, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor or materials is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.

(2) CHANGES: CONTRACTOR shall make all alterations, furnish the material for, and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he may authorize, either orally or in writing, which are not a part of this Contract.

If during the performance of services hereunder, any unforeseen hazardous substances, conditions or occurrence are encountered, which in the sole judgement of CONTRACTOR significantly affects or may affect either the services to be performed hereunder, the risk involved in providing the services, or the recommended scope of the services, CONTRACTOR will notify PURCHASER and, subsequent to such notification, may (a) if practicable, in the sole judgement of CONTRACTOR, complete the original scope of services in accordance with the procedures originally outlined in this Contract; or (b) agree with PURCHASER to modify the scope of services and the estimate of changes to include the previously unforeseen conditions or occurrences, such revisions to be in writing and signed by the parties hereto; or (c) terminate the services effective on the date specified by the parties hereto in writing; or (d) suspend the services to be provided hereunder if it becomes necessary for PURCHASER to employ other parties to complete work necessitated by the unforeseen hazardous substances, conditions, or occurrences. These unforeseen hazardous substances, conditions or occurrences shall include, but not be limited to, discovery of asbestos related products.

(3) WARRANTIES: Contractor hereby disclaims all warranties, either express or implied, other than stated on the face of this contract including any warranty of merchantability or fitness for a particular purpose and neither assumes nor authorizes any other person to assume for it any such warranties in connection with the furnishing of materials or labor under the terms of this contract.

CONTRACTOR specifically disclaims any liability or responsibility for any incidental or consequential damages arising from the design or manufacture of any materials furnished under this agreement including, but not limited to, loss of use of property, lost profits, personal injury and other incidental and consequential damages.

(4) DISPUTES: In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in Hillsborough County, Florida and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida.

(5) DELAYS: CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casually, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials.

(6) INTEREST ON UNPAID BALANCE: Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.

(7) OWNERSHIP OF FURNISHED MATERIALS: All materials which are furnished pursuant to the provisions of this Contract shall remain the property of CONTRACTOR until they have been fully paid for. Such materials

shall not be subject to any bankruptcy or insolvency proceedings of PURCHASER unless all payments hereunder have been made.

(8) ACCEPTANCE AND FINAL PAYMENT: PURCHASER'S acknowledgement of, or acceptance of any labor or materials furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.

(9) ASSOCIATION APPROVAL: PURCHASER hereby warrants that any approvals required by a homeowner association or condominium association for the work to be performed hereunder have been secured prior to the date of the contract. CONTRACTOR assumes no responsibility for obtaining such approval or for work done without such approval.

(10) BINDING EFFECT AND SEVERABILITY: This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successor and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable or in conflict with any law of the state of Florida, the validity, legality, and enforceability of all remaining portions and provisions of the Contract shall not be affect or impaired thereby.

(11) WORK TO BE PERFORMED BY OTHERS: All lift wiring must be performed by an approved electrician in order for any warranty provisions to be enforceable hereunder. Any work required to be done by other trades outside the scope of Contractor's license, shall be done either through such trade's direct contract with the Owner or a Subcontractor with Contractor. Such Subcontract shall constitute a change order hereunder for the direct costs of either such contract, plus an allowance of 20% to the Contractor for overhead, supervision and profit.

(12) CONSTRUCTION INDUSTRIES RECOVERY FUND: Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a state licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 7690 Arlington Expressway, Suite 300, Jacksonville, Florida 32211-7467. Telephone (904) 359-6310.

(13) ENTIRE AGREEMENT: This Contract contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (2) herein.

_____

Customer's Signature

# HECKER CONSTRUCTION COMPANY, INC.

**P.O Box 989Ruskin, FL 33575-0989**

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358


## LIST OF ELECTRICAL / PLUMBING CONTRACTORS

CJH Electrical

Christian: 813-365-6110

RW Electric

Robert Wade: 813-770-8660





# TAB 14

Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** January 15, 2026 @ 6:00 PM
- **Next Election:** The term expires for Michael Rodriguez Seat 1, Daniel Leventry Seat 2, Dean Walters Seat 3 and are scheduled for the General Election on November 3, 2026. The qualifying period for Board candidates will be from Noon June 8, 2026 to Noon June 12, 2026. Newly elected Board members for each seat will have a 4-year term and assume office on the second Tuesday following the General Election on November 3, 2026.

# District Manager's Report

December 18

# 2025

HARBOR BAY CDD

| FINANCIAL SUMMARY | 10/31/2025 |
|---|---|
| General Fund Cash & Investment Balance: | $342,773 |
| Reserve Fund Cash & Investment Balance: | $2,294,179 |
| Debt Service Fund Investment Balance: | $1,429,242 |
| Mirabay Fund Cash: | $60,702 |
| Evergreen Fund Cash & Investment Balance: | $215,381 |
| **Total Cash and Investment Balances:** | **$4,342,277** |

| | | |
|---|---|---|
| **General Fund Expense Variance:** | **$128,439** | **Under Budget** |
| **Reserve Fund Expense Variance:** | **$72,311** | **Under Budget** |
| **Mirabay Fund Expense Variance:** | **$32,798** | **Under Budget** |
| **Evergreen Fund Expense Variance:** | **$5,839** | **Under Budget** |

# TAB 15

Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

*Date of report:* ***12/05/2025*** *Submitted by:* ***Joel Newton***

## Large Project Updates

- Providing dog stations maintenance
- Providing full tennis court maintenance
- Installed new 1HP motor for the front clubhouse fountain
- Installed main pool sand filter controller, gauges, and new lines

## Small Project Updates

- Toured community with Mr. Kim 12-05-25
- Painted women's gym bathroom doors
- Hung, taped, and finished ceiling in upstairs kitchen
- Cleaned stair risers in Clubhouse stairway
- Serviced and cleaned all mini split AC's throughout neighborhood
- Painted multiple trash cans around clubhouse and pool
- Relocated café appliances for better efficiency
- Fixed and sealed reception toilet
- Cleaned out and resecured lighthouse gate
- Cleaned out, re organized, and rebuilt shelves in tennis shed
- Provided new umbrellas at tennis courts
- Provided signs at artificial turf playground
- Re secured broken magnet at basketball courts
- Stained rails around clubhouse, and along lagoon
- Provided and installed new push lock on side gate at Outfitters (awaiting Envera fix)
- Installed new slip resistant tape at Lee Kim park playground
- Checked AED's
- 3 more pothole repairs in the neighborhood
- Installed new basketball nets
- Painted black gates around clubhouse pool
- Repaired more gazebo vandalism damages
- Cleaned compacted clay at tennis courts sidewalks
- Cleaned and reinstalled vents at Dockers
- Installed new wind screens at tennis courts
- Resealed tennis court toilets
- Cleaned ceiling vents in lagoon room
- Repaired vandalism in Lee Kim Park parking lot

Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

*Date of report:* ***12/05/2025*** *Submitted by:* ***Joel Newton***

- Cleaned and re-caulked windows and baseboards in office gym
- Resecured electrical boxes at tennis courts
- Repaired and disposed of multiple pickleball nets at basketball courts
- Disposed of dead fish at boat lift
- Sign repair at basketball courts
- Repainted old rusted water meter on Islebay
- Installed new pool signs at Admiral Point
- Installed new swipe card signs
- Provided fans in gym yoga room
- Fixed leaking urinal in men's pool bathroom
- Provided and installed water rake at pickleball courts

**Pressure Washing update**

- Pavers around Clubhouse

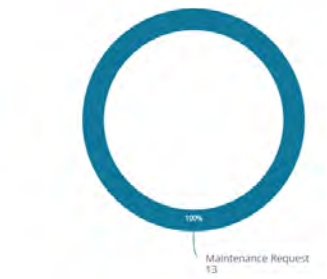
- Clubhouse

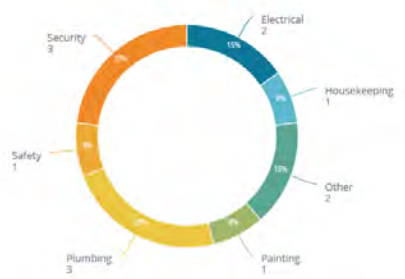
- Docks and pier (2x)

- Sea crest special project

- AP Clubhouse

- AP Sidewalks

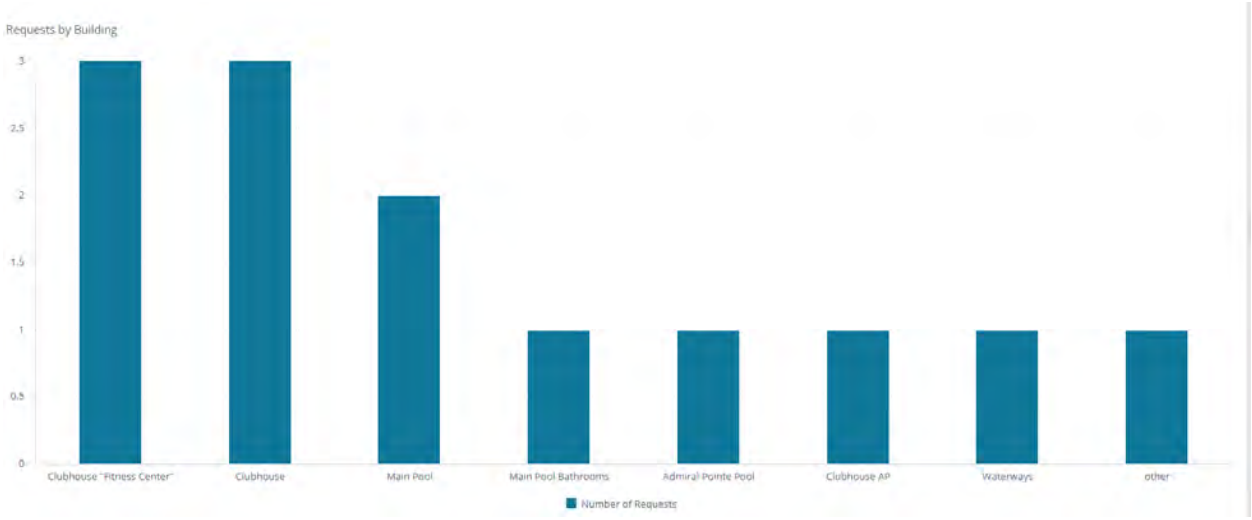


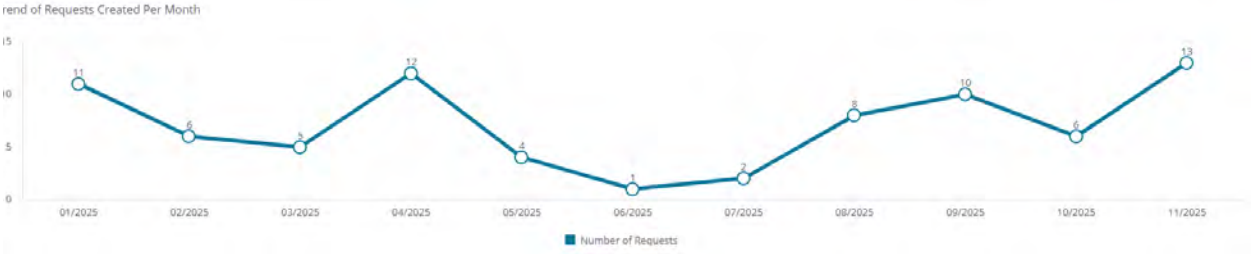






Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

*Date of report:* ***12/05/2025*** *Submitted by:* ***Joel Newton***




Request Details

| Module | Request | Type | Building | Location | Created Date | Completed Date | Assigned User |
|---|---|---|---|---|---|---|---|
| Maintenance R... | 11831031 - Admiral Point po... | Security | Admiral Pointe Pool | Gates | 11/3/25 | 11/20/25 | Not Set |
| | 11831093 - Odor in ladies ro... | Plumbing | Clubhouse AP | Not Set | 11/3/25 | 11/13/25 | Not Set |
| | 11831117 - Touch up risers ... | Housekeeping | Clubhouse | main lobby | 11/3/25 | 11/19/25 | Not Set |
| | 11844899 - Lock for Room i... | Security | Clubhouse | Hall closet on2nd floor by Lagoon Room | 11/9/25 | N\A | Dustin Orban |
| | 11846254 - Mens Bathroom ... | Plumbing | Clubhouse "Fitness Center" | Mens Room | 11/10/25 | 11/11/25 | Not Set |
| | 11848140 - Adjust timers for... | Electrical | Main Pool | Not Set | 11/10/25 | 11/13/25 | Not Set |
| | 11859906 - Repair Urinal in ... | Plumbing | Main Pool Bathrooms | Men's Room | 11/16/25 | 11/26/25 | Not Set |
| | 11859907 - Paint white meta... | Painting | Clubhouse | Main entrance and gym entrance | 11/16/25 | N\A | Not Set |
| | 11862401 - Resident reporte... | Other | Clubhouse "Fitness Center" | Men's room | 11/17/25 | 11/26/25 | Not Set |
| | 11875118 - Wasp Nests | Safety | other | Adm Point - Water cooler Clubhouse - mailbox | 11/23/25 | 11/26/25 | Not Set |
| | 11876589 - Repair tv on upri... | Electrical | Clubhouse "Fitness Center" | Upright bike | 11/24/25 | 12/4/25 | Not Set |
| | 11881133 - Fix cardreader o... | Security | Waterways | Boat Lift | 11/30/25 | N\A | Not Set |
| | 11881134 - Pool Heater | Other | Main Pool | Heater air flow full of ice | 11/30/25 | 12/4/25 | Not Set |

# Tab 16

Harbor Bay CDD / MiraBay Community
Chastity Kelly, Director of Operations
November 2025 Report

**Summary:**

- **Child Care Programs:** Applications have been submitted for reinstatement of our After-School Program, Summer Camp, and School Vacation Programs.

- **Pool Access:** The main pool gate locks automatically at 7:00 PM. The playground-side gate remains open until 9:00 PM; after 9:00 PM, the mag lock engages, with an exit button available for residents.

- **Build-A-Burger & MiraBay Bourbon Bar:** We hosted an exceptional event, generating $2,300 in sales and welcoming 118 residents. The new burger rollout and Bourbon Bar grand opening received strong community support.

- **Standard Operating Procedures (SOPs):** SOPs are now fully implemented across Amenities, Club Events, Food & Beverage, and Maintenance operations.

- **Job Descriptions & Expectations:** All job descriptions and performance expectations have been completed. I have met with each department head and their teams to review and establish expectations moving forward.

- **Employee Handbook:** The handbook has been developed with support from Paychex and is currently under review by legal counsel.

- **Management Platforms:** We have fully transitioned to Paychex for staff scheduling, background checks, HR support, and payroll—streamlining all functions under one platform.

- **Medical Insurance:** We are reviewing proposals from Shepards Insurance, UnitedHealthcare, and Florida Blue to secure the most competitive and beneficial coverage for our team.

- **Inventory Management:** Food inventory costs are $2,153.10 lower than October following our transition from Sysco to CBI. PAR levels have been established to improve ordering accuracy and stock control.

- **Payroll:** Total payroll for November was $45,104.28, inclusive of federal taxes, Medicare, Social Security, unemployment, and administrative fees.

- **Night Security:** We need to revisit the topic of security within the community. The MiraBay Clubhouse staff are not law enforcement and are not trained to address the types of incidents that are occurring regularly. These include excessive speeding, minors operating golf carts and engaging in dangerous behavior such as playing “chicken” with vehicles, as well as non-residents entering the community and causing discomfort among our residents. This has become a daily and escalating concern that requires Board attention and action.

**Department Updates:**

**Reception:**

- Hours: 9:00am – 6:00pm Sunday thur Thursday and Fridays 9am -9pm.

**Housekeeping:**

- Continuing deep cleaning projects for the winter season, including walls, baseboards, floors, and other high-touch areas.

**Lifeguards:**

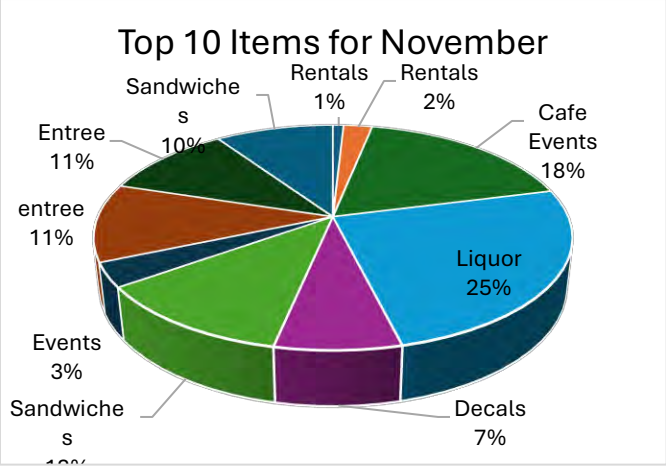
- Winter lifeguard hours:
  - Fridays: 4:30 PM – 7:30 PM
  - Saturdays & Sundays: 11:15 AM – 5:15 PM
- Hours may be adjusted during school breaks based on pool usage.

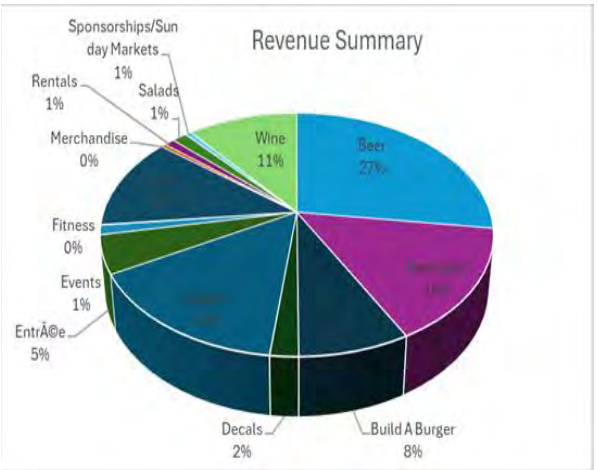
**Café:**

- Winter hours: Closed Mondays; Tuesday–Thursday & Saturday–Sunday: 11:00 AM – 7:00 PM; Fridays: 11:00 AM – 9:00 PM.
- An additional indoor bar has been added to enhance the resident experience, it will be open only
- Evaluating two new POS systems to support growth and improve operational efficiency.

**Additional Information:**

- Attached: Novemer 2025 Top Sales Summary and Revenue Summary by category.



# Tab 17

## MINUTES OF MEETING

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

## HARBOR BAY
## COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, November 20, 2025, 6:00 p.m.** at the MiraBay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572.

Present and constituting a quorum:

| | |
|---|---|
| Steven Finley | **Board Supervisor, Chair** |
| Dean Walters | **Board of Supervisors, Vice Chair** |
| Daniel Leventry | **Board Supervisor, Assistant Secretary** |
| Michael Rodriguez | **Board Supervisor, Assistant Secretary** |
| Tim Nargi | **Board Supervisor, Assistant Secretary** |

Also present were:

| | |
|---|---|
| Lynn Hayes | **District Manager, Rizzetta & Company** |
| Andy Cohen | **District Counsel, Persson, Cohen, Mooney** |
| Amy Palmer | **District Engineer, Lighthouse Engineering, Inc.** |
| Chastity Kelly | **Director of Operations, Mirabay Clubhouse** |
| Joel Newton | **Field Operations Manager, Mirabay Clubhouse** |
| Audience | **Present** |

**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Hayes called the meeting to order, conducted rollcall, and verified that a quorum was present. The meeting commenced at 6:00 p.m.

**SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS** **Audience Comments**

The Board fielded questions and comments during audience comment about the following: The Board was asked if any of them have been involved with any of the companies that turned in Amenity Management Services bids and all Board Supervisors said no except Board Supervisor Michael Rodriguez. Some audience comments were that they would like the Harbor Bay Community Development District Board to consider continuing to self-manage with district employees, putting the Amenities Management Services request for proposals on hold, not wanting a change in Board Supervisors positions or leadership and requests for Board Supervisors Michael Rodriguez and Tim Nargi to resign from the Board and mention of petitions, landscaping is great, comment about the Field Operations Manager and Director of Operations doing a good job, maintenance around Seacrest pond, a statement that the current landscape vendor needs to be accountable for his work at Seacrest, Miami Herald article comments, and issues at Harrison Ranch, Mirabay and Rizzetta and Company. The Board was asked what their plans are for Southshore Lane pond and concern of condition.

**FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2026-01; Redesignating Officers of the District**

The Board went through the nomination process for Chairman and Vice Chairman and redesignating officers of the district and had discussion. The Board of Supervisors appointed Steven Finley as Chairman, Dean Walters was appointed as Vice Chairman, Tim Nargi, Daniel Lenentry, Michael Rodriguez, Lynn Hayes, Matthew Huber were appointed as Assistant Secretaries and Shawn Wildermuth appointed as Assistant Treasurer and Scott Brizendine appointed Secretary and Treasurer for Harbor Bay Community Development District. The Board adopted by motion Resolution 2026-01 to Redesignate Officers of the District Harbor Bay Community Development District.

| |
|---|
| On a Motion by Mr. Nargi, seconded by Mr. Finley, with four in favor and one opposed (Dean Walters), the Board of Supervisors adopted Resolution 2026-01 to Redesignating Officers of the Harbor Bay Community Development District. |

**FIFTH ORDER OF BUSINESS** **Public Hearing on Rules and Fees**

| |
|---|
| On a Motion by Mr. Nargi, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors, opened the Public Hearing on Rules and Fees, for Harbor Bay Community Development District. |

The Board by motion opened a public hearing on Amenity Rules and Fees. There was discussion about the amenities working group recommendations and suggested edits that were recommended by District Counsel and that Amenities Management must look at the hours of operations, seasonal changes for daylight savings time schedule and how to reserve time to play pickleball and it not be just available one day. District Counsel noted that they would not have to go through this same process if they decided to make these suggested edits. There were questions during the public hearing to the Board about how

does the Harbor Bay Community Development District enforce the rules? District Counsel suggested how they could enforce the rules. Who do the residents reach out to when rules are broken?

On a Motion by Mr. Leventry, seconded by Mr. Finley, with all in favor, the Board of Supervisors, closed the Public Hearing on Rules and Fees, for Harbor Bay Community Development District.

**SIXTH ORDER OF BUSINESS** **Consideration of Amenities Working Group Recommendations**

Discussed during Public Hearing.

**SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-02; Adopting Amended Rules and Fees**

On a Motion by Mr. Leventry, seconded by Mr. Walters, with all in favor, the Board of Supervisors, adopted Resolution 2026-02 to adopt Amended Amenity Rules and Fees, for Harbor Bay Community Development District.

**EIGHTH ORDER OF BUSINESS** **Consideration of Amenity and Property Management Proposals**

Board Supervisor Michael Rodriguez disclosed to the Board that his daughter works as a clubhouse attendant for amenities at another community that Rizzetta & Company manages and that in her role she would not be working at the Harbor Bay Community Development District at all. The Board listened to Berman and Rizzetta & Company presentation for the request for proposals and their Amenity & Property Management proposals and asked both vendors questions. It was noted that Inframark did withdraw their Amenity & Property Management proposal and that District Counsel did inform the Board by email prior to the meeting. The Board had further discussion about the Berman and Rizzetta & Company Amenity & Property proposals and self-management with district employees. The Board decided to hold off on the Berman and Rizzetta & Company Amenity and Property Management proposals and asked that the District Manger put these on the February 19, 2026 Harbor Bay Community Development District meeting agenda. In the meantime, the Board requested that the Director of Operations create a self-management Amenity and Property Management proposal and provide it to the District Manager to include in the February 19, 2026 Harbor Bay Community Development District meeting agenda.

On a Motion by Mr. Leventry, seconded by Mr. Walters, with all in favor, the Board of Supervisors, approved to continue self-management with district employees for Amenity and Property Management until February 19, 2026 for Harbor Bay Community Development District meeting.

**NINTH ORDER OF BUSINESS** **Consideration of Resolution 2026-03; Amended 2024-2025 Budget**

Mr. Hayes presented the amended fiscal year 2024-2025 budget and noted the changes to the General fund, Reserve fund, and Evergreen fund and that amending fiscal year 2024-2025 budget would avoid auditor findings in their report for the Harbor Bay Community Development District and if the district decided to issue bonds that they would qualify for the best interest rates without the findings.

> On a Motion by Mr. Leventry, seconded by Mr. Nargi, with four in favor, (Mr. Rodriguez had stepped out of the meeting), the Board of Supervisors adopted Resolution 2026-03; Amended 2024-2025 Budget for Harbor Bay Community Development District.

**TENTH ORDER OF BUSINESS** **Consideration of Radar Speed Signs Proposal**

The consideration of radar speed signs was discussed by the Board. The District Manager asked Boad Supervisor Daniel Leventry if he could provide the vendor contact information, and the email with details and the District Manger would work on getting the proposal and adding it to the December 18, 2025 Harbor Bay Community Development District meeting agenda for the Board to consider.

**ELEVENTH ORDER OF BUSINESS** **Ratification of Pool Pump & Pool Controller Addendums**

> On a Motion by Mr. Walters, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors, ratified the Pool Pump & Pool Controller addendums between Harbor Bay Community Development District and Hanley Pools, LLC.

**TWELFTH ORDER OF BUSINESS** **Consideration of Tennis Courts Resurfacing Proposals**

The District Manager presented the tennis courts resurfacing proposal and tennis court maintenance proposal from J Courts to the Board and reviewed their options from the proposals. The Board requested that the Field Operations Manager get a revised J Courts tennis courts resurfacing proposal as so as possible to fix the owners name to Harbor Bay Community Development District, remove the net option and the option 1 and option 2 listed revised to be clearer and also get a quote from Welch Tennis as soon as possible and to provide both proposals to the District Manager to review.

The Board tabled the J Courts tennis court maintenance proposal and stated that they want the Director of Operations and Field Operations Manager to hire a part-time district employee to perform tennis court maintenance.

On a Motion by Mr. Leventry, seconded by Mr. Finley, with all in favor, the Board of Supervisors, approved the Tennis Courts Resurfacing Project with a not to exceed cost of $46,900 after District Counsel has prepared the final form agreement and authorize the Chair to execute the agreement for the Harbor Bay Community Development District.

**THIRTEENTH ORDER OF BUSINESS Staff Reports**

**A. Aquatic Report**

Chris Thompson was not present. Mr. Hayes presented the Blue Water Fountain Report.

i. Blue Water Fountain Report
The Board requested that the Field Operations Manager get quote from the Aquatics Vendor to replace the nozzle for the North fountain and get this completed.

ii. Blue Water Aquatic Report
The Board also requested that the Field Operations Manager get with the Aquatics Vendor and have them address algae and other issues at the Seacrest, Wolf Creek, and Shore Crab Way and provide a report update.

**B.** Presentation of LT Kim Landscape Reports

i. Consideration of Landscape Proposals
The Board requested that the Field Operations Manager get all palm tree quotes from Kim's Landscape and Lawncare revised to include stump grinding for each quote and a quote for Highway 41 Berm for 540 yards of mulch for $40,500.00 and provide all quotes to the District Manager by no later than December 10, 2025 or sooner so they can be included in the December 18, 2025 Harbor Bay Community Development District meeting agenda for the Board to consider.

**C. District Counsel**

District Counsel provided updates to the Board. The request for proposal bid opening meeting will be held Friday November 21, 2025 at 12:00 p.m. with the evaluation, ranking, and selection of roof vendor by the Board to take place at the December 18, 2025 Harbor Bay Community Development District meeting. District Counsel explained that they prepared addendum 1 and 2 and they were provided to all vendors. District Engineer will work with Structural Engineer to review all bid from vendors and provide ranking/evaluation sheets to the Board and all roofing bid proposals as soon as possible to the Board, District Counsel, and District Manager so they can review and the ranking/evaluation sheets and all roofing bid proposals be included in the in the December 18, 2025 Harbor

Bay Community Development District meeting agenda. District Counsel is still working with Morsports to resolve but need the to release the lien on the Harbor Bay Community Development District, has a meeting with Park Square Homes on November 25, 2025 and provided update on progress, has reached out to Best Price Roofing and Florida Commercial about the damages caused to the roof and he requested that Best Price Roofing return the district deposit but has not received a response and the Board requested that District Counsel to continue to pursue getting this deposit money check from them and to work on getting a retainer for a litigation attorney. District Counsel reminded the Board that they must complete their Ethics training by December 31, 2025 and told them of the resources available and that the District can reimburse the Board member for this expense to complete. District Counsel also told the Board that he reviewed meeting tapes about the Steve Lockum suspension and explained what he heard and asked the Board if they wanted to edit the suspension date end of December 20, 2025 and the Board stated to leave as is. The Board requested that the District Manager send an email to the Sheriff's office and let them know that the Steve Lockum 12-month trespass order has expired and to also contact Steve Lockum and let him know.

**D. District Engineer**

i. Consideration of Dock & Boat Lift Application

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| On a Motion by Mr. Nargi seconded by Mr. Walters, with all in favor, the Board of Supervisors approved the 1042 Signet kayak Lift Dock & Boat Lift Application with revisions required for the Harbor Bay Community Development District |

ii. Discussion of Unpermitted Dock Building

The District Engineer shared with the Board that Tampa Port Authority told her that homeowners are hiring vendors to do complete projects that have not been approved by the Board and wants the Board to come up with a solution whether it is fines or something else to stop homeowners from doing this and follow the proper established procedures

**E. District Manager**

i. Presentation of District Manager Report

Mr. Hayes reviewed the welcome email that was sent to the Board for Clayton Wright and explained his role working with him and the Board on Harbor Bay and Mr. Wright would start onsite on December 2, 2025 and advised the Board of Supervisors that the next meeting will be on December 18, 2025.

ii. Presentation of Website Compliance Report

Mr. Hayes reported to the Board of Supervisors we have received the 3rd quarter website site compliance report, and the district passed all ADA Website Accessibility and Florida Statue 189.069 requirements.

**F. Onsite Manager Reports**

i. Director of Operations Report
Ms. Kelly presented her report and there were no questions.

ii. Field Operations Manager Report
Mr. Newton presented his report and there were no questions.

iii. Consideration of Pool Slide Stairs Proposals
The Board by motion approved the Alloy & Fusion Welding, LLC Aluminum pool stairs proposal pending District Counsel final form agreement.

On a Motion by Mr. Walters, seconded by Mr. Leventry, with all in favor, the Board of Supervisors approved the Alloy & Fusion Welding, LLC Aluminum pool stairs proposal for $21,465.50 after District Counsel prepares the final form agreement and authorize the Chair to execute the agreement for the Harbor Bay Community Development District.

On a motion by Mr. Finley and seconded by Mr. Leventry, with all in favor, the Board approved the Sweeping Corporation of America proposal for street sweeping service of 2 times a month for $21,600 per year after District Counsel prepares the final form agreement and authorizes the Chair to execute the agreement. District Counsel and the District Manager requested a street map of streets from the Field Operations Manager and District Engineer to be included with the agreement as an exhibit for the Harbor Bay Community Development District.

iv. Consideration of Envera Services & Maintenance Renewal Proposal
The Envera Services & Maintenance Renewal proposal was tabled by the Board. The Board requested that the Field Operations Manager get the Envera Services & Maintenance Renewal proposal revised to remove Mirabay HOA name because this agreement is for the Harbor Bay Community Development District. It was further requested by the Board of Supervisors and the District Manager that the Field Operations Manager contact Envera Services & Maintenance to request and provide their contract by email to the District Manager and District Counsel to review.

v. Consideration of Blue Water Aquatics Fountain Services Amendment

On a Motion by Mr. Finley, seconded by Mr. Nargi, with all in favor, the Board of Supervisors approved the amendment to the Blue Water Aquatics Management agreement for Fountain Services from $3,140.00 a month and $37,680.00 annually to a new monthly rate of $3,640.00 a month and $43,680.00 annually for the Harbor Bay Community Development District.

**FOURTEENTH ORDER OF BUSINESS** **Consideration of Consent Agenda Items/ Business Administration**

The Board by motion approved Meeting Minutes of Board of Supervisors Regular Meeting held on October 16, 2025, September 2025 Financial Statement, and ratified Operations & Maintenance Expenditures for September 2025.

On a Motion by Mr. Nargi, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes of Board of Supervisors held on October 16, 2025, and the September 2025 Operation & Maintenance Expenditures, Harbor Bay $368,151.92, Evergreen $3,316.53 and Mira Bay $14,528.86 and the September 2025 Financial Statements, for Harbor Bay Community Development District.

**FIFTEENTH ORDER OF BUSINESS** **Audience Comments On Non-Agenda Items**

The Board fielded questions and comments during the audience comments on non related agenda items about the following: The pond at Seacrest needs the bushes trimmed, bush removed and inspected for pond maintenance concerns, and a comment about street sweeping and not leaving material in the center of the streets.

**SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**

Board Supervisor Dean Walters asked about a Disaster Engineer being put on a retainer and the District Engineer stated they only make themselves available when a disaster hits. Board Supervisor Dean Walters stated that the Board approved to get provided recommendations and they needed to be provided options and the District Manager will get contact information provided to District Counsel, explained that he had a call with McLarens insurance adjuster, EGIS/FIA, District Counsel, District Manager and it was stated that former Director of Field operations should not have tarped the roof prior to the adjuster doing the inspection and District Counsel noted that they said that furring strips screwed into the roof caused damage and they should have considered other options. Board Supervisor Steven Finley and other Board Supervisors, District Counsel discussed the use of official Harbor Bay Community Development District email addresses only. The Board requested that the District Manager get a proposal from Rizzetta & Company for official Harbor Bay Community Development District email addresses and add it the December 18, 2025 Harbor Bay Community Development

District meeting agenda and to work with Mike Gallo on the official Harbor Bay Community Development District email addresses policy to provide to the Board. Board Supervisor Tim Nargi asked the District Manager to investigate the Egis insurance and contact them to see if the district was eligible to be reimbursed $250K for debris removal from Hurricane Milton. Board Supervisor Daniel Leventry requested that the District Manager take the 350 text messages and video that he will provide to the District Manager and to provide this to the new Chairman Steven Finley to review, asked if his name should remain on the liquor license and District Counsel explained again that he name is only on there as a contact person and the Board did not request this to be changed. Board Supervisor Daniel Leventry stated that he was given invoices that were revised by staff and resubmitted by staff for the district to pay at a different cost and he should provide these invoices to the District Manager.

**SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

On a Motion by Mr. Walters, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors adjourned the Harbor Bay Community Development District Meeting at 9:16 PM.

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Assistant Secretary Chairman / Vice-Chairman

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| 71.126.168.11 | 5915162973413191546 | 2025-09-02 08:41:58 |
| 32.149.179.97 | 6031495457331473466 | 2025-09-11 23:42:31 |
| 172.26.43.25 | 9350292135853312491 | 2025-08-07 16:40:31 |
| 187.3.174.110 | 6775946161477049673 | 2025-08-11 22:30:16 |
| 39.99.54.172 | 1828846483804672742 | 2025-09-18 07:48:46 |
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| 121.92.149.86 | 2617529924546788779 | 2025-09-05 22:31:18 |
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| 49.96.188.195 | 6234394339332971768 | 2025-08-21 03:34:44 |
| 203.254.124.24 | 8314037595793913341 | 2025-09-06 02:21:52 |
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| 149.66.174.187 | 7276317055896550151 | 2025-08-17 21:15:11 |
| 160.231.60.186 | 8106519704438450940 | 2025-09-15 18:29:15 |
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| 114.80.131.241 | 1744305817491546466 | 2025-09-25 06:43:59 |
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| 247.230.44.85 | 4203935958617129777 | 2025-08-07 11:56:29 |
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| 183.50.207.170 | 1787622489570995056 | 2025-08-11 06:55:47 |
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| 171.175.72.214 | 2828229984641594317 | 2025-09-17 03:56:20 |
| 54.145.123.236 | 6163053928234622285 | 2025-08-25 09:21:25 |
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| 36.231.82.5 | 2505582792978834327 | 2025-09-25 08:53:03 |
| 250.43.76.70 | 9109672757416234014 | 2025-09-23 17:48:49 |
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| 136.41.194.177 | 3692677925836627113 | 2025-09-27 06:41:12 |
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| 20.166.110.99 | 5311328386620975435 | 2025-08-16 08:44:49 |
| 40.208.74.197 | 7679154046647602222 | 2025-09-18 12:19:28 |
| 32.102.18.12 | 4085414975259006039 | 2025-08-10 14:33:28 |
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| 26.216.190.53 | 1644461081028368702 | 2025-09-09 19:00:46 |

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| 29.124.181.105 | 4066969429088534485 | 2025-09-19 00:25:11 |
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| 141.176.236.24 | 1113255098667603873 | 2025-09-20 22:57:08 |
| 6e95:1d75:71a0:2cc8:9eb1:e75d:30f:ad4e | 7439928327857306890 | 2025-08-20 10:04:35 |
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| 45.14.198.220 | 9351390075189750352 | 2025-09-27 05:24:23 |
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| 34.1.189.85 | 2403725191404680753 | 2025-09-08 21:52:22 |
| 132.23.105.44 | 8838224875157780509 | 2025-09-22 11:01:34 |
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| 227.77.93.219 | 2112072117659738980 | 2025-08-24 03:56:05 |
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| 181.190.24.224 | 1827760531427781435 | 2025-09-25 09:38:43 |
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| 184.103.53.128 | 3999382248252811465 | 2025-08-17 09:40:56 |
| 125.198.17.165 | 8954393163575407452 | 2025-09-02 10:27:09 |
| 31.144.36.106 | 9405237977033906306 | 2025-09-06 14:20:42 |
| 221.22.118.190 | 6481126473476110585 | 2025-08-16 14:30:01 |
| 158.254.115.72 | 3364806873659511962 | 2025-09-28 05:05:16 |
| 221.35.36.154 | 2820018706735481389 | 2025-08-10 08:28:49 |
| 197.29.90.66 | 1627174960972143877 | 2025-09-08 13:47:44 |
| 209.250.184.207 | 6266691967371978783 | 2025-08-04 14:51:44 |
| 160.120.101.42 | 5624602700750572251 | 2025-08-17 06:01:16 |
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| 78.111.206.37 | 7148753882227927384 | 2025-08-03 14:19:02 |
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| 245.208.125.68 | 2075695943402215100 | 2025-08-07 17:41:33 |
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| 20.75.246.48 | 1367228150267274646 | 2025-09-16 22:56:34 |
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| 111.8.223.77 | 5027634162532447982 | 2025-09-22 20:19:37 |
| 144.121.161.71 | 3065454278600695518 | 2025-08-22 04:51:41 |
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| 189.179.187.112 | 9626798415616406237 | 2025-09-19 08:17:22 |
| 77.161.11.58 | 3622622180277941359 | 2025-09-13 16:14:43 |
| 84.42.18.217 | 2952681071405574732 | 2025-09-20 03:56:06 |
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| 123.223.167.204 | 5266993182625197861 | 2025-09-06 22:31:44 |
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| 39.104.5.229 | 8816468230943421263 | 2025-08-26 07:52:05 |
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| 144.70.191.24 | 8569163987051912919 | 2025-08-13 17:58:09 |
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| 8889:7daa:bd1:1989:79b1:e4d5:8f6:98be | 5565933951717565387 | 2025-08-09 12:14:58 |
| d6a8:ffa0:73b2:7df3:5010:efd4:a894:c71e | 6635441931648446323 | 2025-08-07 18:38:22 |
| 17ff:310c:64d8:dd83:f2e6:2a77:5302:c772 | 5884063577379497156 | 2025-09-08 15:06:37 |
| 88ea:cbe8:9d5e:1fc5:94a9:526c:bfc3:4588 | 8944808262140595737 | 2025-08-09 15:16:35 |
| 8a1b:c423:dd35:92a7:bd69:a9a2:74c:717f | 9800468535618630468 | 2025-09-04 18:31:28 |
| 79.215.194.173 | 3542947892762103508 | 2025-08-17 11:31:14 |
| f8e7:c693:a874:254d:6222:d9d6:3f15:5434 | 2686450374701534717 | 2025-09-27 18:34:37 |
| 8.177.53.249 | 4936233496611279163 | 2025-09-19 04:10:14 |
| 35.72.48.162 | 9984352164289150995 | 2025-08-19 04:25:53 |
| 272d:174f:174e:a2dc:d2a3:ec00:9812:a2f1 | 4645015150762955935 | 2025-08-22 12:19:36 |
| 96.153.4.149 | 7419534804593375662 | 2025-08-09 11:16:31 |
| 752f:db1f:fc89:435b:195c:17dd:7e21:b00a | 2368057089882304854 | 2025-09-18 16:01:06 |
| 248.123.151.177 | 3789035134324927327 | 2025-09-04 18:57:22 |
| 91.107.68.133 | 8395768693768222672 | 2025-08-13 11:01:00 |
| 46.92.242.204 | 6777012684613442427 | 2025-08-26 18:14:54 |
| 137.160.41.93 | 1089453774418704737 | 2025-08-23 18:39:13 |
| 107.68.141.26 | 5201484054668907189 | 2025-08-25 04:54:30 |
| 52.150.42.25 | 6241640078032233860 | 2025-09-08 14:47:45 |
| 8e0e:af50:b8dc:8fd5:6e9c:1dc9:542:2326 | 8387900231643311165 | 2025-08-21 22:38:48 |
| 157.182.84.89 | 8702424422272075971 | 2025-08-30 06:27:40 |
| 161.15.149.165 | 6225406417817133274 | 2025-09-09 02:04:22 |
| ca51:8e2:5f0d:db2d:196f:42:1212:29a7 | 4993425588571919409 | 2025-08-03 05:04:39 |
| 222.113.13.97 | 6944382730285943547 | 2025-08-03 05:27:15 |
| 29.144.182.56 | 6491028786529515077 | 2025-09-23 08:09:32 |
| 76.39.2.26 | 4363260862954305499 | 2025-09-04 18:51:28 |
| 195.58.176.155 | 9551229090981754163 | 2025-08-03 01:44:16 |
| 249.74.248.85 | 1693149952309217262 | 2025-08-06 15:14:25 |
| 146.10.87.21 | 8472469872052363405 | 2025-08-19 05:41:22 |
| 248.175.232.74 | 4596617789131485981 | 2025-08-26 00:35:42 |
| 240.135.52.120 | 9351732210128287551 | 2025-09-10 04:03:56 |
| 245.26.243.137 | 1990031398515092536 | 2025-08-29 14:29:25 |
| 208.68.164.231 | 2611155542311430521 | 2025-08-03 16:56:40 |
| 111.228.242.209 | 2368963930120667624 | 2025-08-19 00:35:22 |
| 149.125.123.59 | 6154178931867941074 | 2025-08-19 07:00:55 |
| 68.15.57.100 | 7915446377851320039 | 2025-08-08 13:51:55 |

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|---|---|---|
| 2414:4b46:2995:b750:2935:cb75:9be9:a3fe | 7852260026516060112 | 2025-08-14 21:32:44 |
| cb54:e1d6:38c6:2f82:d982:8630:f4a5:11af | 8551664490174746282 | 2025-09-20 02:45:24 |
| 238.170.30.175 | 6212314264756706978 | 2025-09-15 06:45:41 |
| 1256:4799:b4df:c6c5:776f:b011:6cfe:429d | 8861156252535565528 | 2025-09-08 14:11:29 |
| 225.165.145.213 | 9386134398900707053 | 2025-08-04 02:47:33 |
| 201.96.42.194 | 1373098557112381879 | 2025-08-01 23:52:00 |
| 87.82.245.85 | 8114422594473080687 | 2025-08-17 09:17:32 |
| 9a1f:6643:ea08:b8d:2db:2de6:a0bc:762e | 3615503434036536739 | 2025-09-16 14:39:08 |
| 250.6.244.240 | 4810282231683831767 | 2025-08-29 13:06:28 |
| 195.170.173.21 | 6519689755676706235 | 2025-09-13 07:32:52 |
| 26.153.146.174 | 7521733138125264720 | 2025-09-01 17:02:24 |
| 163.203.7.229 | 4045332444709081232 | 2025-08-07 22:28:57 |
| 157.246.88.251 | 4959643402744792393 | 2025-09-07 21:39:46 |
| efd4:b83f:dda7:bdd9:be80:496c:f443:4c6b | 9587641123810480407 | 2025-08-23 09:01:18 |
| 177.21.130.207 | 2703321716663586051 | 2025-09-16 16:14:17 |
| 3d64:8e1f:75d0:e278:ac49:acf8:e5bf:795a | 7448018216428637736 | 2025-08-11 16:33:38 |
| 139.242.26.94 | 6040656060521665152 | 2025-08-19 10:51:40 |
| 52.25.3.228 | 7890556879278604411 | 2025-08-02 05:56:38 |
| 142.89.171.109 | 9835970999105569934 | 2025-08-28 17:37:37 |
| 35.231.103.18 | 1255610429789986950 | 2025-08-14 18:35:32 |
| 80.36.152.169 | 3640994719910205826 | 2025-08-27 09:42:10 |
| 106.207.63.188 | 2547075024376806957 | 2025-08-21 02:50:48 |
| 4322:6158:86eb:9a2d:e779:af6c:fbb1:5f45 | 6502768117471998082 | 2025-09-29 03:14:20 |
| b4e5:ccd9:2839:6f91:f12e:bb6a:b8f:d554 | 9987194662776411214 | 2025-09-09 13:59:48 |
| 5149:f703:4212:332b:3ab3:1f2a:528e:6167 | 7531324800503498373 | 2025-09-24 17:20:03 |
| 187.135.222.186 | 5238244265995031694 | 2025-09-09 14:02:42 |
| 250.210.190.245 | 5421053804986331278 | 2025-08-20 20:04:34 |
| 85.71.196.98 | 9870432855142656583 | 2025-08-20 21:01:24 |
| 55.7.199.214 | 1325420170515717879 | 2025-09-20 09:40:19 |
| 169.117.137.61 | 7670853002874051587 | 2025-08-12 23:14:15 |
| 236.141.60.11 | 8764723554080040575 | 2025-08-15 12:18:18 |
| 199.45.16.113 | 3378645995943166512 | 2025-08-18 08:08:38 |
| 229.14.70.197 | 5876379457270444367 | 2025-09-23 22:54:00 |
| 8.83.110.211 | 6751106977166971539 | 2025-09-28 08:58:54 |
| 165.63.108.124 | 5362106394421288054 | 2025-08-05 12:24:55 |
| 138.120.195.221 | 3245053602416957634 | 2025-09-14 03:26:38 |
| 181.139.86.153 | 1509812264817580133 | 2025-08-12 22:28:39 |
| 617b:973f:982f:18de:86fd:22fb:ef6f:2502 | 8621753830452406843 | 2025-08-17 21:50:16 |
| 17.158.38.131 | 8525148315846356244 | 2025-09-09 20:42:59 |
| 210.51.246.85 | 8381515018765215923 | 2025-08-30 18:48:40 |
| 487b:5883:cf12:13d9:53b3:c302:43fa:b26e | 2586655811849994702 | 2025-08-14 06:26:00 |
| 3198:5c2e:aa86:f0be:9a7c:cad3:6af1:8e70 | 8451608881371989124 | 2025-09-16 14:43:30 |
| 110.243.116.239 | 5068837781301668498 | 2025-09-17 03:03:33 |
| 648a:b48a:4b7e:f445:1fda:29a2:2946:4279 | 8734345806119853304 | 2025-08-15 04:35:43 |
| 58.143.138.175 | 8783457556244240871 | 2025-08-25 20:44:20 |
| 174.126.88.150 | 3403609133674803666 | 2025-08-24 09:15:25 |
| 142e:b425:7ce8:9230:9f27:3f01:a4fd:713a | 1127870082168364054 | 2025-09-22 08:35:54 |
| 73.114.163.76 | 2446821864997792247 | 2025-09-14 22:47:17 |
| 222.62.92.147 | 2320076558306204578 | 2025-09-29 10:04:44 |
| 134.154.180.56 | 2904991472459893158 | 2025-08-14 08:17:15 |
| c70a:4b01:b4d:98d8:62bc:5a44:5b17:e143 | 3862323657095578198 | 2025-08-29 07:21:51 |
| 78d:3814:e981:5513:19f3:ec3a:5286:6346 | 6914624950447777170 | 2025-08-11 17:26:38 |
| 217.223.241.20 | 6018757103549545993 | 2025-08-26 00:08:21 |
| 749:d82c:90e:ba69:416f:15dc:1c4:62ab | 9097181816287659448 | 2025-09-28 19:41:36 |
| 117.26.148.101 | 7447207100234753928 | 2025-09-13 15:57:13 |
| 141.46.116.62 | 6192511721971971245 | 2025-09-01 17:28:15 |
| 146.237.41.8 | 4715239944571683137 | 2025-08-28 21:59:29 |
| 105.214.64.106 | 7695914028887703498 | 2025-08-19 06:08:23 |
| 30.128.172.79 | 5404243767571632926 | 2025-08-07 13:51:19 |
| 3610:1784:a395:24af:66fa:acf2:2efe:2322 | 9989949454356149982 | 2025-08-28 11:56:38 |
| 108.3.46.130 | 1636683278923618198 | 2025-09-19 18:20:07 |

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|---|---|---|
| 85d2:217c:7eda:9954:6ab8:5a7f:b882:732a | 5412853915565871928 | 2025-08-19 04:56:52 |
| 35.116.152.161 | 3090692292120256744 | 2025-09-08 03:12:04 |
| 94f8:1879:59ad:907f:3fdb:cc37:3ed7:9220 | 2788602173204525542 | 2025-08-07 04:00:47 |
| 113.37.160.49 | 9943282555980359929 | 2025-09-16 22:54:03 |
| 176.27.204.204 | 8779970410860413846 | 2025-08-26 09:37:06 |
| 803f:b7e1:eab4:df4b:e345:ac56:f091:5c31 | 1867007264686554841 | 2025-09-16 08:14:38 |
| 8.14.218.112 | 8165240923113454376 | 2025-09-14 18:17:14 |
| fbc9:c428:e04c:f13a:32ae:deef:9d8d:8e85 | 2928680490222802986 | 2025-09-27 16:04:50 |
| 65.226.78.119 | 2949972905879843097 | 2025-09-23 03:29:29 |
| 93.3.178.176 | 6945224764967579849 | 2025-09-10 08:06:40 |
| 53.9.157.100 | 1348648569072979310 | 2025-09-23 03:18:03 |
| 194.84.37.75 | 3386300956240696857 | 2025-08-28 20:23:18 |
| 212.159.148.136 | 6064374547230151510 | 2025-08-08 08:35:32 |
| 2661:5670:e440:ac7d:c1db:d492:c759:e77b | 1005980230159961825 | 2025-09-08 02:17:28 |
| 224.99.100.190 | 1520734039764385377 | 2025-08-26 13:13:17 |
| 125.255.173.74 | 9118626668928824943 | 2025-08-01 20:20:46 |
| 176.42.96.83 | 6682560482994743260 | 2025-08-18 12:36:26 |
| 67.247.40.48 | 9658078030363214724 | 2025-09-07 09:01:14 |
| 90.75.241.208 | 2938599347803521337 | 2025-09-11 03:57:23 |
| 118.76.72.150 | 6078986095428152741 | 2025-09-13 09:23:25 |
| 946a:983c:df47:d7ee:8d76:952d:4626:7914 | 8857256807645512819 | 2025-09-02 15:52:36 |
| 109.158.101.96 | 7716330611516100659 | 2025-09-25 05:27:42 |
| 3387:5283:a01:f9d0:9ab:1470:f4d9:59c1 | 1137306398756184802 | 2025-09-02 20:59:22 |
| 177.198.227.52 | 5553349853086869436 | 2025-08-11 18:47:16 |
| 233.137.6.119 | 9703944969522585031 | 2025-09-23 12:07:40 |
| 83ce:5369:918a:d20a:a8b9:82ae:653f:9db3 | 1500966740869516368 | 2025-09-06 01:30:30 |
| 191.18.128.183 | 1494182413581905983 | 2025-08-18 15:28:11 |
| 89.68.254.61 | 9655871947494260494 | 2025-08-11 03:32:21 |
| 60.16.228.17 | 6209050728783503924 | 2025-08-20 17:32:00 |
| 233.154.234.165 | 5972764357189288318 | 2025-08-09 04:53:27 |
| 63.36.65.151 | 2553373440738179672 | 2025-08-15 14:19:03 |
| d629:3bc7:7308:8a37:fc25:a1b0:4679:3113 | 3182687205936632600 | 2025-09-11 15:04:08 |
| 152.44.214.92 | 7721284268333671551 | 2025-09-23 21:33:43 |
| 36.46.49.3 | 8040238538452933104 | 2025-08-28 17:07:09 |
| 24.23.186.154 | 2923940228958026905 | 2025-08-22 10:50:34 |
| 5d6d:fbb2:c073:da28:4be9:c3d0:c666:615b | 2465711902804603513 | 2025-08-16 17:24:23 |
| 78.249.142.192 | 1219605708921640798 | 2025-08-13 15:56:57 |
| 108.30.38.165 | 7382141047409179529 | 2025-08-29 21:05:30 |
| 53e9:5e14:d374:2a8c:8bce:8b19:d486:19c6 | 8533490310308687857 | 2025-09-19 05:36:54 |
| 108.229.32.187 | 1893857123233261776 | 2025-08-03 19:03:35 |
| 7de2:3bc3:3c8e:dcf:159e:7d7d:ec40:7169 | 6907829974926092509 | 2025-08-14 06:46:07 |
| 134.71.140.81 | 5733659845483882183 | 2025-09-02 05:36:53 |
| 95e9:c07c:659:9b35:400:5423:8bd2:4818 | 4242681066290832492 | 2025-08-07 05:06:18 |
| 147.84.19.103 | 5618153850805729213 | 2025-09-16 14:38:38 |
| 1.183.124.6 | 4873329900857177263 | 2025-09-24 07:20:31 |
| 224.85.56.38 | 1822975083906699707 | 2025-09-20 02:51:47 |
| 230.250.116.23 | 8354317192325245537 | 2025-08-15 05:47:33 |
| fc6:102f:4a65:f471:7793:c74e:95ae:5bc | 7621713134177098448 | 2025-09-29 07:38:29 |
| 59.153.108.91 | 6999390692749172453 | 2025-08-16 11:28:06 |
| e313:27f4:d48f:63e2:9af5:6395:c0e8:a0c4 | 7974375875300847427 | 2025-09-17 06:32:25 |
| 223.108.66.95 | 1092542126869354256 | 2025-09-24 13:47:27 |
| 228.223.248.219 | 8852147065959775450 | 2025-08-23 03:11:42 |
| 12.37.63.14 | 1634264578894416265 | 2025-09-07 20:07:34 |
| 102.245.12.107 | 1270772429269655854 | 2025-09-28 08:26:57 |
| 247.13.197.101 | 1451500090582482863 | 2025-08-31 20:51:16 |
| 153.5.180.207 | 2203900465426307640 | 2025-09-02 22:15:40 |
| 112.20.33.247 | 6241246676223229588 | 2025-09-09 11:29:06 |
| 151.244.109.252 | 5688260281286298301 | 2025-08-07 06:15:09 |
| 73.178.225.90 | 6724228719067948174 | 2025-08-24 23:30:50 |
| 2.238.218.193 | 2248300372522823601 | 2025-09-01 08:11:56 |
| ca36:29f5:8337:e8af:9c34:9815:9db0:46c1 | 6508440349926574552 | 2025-08-17 05:45:27 |

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|---|---|---|
| 73.63.5.152 | 2110869519298976605 | 2025-08-26 10:24:24 |
| 63.153.142.160 | 2407646881756781521 | 2025-08-25 19:04:24 |
| 42.124.191.243 | 9893988581291682495 | 2025-09-03 21:18:14 |
| 111.233.84.245 | 8483563899184068688 | 2025-09-09 18:06:38 |
| 122.187.39.159 | 1351490317536855141 | 2025-09-27 03:25:20 |
| 122.246.41.117 | 2019963148570241464 | 2025-08-11 05:11:22 |
| 72.235.222.100 | 2212522232130460073 | 2025-09-04 14:45:25 |
| 94.196.233.82 | 8646691510019730422 | 2025-08-28 04:35:30 |
| 129.30.153.238 | 5744622314577691598 | 2025-09-18 10:29:13 |
| 128.89.171.89 | 9982065917730491674 | 2025-08-01 23:02:05 |
| 114.71.149.24 | 7912932071519127066 | 2025-09-03 10:11:32 |
| 158.104.149.198 | 5880947881935881828 | 2025-09-07 03:10:12 |
| 1f43:1ce4:fdee:df19:149e:459b:5006:cb01 | 1487875273106491915 | 2025-08-07 20:43:16 |
| 144.2.107.4 | 7545612761852121822 | 2025-09-10 11:13:45 |
| 138.77.155.94 | 7311859331948281109 | 2025-09-20 15:04:25 |

# Tab 18

# HARBOR BAY
# COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures**
**October 2025**
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$403,413.05**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Advanced Energy Solutions of | 300110 | 12658 | Repair Outlets 10/25 | $ 1,300.10 |
| Alsco, Inc. | 300069 | LTAM1095616 | Housekeeping 09/25 | $ 162.96 |
| Alsco, Inc. | 300066 | LTAM1097456 | Housekeeping 09/25 | $ 160.67 |
| Alsco, Inc. | 300069 | LTAM1098373 | Housekeeping 10/25 | $ 160.67 |
| Blue Water Aquatics, Inc. | 300118 | 34221 | Aquatic Services 09/25 | $ 3,075.00 |
| Blue Water Aquatics, Inc. | 300111 | 34308 | Pond 33 Clean Out 09/25 | $ 9,996.00 |
| Brown & Brown Insurance Ser | 300102 | 101925 Brown | Pollution Liability FY25/26 | $ 8,101.00 |
| Century Fire Protection, LLC | 300087 | 40010102 | Service 09/25 | $ 960.00 |
| Cintas Corporation | 300109 | 4242496270 | Housekeeping 09/25 | $ 766.95 |
| Cintas Corporation | 300109 | 4243908173 | Housekeeping 09/25 | $ 728.69 |
| Cintas Corporation | 300067 | 4244618121 | Housekeeping 09/25 | $ 728.69 |
| Cintas Corporation | 300077 | 4245348896 | Housekeeping 10/25 | $ 766.95 |
| Cintas Corporation | 300088 | 4246830257 | Housekeeping 10/25 | $ 728.69 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Core Empire, LLC | 300089 | 319 | Pressure Wash 09/25 | $ 2,200.00 |
| D.J. Productions - Awesome F | 300084 | 251311100-57 | Event 10/24/25 | $ 825.00 |
| Daniel Leventry | 300090 | DL082125 | Board of Supervisor Meeting 08/21/2 | $ 200.00 |
| Daniel Leventry | 300090 | DL090825 | Board of Supervisor Meeting 09/08/2 | $ 200.00 |
| Daniel Leventry | 300103 | DL101625 | Board of Supervisor Meeting 10/16/2 | $ 200.00 |
| Daniel Ratchford | 300112 | 101825 Ratchford | Entertainment 10/18/25 | $ 815.00 |
| Dean Walters | 300091 | DW082125 | Board of Supervisor Meeting 08/21/2 | $ 200.00 |
| Dean Walters | 300091 | DW090825 | Board of Supervisor Meeting 09/08/2 | $ 200.00 |
| Dean Walters | 300104 | DW101625 | Board of Supervisor Meeting 10/16/2 | $ 200.00 |
| Despard Racquet Sports | 300070 | 92747 | Court Maintenance 10/1/25-10/15/25 | $ 1,416.50 |
| DirecTV | 20251024-1 | 057414714X251011 10/25 | 107 Manns Harbor Dr 10/25 | $ 596.18 |
| Florida Department of Comme | 300114 | 92148 | Special District Fee for FY 25-26 | $ 175.00 |
| Frontier Florida, LLC | 300092 | 239-100-0051-031720-5 10/25 | Phone/Internet/Cable 10/25 | $ 2,452.82 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Gas South | 20251020-2 | 150360104370 ACH 09/25 | Utilities 09/25 | $ 403.24 |
| Governmental Management S | 300078 | 61 | Indeed/Fountain 09/25 | $ 2,412.01 |
| Hecker Construction Company | 300101 | 7673 | New Seawal - 50% Deposit | $ 36,500.00 |
| Hidden Eyes, LLC | 300074 | 749857 | Video Monitoring 02/25 | $ 17,392.72 |
| Hidden Eyes, LLC | 300074 | 750719 | Add Res 01/1/25-02/28/25 | $ 90.00 |
| Hidden Eyes, LLC | 300074 | 750985 | Video Monitoring 03/25 | $ 17,437.72 |
| Hidden Eyes, LLC | 300074 | 752405 | Video Monitoring 04/25 | $ 5,456.90 |
| Hidden Eyes, LLC | 300074 | 754102 | Video Monitoring 05/25 | $ 17,563.72 |
| Hidden Eyes, LLC | 300074 | 754913 | Video Monitoring 06/25 | $ 17,563.72 |
| Hidden Eyes, LLC | 300074 | 755761 | Add Res 05/01/25-06/30/25 | $ 36.00 |
| Hidden Eyes, LLC | 300074 | 758317 | Video Monitoring 09/25 | $ 18,157.27 |
| Hidden Eyes, LLC | 300074 | 759149 | Add Res 08/20/25-09/30/25 | $ 56.03 |
| Hidden Eyes, LLC | 300075 | 759403 | Video Monitoring 10/25 | $ 18,185.08 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Hidden Eyes, LLC | 300119 | 760306 | Add Res 09/01/24-10/31/25 | $ 92.70 |
| Hidden Eyes, LLC | 300119 | 760536 | Video Monitoring 11/25 | $ 18,231.43 |
| Hillsborough County Board of | 300105 | 2401972-0007 | Violation #2401972-0007 10/25 | $ 300.00 |
| Hillsborough County Board of | 300105 | 2401972-005 | Violation #2401972-005 09/25 | $ 150.00 |
| Hillsborough County Board of | 300105 | 2401972-006 | Violation 2401972-006 09/25 | $ 300.00 |
| Hillsborough County BOCC | 20251030-1 | BOCC Summary 1 ACH 09/25 | Utilities 09/25 | $ 1,508.45 |
| Hillsborough County BOCC | 20251001-1 | BOCC Summary 2 ACH 08/25 | Utilities 08/25 | $ 2,219.39 |
| Joel Newton | 300079 | 093025 Newton | Reimbursement for Supplies 09/25 | $ 109.10 |
| Kabam Plumbing Services, LL | 300115 | 818 | Plumbing Service 10/25 | $ 2,215.00 |
| L. K. Industrial Services, Inc. | 300113 | 7406 | Semi-Annual OSHA Inspection 09/25 | $ 1,580.00 |
| L. K. Industrial Services, Inc. | 300120 | 7527 | Labor/Material - Grease Fittings 10/2 | $ 875.00 |
| Lakeland Moonwalk of Polk C | 300085 | 101625 Moonwalk | Final Payment for 10/18/25 Event | $ 3,800.50 |
| Lee Te Kim Lawn Care & Nurs | 300093 | OCT 06803 | Tree Removal - Tennis Court 10/25 | $ 500.00 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Lee Te Kim Lawn Care & Nurs | 300116 | OCT 06805 | Irrigation Repairs 10/25 | $ 9,697.74 |
| Lee Te Kim Lawn Care & Nurs | 300116 | OCT 06807 | Irrigation Repairs 10/25 | $ 360.00 |
| Lee Te Kim Lawn Care & Nurs | 300076 | SEPT 06796 | Landscape Maintenance 09/25 | $ 41,166.66 |
| Lee Te Kim Lawn Care & Nurs | 300076 | SEPT 06797 | Water Use Permit 09/25 | $ 500.00 |
| Lee Te Kim Lawn Care & Nurs | 300076 | SEPT 06798 | Turfgrass Management 09/25 | $ 22,800.00 |
| Lee Te Kim Lawn Care & Nurs | 300076 | SEPT 06799 | Irrigation Maintenance 09/25 | $ 5,000.00 |
| Lee Te Kim Lawn Care & Nurs | 300076 | SEPT 06800 | Maintenance - Park Square 09/25 | $ 15,000.00 |
| Lighthouse Engineering Inc., c | 300080 | 28 | Engineering Services 08/25 | $ 2,925.00 |
| Lighthouse Engineering Inc., c | 300080 | 29 | Engineering Services 09/25 | $ 3,950.00 |
| Miguel Rodriguez | 300094 | MR082125 | Board of Supervisor Meeting 08/21/2 | $ 200.00 |
| Miguel Rodriguez | 300106 | MR101625 | Board of Supervisor Meeting 10/16/2 | $ 200.00 |
| Nils Sedwick | 300086 | 101725 Sedwick | Encroachment - Refund 10/25 | $ 608.00 |
| Persson, Cohen & Mooney, P. | 300095 | 6377 | Legal Services 09/25 | $ 15,560.88 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Phenomenal Exercise Equipm | 300068 | 246432 | Equipment Maintenance 09/25 | $ 145.00 |
| Phenomenal Exercise Equipm | 300121 | 246504 | Equipment Maintenance 10/25 | $ 145.00 |
| Phillip Bogart | 300073 | 100225 Bogart | Band Performance 10-03-25 | $ 815.00 |
| Rizzetta & Company, Inc. | 300072 | INV0000103643 | District Management Services 10/25 | $ 16,013.60 |
| Schindler Elevator Corporatior | 300071 | 4100035904 | Service Call 07/25 | $ 447.87 |
| Schindler Elevator Corporatior | 300071 | 4607212982 | Preventive Maintenance 08/25 | $ 263.01 |
| Schindler Elevator Corporatior | 300071 | 4607238831 | Preventive Maintenance 09/25 | $ 263.01 |
| Schindler Elevator Corporatior | 300096 | 4607271947 | Preventative Maintenance 10/25 | $ 303.00 |
| Spectrum | 20251016-1 | 2380453090525 09/25 ACH | 5248 Admiral Pointe Dr 09/25 | $ 204.90 |
| Spectrum | 20251016-1 | 2380453100525 10/25 ACH | 5248 Admiral Pointe Dr 10/25 | $ 218.85 |
| Spectrum | 20251021-2 | 2389447082725 09/25 ACH | 107 Manns Harbor Dr 09/25 | $ 318.00 |
| Spectrum | 20251021-2 | 2389447092725 10/25 ACH | 107 Manns Harbor Dr 10/25 | $ 356.95 |
| Steve Finley | 300097 | SF082125 | Board of Supervisor Meeting 08/21/2 | $ 200.00 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Steve Finley | 300097 | SF090825 | Board of Supervisor Meeting 09/08/25 | $ 200.00 |
| Steve Finley | 300107 | SF101625 | Board of Supervisor Meeting 10/16/25 | $ 200.00 |
| Suncoast Land Surveying | 300083 | 7926 | Topographic/Tree Survey 09/25 | $ 8,250.00 |
| TECO | 20251020-3 | Summary 2 08/25-815 ACH | Utilities 09/25 | $ 12,982.31 |
| TECO | 20251020-1 | Summary 311000030115 09/2 | Utility Summary 09/25 | $ 13,286.98 |
| The Observer Group, Inc. | 300081 | 25-02990H | Legal Advertising 10/03/25 | $ 91.88 |
| The Observer Group, Inc. | 300098 | 25-03153H | Legal Advertising 10/17/25 | $ 85.31 |
| Timothy Nargi | 300099 | TN090825 | Board of Supervisor Meeting 09/08/25 | $ 200.00 |
| Timothy Nargi | 300108 | TN101625 | Board of Supervisor Meeting 10/16/25 | $ 200.00 |
| Triangle Pool Service | 300122 | 113211682233 | Liquid Chlorine 10/25 | $ 377.50 |
| Triangle Pool Service | 300122 | 320003548 | Chlorine and Sulfuric Acid 10/25 | $ 707.50 |
| Triangle Pool Service | 300122 | 320003549 | Liquid Chlorine 10/25 | $ 302.50 |
| Triangle Pool Service | 300122 | 320003695 | Liquid Chlorine 10/25 | $ 317.50 |

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Triangle Pool Service | 300117 | 19112000 | Sulfuric Acid 09/25 | $ 547.50 |
| Triangle Pool Service | 300100 | 32555819-27 | Liquid Chlorine 09/25 | $ 545.00 |
| U.S. Bank | 300082 | 7908789 | Trustee Fee S19 09/01/25-08/31/26 | $ 7,003.75 |
| **Report Total** | | | | **$ 403,413.05** |

**Advanced Energy Solutions**
of America, LLC
PO Box 82973
Tampa, FL 33682

RECEIVED
10/10/25

# Invoice

**Invoice #:** 12658
**Invoice Date:** 10/2/2025
**Due Date:** 11/1/2025
**Project:** 12658
**P.O. Number:**

**Bill To:**
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| The Mirabay Club<br>Repair outlets and mark circuits | | | |
| 9/30/2025 located receptacle circuits and labeled. Made repair of boxes, receptacles and covers where needed. Separated outlet by fountain pump from pump circuit and connected to fountain light PC/GFI circuit by tracing conduit to find junction box. Tested for function. | | | |
| MATERIALS USED ON JOB | | 287.60 | 287.60 |
| Jason Witfoth LABOR TECHNICIAN | 7.5 | 90.00 | 675.00 |
| Josue Rodriguez HELPER | 7.5 | 45.00 | 337.50 |

Date- 10-02-25
GL Code- 57200447
Approved by- JN

| | |
|---|---|
| **Total** | $1,300.10 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $1,300.10 |

# INVOICE

**REPRINT**

**LTAM1095616**

Invoice Date: Sep 10 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

RECEIVED 10/01/25

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 20 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |
| | | Finance Charge - Jul 2025 PD $152.96 | | | | 2.29 |
| | ****SPECIAL**** | | | | | |
| | Gloves starting at $25 per case of 1000 | | | | | |
| | Can liners starting at $18.90 per case of 1000 | | | | | |
| | Need gloves or can liners, ask your RSR or call 813-253-0431to place an order. | | | | | |
| | **Want to add a credit card to your account for payment. Go to the website below and click register for | | | | | |
| | A-Track to view invoices, statements and add payment methods.** | | | | | |
| | https://atrack.alsco.com/Account/Login | | | | | |

SN Sep 10 2025, 8:45 AM 27.7486, -82.4178

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $162.96 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$162.96** |

# INVOICE

**LTAM1097456**

Invoice Date: Sep 24 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

RECEIVED 09/24/25

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 10 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |

****SPECIAL****
Gloves starting at $25 per case of 1000
Can liners starting at $18.90 per case of 1000
Need gloves or can liners, ask your RSR or call 813-253-0431to place an order.

**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.**
https://atrack.alsco.com/Account/Login

SJ Sep 24 2025, 8:20 AM 27.7486, -82.4177

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $160.67 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$160.67** |

# INVOICE

**LTAM1098373**

Invoice Date: Oct 01 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

RECEIVED 10/01/25

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 10 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |
| | | ****SPECIAL**** | | | | |
| | | Gloves starting at $25 per case of 1000 | | | | |
| | | Can liners starting at $18.90 per case of 1000 | | | | |
| | | Need gloves or can liners, ask your RSR or call 813-253-0431to place an order. | | | | |
| | | **Want to add a credit card to your account for payment. Go to the website below and click register for | | | | |
| | | A-Track to view invoices, statements and add payment methods.** | | | | |
| | | https://atrack.alsco.com/Account/Login | | | | |

JM Oct 01 2025, 8:07 AM 27.7486, -82.4177

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $160.67 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$160.67** |

**Blue Water Aquatics, Inc.**
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

RECEIVED
09/29/25

Blue Water Aquatics
Aquatic & Environmental Services

**BILL TO**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614 United States

# INVOICE 34221

**DATE** 09/29/2025 **TERMS** Net 45

**DUE DATE** 11/13/2025

| SERVICE DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| 09/03/2025 | **Fountain Inspection & PM Cleaning** | Fountain Inspection & Preventative (Included)<br>Maintenance Cleaning Services<br>Service Report Attached | 1 | 0.00 | 0.00 |
| 09/10/2025 | **Pond / Waterway Treatment** | Aquatic Services - 1st Visit (Included)<br>Treatment Report Attached | 1 | 0.00 | 0.00 |
| 09/25/2025 | **Pond / Waterway Treatment** | Aquatic Services -<br>Treatment Report Attached | 1 | 3,075.00 | 3,075.00 |

| | |
|---|---|
| SUBTOTAL | 3,075.00 |
| TAX | 0.00 |
| TOTAL | 3,075.00 |
| **TOTAL DUE** | **$3,075.00** |

THANK YOU for choosing Blue Water Aquatics, Inc.!

**Blue Water Aquatics, Inc.**
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Blue Water Aquatics
Aquatic & Environmental Services

**BILL TO**
Harbor Bay CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614 United States

# INVOICE 34308

**DATE** 09/30/2025 **TERMS** Net 45

**DUE DATE** 11/14/2025

| SERVICE DATE | SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| 09/22/2025 | **Special Service Agreement** | Special Service Agreement - POND 33 CLEAN OUT Report Attached | 1 | 9,996.00 | 9,996.00 |

| | |
|---|---|
| SUBTOTAL | 9,996.00 |
| TAX | 0.00 |
| TOTAL | 9,996.00 |
| **TOTAL DUE** | **$9,996.00** |

Date- 10-01-25
GL Code- 538004601
Approved by- JN

THANK YOU for choosing Blue Water Aquatics, Inc.!

Brown & Brown INSURANCE®

RECEIVED 10/17/25

Harbor Bay Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

# INVOICE FOR FUNDS TO BIND COVERAGE

Payment is required to proceed with binding coverage with the carrier

| Invoice Date: |
| --- |
| October 13, 2025 |

Policy: POLICY SHELL
Company: Homeland Insurance Company of New York
Effective: 10/19/2025

| Due Date | Term | Description | Amount |
| --- | --- | --- | --- |
| 10/19/2025 | New | Pollution Liability | $ 8,101.00 |

***This is an estimated premium and is subject to change upon policy issuance.***

Make checks payable to:
Brown & Brown of Florida, Inc.
P.O. Box 745897
Atlanta, GA 30374-5897

Overnight Payment to:
Brown & Brown of Florida, Inc.
Lockbox 745897
6000 Feldwood Road
College Park, GA 30349

Please include your account number on your check.

---

Pay by Credit card or Echeck:
https://bbjax.epaypolicy.com

---

**Wire Transfer Instructions:**
Bank of America
ABA# 026009593
Account# 898102753412

**Thank you for your business!**

Phone: 904-565-1952
Fax: 904-565-2440

**Century Fire Protection, LLC**
2450 Satellite Blvd
Duluth, GA 30096

**Bill To**
Harbor Bay Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

| | | | |
|---|---|---|---|
| **Invoice No.** | **40010102** | **Service Location** | Mirabay Outfitters Club<br>107 Manns Harbor Drive<br>Apollo Beach, FL 33572 |
| **Customer PO No.** | Approved by Joel Newton | | |
| **Invoice For** | **Repair Job #43162318 (09/10/2025)** | | |
| **Transaction Date** | 9/15/2025 | | |
| **Due Date** | 10/15/2025 (Net 30) | | |

| Code | Item | Svc | Qty | Unit Price | Amt |
|---|---|---|---|---|---|
| 151-LAB-ES-R | Labor \| Electronic Service \| Regular Labor | AL | 4 | $165.00 | $660.00 |
| 151-FA-Material | Dual Input Module - siga-ct2 | AL | 1 | $220.00 | $220.00 |
| 151-FA-Trip Charge | Fire Alarm Trip Charge | AL | 1 | $80.00 | $80.00 |
| | | | | **GRAND TOTAL** | **$960.00** |

## Notes

Alarm Systems Repair
Fire Alarm System Repair
Technicians: Chad Bryant and Jake Dyhrberg
It is very important that payment is received within 30 days in order to prevent an interruption in your life safety services.

Thank you for your business!

## Terms & Conditions

**LATE PAYMENT CHARGES**

Payments are due thirty (30) days after the date of the applicable invoice and, if past due, shall be subject to finance charges at the rate of 1.5% per month or part thereof (or the maximum rate permitted by law, whichever is less), plus any additional costs of administration and collection (including all reasonable attorneys fees and costs incurred by Century Fire Protection LLC). Customer expressly agrees that payment to Century Fire Protection LLC shall not be contingent upon settlement of any insurance claim of Customer.

Date- 10-01-25

GL Code- 53100 4318

Approved by- JN

CINTAS
READY FOR THE WORKDAY™

**REMIT PAYMENT TO:**
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

RECEIVED
10/23/25

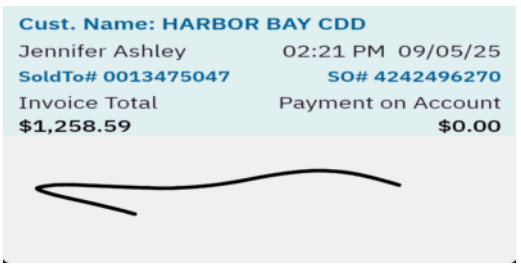
**INVOICE #** 4242496270
**INVOICE DATE** 09/05/2025
**SERVICE TICKET #** 4242496270

# INVOICE

**DEPT:** DEPT 2

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X2272 | FC4 NEUTRAL FLR CLNR- | 01 | F | 10 | 3.541 | 35.41 | N |
| | X2274 | FC2 BIO BASE FL CLNR- | 01 | F | 5 | 4.813 | 24.07 | N |
| | X2275 | GL1 GLASS&SURF CLNR- | 04 | F | 2 | 6.832 | 13.66 | N |
| | X2276 | RR1 DISNFCT/ RR CLNR- | 04 | F | 2 | 9.709 | 19.42 | N |
| | X2278 | SIGNET SK1 DETERGENT- | 01 | F | 7 | 3.004 | 21.03 | N |
| | X2279 | SK2 SINK SANITIZER- | 01 | F | 7 | 3.108 | 21.76 | N |
| | X2280 | Z1 HARD SURF SANITZR- | 01 | F | 25 | 10.386 | 259.65 | N |
| | X2281 | DG1 HD FOAM DEGRSR- | 04 | F | 1 | 5.178 | 5.18 | N |
| | X27014 | SIG AIR DSP DRK- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27058 | SIG SOAP DSP ALU- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27064 | SIG SOAP CVR BLUE- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27069 | SIG SOAP SVC | 01 | F | 14 | 7.848 | 109.87 | N |
| | X27070 | SIG SOAP RFL FOAM- | 04 | F | 14 | 0.000 | 0.00 | N |
| | X45690 | B&V AIR CARE COUNTER DISP WHT- | 01 | F | 12 | 8.844 | 106.13 | N |
| | X7000 | 20"MICROFIBER MOP BL- | 01 | F | 10 | 2.679 | 26.79 | N |
| | X7500 | CLEANING CHEM DISP- | 01 | F | 2 | 4.103 | 8.21 | N |
| | X8020 | MICRFBR TUBE MOP- | 01 | F | 2 | 3.023 | 6.05 | N |
| | X9312 | 1000 MOISTURE SP SVC | 01 | F | 4 | 10.495 | 41.98 | N |
| | X9313 | 1000 MOISTURE SOAP REFILL- | 04 | F | 4 | 0.000 | 0.00 | N |
| | X9322 | INST HAND SANT SVC | 01 | F | 6 | 8.470 | 50.82 | N |
| | X9323 | INST HAND SANT GEL RFL- | 04 | F | 6 | 0.000 | 0.00 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 01 | F | 6 | 0.000 | 0.00 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 04 | F | 4 | 0.000 | 0.00 | N |
| | | DEPT 2 SUBTOTAL | | | | | 750.03 | |
| | | SERVICE CHARGE | | | | | 16.92 | N |
| | | **SUBTOTAL** | | | | | 1258.59 | |
| | | **TAX** | | | | | 0.00 | |
| | | **TOTAL USD** | | | | | 1258.59 | |

**Signature :**




FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

CINTAS
READY FOR THE WORKDAY™

**REMIT PAYMENT TO:**
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

RECEIVED
10/23/25

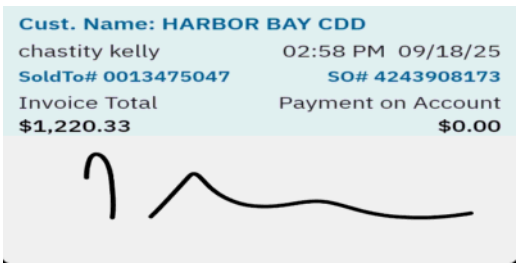
**INVOICE #** 4243908173
**INVOICE DATE** 09/18/2025
**SERVICE TICKET #** 4243908173

# INVOICE

**DEPT:** DEPT 2

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X2272 | FC4 NEUTRAL FLR CLNR- | 01 | F | 10 | 3.541 | 35.41 | N |
| | X2274 | FC2 BIO BASE FL CLNR- | 01 | F | 5 | 4.813 | 24.07 | N |
| | X2278 | SIGNET SK1 DETERGENT- | 01 | F | 7 | 3.004 | 21.03 | N |
| | X2279 | SK2 SINK SANITIZER- | 01 | F | 7 | 3.108 | 21.76 | N |
| | X2280 | Z1 HARD SURF SANITZR- | 01 | F | 25 | 10.386 | 259.65 | N |
| | X27014 | SIG AIR DSP DRK- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27058 | SIG SOAP DSP ALU- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27064 | SIG SOAP CVR BLUE- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27069 | SIG SOAP SVC | 01 | F | 14 | 7.848 | 109.87 | N |
| | X45690 | B&V AIR CARE COUNTER DISP WHT- | 01 | F | 12 | 8.844 | 106.13 | N |
| | X7000 | 20"MICROFIBER MOP BL- | 01 | F | 10 | 2.679 | 26.79 | N |
| | X7500 | CLEANING CHEM DISP- | 01 | F | 2 | 4.103 | 8.21 | N |
| | X8020 | MICRFBR TUBE MOP- | 01 | F | 2 | 3.023 | 6.05 | N |
| | X9312 | 1000 MOISTURE SP SVC | 01 | F | 4 | 10.495 | 41.98 | N |
| | X9322 | INST HAND SANT SVC | 01 | F | 6 | 8.470 | 50.82 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 01 | F | 6 | 0.000 | 0.00 | N |
| | | DEPT 2 SUBTOTAL | | | | | 711.77 | |
| | | SERVICE CHARGE | | | | | 16.92 | N |
| | | **SUBTOTAL** | | | | | 1220.33 | |
| | | **TAX** | | | | | 0.00 | |
| | | **TOTAL USD** | | | | | 1220.33 | |

**Signature :**




FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

CINTAS
READY FOR THE WORKDAY™

REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

INVOICE # 4244618121
INVOICE DATE 09/25/2025

# INVOICE

DEPT: DEPT 2

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X2272 | FC4 NEUTRAL FLR CLNR- | 01 | F | 10 | 3.541 | 35.41 | N |
| | X2274 | FC2 BIO BASE FL CLNR- | 01 | F | 5 | 4.813 | 24.07 | N |
| | X2278 | SIGNET SK1 DETERGENT- | 01 | F | 7 | 3.004 | 21.03 | N |
| | X2279 | SK2 SINK SANITIZER- | 01 | F | 7 | 3.108 | 21.76 | N |
| | X2280 | Z1 HARD SURF SANITZR- | 01 | F | 25 | 10.386 | 259.65 | N |
| | X27014 | SIG AIR DSP DRK- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27058 | SIG SOAP DSP ALU- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27064 | SIG SOAP CVR BLUE- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27069 | SIG SOAP SVC | 01 | F | 14 | 7.848 | 109.87 | N |
| | X45690 | B&V AIR CARE COUNTER DISP WHT- | 01 | F | 12 | 8.844 | 106.13 | N |
| | X7000 | 20"MICROFIBER MOP BL- | 01 | F | 10 | 2.679 | 26.79 | N |
| | X7500 | CLEANING CHEM DISP- | 01 | F | 2 | 4.103 | 8.21 | N |
| | X8020 | MICRFBR TUBE MOP- | 01 | F | 2 | 3.023 | 6.05 | N |
| | X9312 | 1000 MOISTURE SP SVC | 01 | F | 4 | 10.495 | 41.98 | N |
| | X9322 | INST HAND SANT SVC | 01 | F | 6 | 8.470 | 50.82 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 01 | F | 6 | 0.000 | 0.00 | N |
| | | DEPT 2 SUBTOTAL | | | | | 711.77 | |
| | | SERVICE CHARGE | | | | | 16.92 | N |
| | | **SUBTOTAL** | | | | | 1287.17 | |
| | | **TAX** | | | | | (0.00) | |
| | | **TOTAL USD** | | | | | 1287.17 | |

**TOTAL ADJUST.** _____

**TAX ADJUST.** _____

**NET TOTAL** _____

COG-
4519

CUSTOMER TOTAL CURRENT: 4019.25 PAST DUE: 717.05 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

CINTAS
READY FOR THE WORKDAY™

REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

INVOICE # 4245348896
INVOICE DATE 10/02/2025

# INVOICE

DEPT: DEPT 2

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X2272 | FC4 NEUTRAL FLR CLNR- | 01 | F | 10 | 3.541 | 35.41 | N |
| | X2274 | FC2 DIO BASE FL CLNR- | 01 | F | 5 | 4.813 | 24.07 | N |
| | X2275 | GL1 GLASS&SURF CLNR- | 04 | F | 2 | 6.832 | 13.66 | N |
| | X2276 | RR1 DISNFCT/ RR CLNR- | 04 | F | 2 | 9.709 | 19.42 | N |
| | X2278 | SIGNET SK1 DETERGENT- | 01 | F | 7 | 3.004 | 21.03 | N |
| | X2279 | SK2 SINK SANITIZER- | 01 | F | 7 | 3.108 | 21.76 | N |
| | X2280 | Z1 HARD SURF SANITZR- | 01 | F | 25 | 10.386 | 259.65 | N |
| | X2281 | DG1 HD FOAM DEGRSR- | 04 | F | 1 | 5.178 | 5.18 | N |
| | X27014 | SIG AIR DSP DRK- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27058 | SIG SOAP DSP ALU- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27064 | SIG SOAP CVR BLUE- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27069 | SIG SOAP SVC | 01 | F | 14 | 7.848 | 109.87 | N |
| | X27070 | SIG SOAP RFL FOAM- | 04 | F | 14 | 0.000 | 0.00 | N |
| | X45690 | B&V AIR CARE COUNTER DISP WHT- | 01 | F | 12 | 8.844 | 106.13 | N |
| | X7000 | 20"MICROFIBER MOP BL- | 01 | F | 10 | 2.679 | 26.79 | N |
| | X7500 | CLEANING CHEM DISP- | 01 | F | 2 | 4.103 | 8.21 | N |
| | X8020 | MICRFBR TUBE MOP- | 01 | F | 2 | 3.023 | 6.05 | N |
| | X9312 | 1000 MOISTURE SP SVC | 01 | F | 4 | 10.495 | 41.98 | N |
| | X9313 | 1000 MOISTURE SOAP REFILL- | 04 | F | 4 | 0.000 | 0.00 | N |
| | X9322 | INST HAND SANT SVC | 01 | F | 6 | 8.470 | 50.82 | N |
| | X9323 | INST HAND SANT GEL RFL- | 04 | F | 6 | 0.000 | 0.00 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 01 | F | 6 | 0.000 | 0.00 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 04 | F | 4 | 0.000 | 0.00 | N |
| | | DEPT 2 SUBTOTAL | | | | $766.95 GF | 750.03 | |
| | | SERVICE CHARGE | | | | | 16.92 | N |

| | |
|---|---|
| SUBTOTAL | 1258.59 |
| TAX | (0.00) |
| TOTAL USD | 1258.59 |

Cog-4519

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE - CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

CINTAS®
READY FOR THE WORKDAY™

REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

INVOICE # 4246830257
INVOICE DATE 10/16/2025

# INVOICE

DEPT: DEPT 2

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X2272 | FC4 NEUTRAL FLR CLNR- | 01 | F | 10 | 3.541 | 35.41 | N |
| | X2274 | FC2 BIO BASE FL CLNR- | 01 | F | 5 | 4.813 | 24.07 | N |
| | X2278 | SIGNET SK1 DETERGENT- | 01 | F | 7 | 3.004 | 21.03 | N |
| | X2279 | SK2 SINK SANITIZER- | 01 | F | 7 | 3.108 | 21.76 | N |
| | X2280 | Z1 HARD SURF SANITZR- | 01 | F | 25 | 10.386 | 259.65 | N |
| | X27014 | SIG AIR DSP DRK- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27058 | SIG SOAP DSP BLU- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27064 | SIG SOAP CVR BLUE- | 01 | F | 14 | 0.000 | 0.00 | N |
| | X27069 | SIG SOAP SVC | 01 | F | 14 | 7.848 | 109.87 | N |
| | X45690 | B&V AIR CARE COUNTER DISP WHT- | 01 | F | 12 | 8.844 | 106.13 | N |
| | X7000 | 20"MICROFIBER MOP BL- | 01 | F | 10 | 2.679 | 26.79 | N |
| | X7500 | CLEANING CHEM DISP- | 01 | F | 2 | 4.103 | 8.21 | N |
| | X8020 | MICRFBR TUBE MOP- | 01 | F | 2 | 3.023 | 6.05 | N |
| | X9312 | 1000 MOISTURE SP SVC | 01 | F | 4 | 10.495 | 41.98 | N |
| | X9322 | INST HAND SANT SVC | 01 | F | 6 | 8.470 | 50.82 | N |
| | X9980 | SANIS SOAP DISPENSER WHITE- | 01 | F | 6 | 0.000 | 0.00 | N |
| | | DEPT 2 SUBTOTAL | | | | | 711.77 | |
| | | SERVICE CHARGE | | | | | 16.92 | N |
| | | **SUBTOTAL** | | | | | 1220.33 | |
| | | **TAX** | | | | | (0.00) | |
| | | **TOTAL USD** | | | | | 1220.33 | |

COG-4519

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

CUSTOMER TOTAL CURRENT: 2478.92 PAST DUE: 2958.92 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

# INVOICE

**Service Address**

107 Manns Harbor Dr
Apollo Beach, FL
33572

**Bill To**

Harbor Bay Community Development District
3434 Colwell Avenue, Suite 200, c/o Rizzetta & Company (attn: Lynn Hayes)
Tampa, FL 33614
(813) 649-1500
(813) 994-1001

Date- 10-02-25

GL Code- 539004829

Approved by- JM

**CORE Pressure & Sealing**

5233 Admiral Pointe Dr
Apollo Beach, FL 33572
Phone: (813) 586-4636
Email: corepressureclean@gmail.com
Web: www.corepressuresealing.com

| | |
|---|---|
| Payment terms | 30 Days |
| Invoice # | 319 |
| Date | 09/30/2025 |
| Business / Tax # | 86-3121827 |

| Description | Rate |
|---|---|
| Pressure wash project yearly contract<br>- areas conveyed by CDD (Community Development District) | $2,200.00 |

| | |
|---|---|
| **Subtotal** | $2,200.00 |
| **Total** | **$2,200.00** |

Scan to Pay Online

**Notes:**

10% increase every yearly renewal

# Awesome Parties
# D.J. Productions

# Invoice /Confirmation

George Schmitt DBA Awesome Party Inflatables
135 Star Shell Dr., Apollo Beach, FL 33572
813.679.8534
http://www.AwesomeParties.fun
skipper@awesomepartydiscjockey.com

INVOICE /CONFIRMATION #251311100-57

**CUSTOMER COPY**

RENTED TO:
The MiraBay Club
107 Manns Harbor Dr
Apollo Beach, FL 33596
(813) 649-1500

| | |
|---|---|
| RESERVATION DATE | 10/24/2025 |
| RESERVATION TIME | 7:00pm-9:30pm |
| PAYMENT TYPE | Check, credit card, cash |
| PAYMENT DUE DATE | 10/24/2025 |
| REFERRED BY | |

| QTY | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|
| 1 | Outdoor Cinema 25' screen, projector, sound and operator. | $475.00 | $ 475.00 |
| 1 | Popcorn Maker with supplies and operator | $125.00 | $ 125.00 |
| 1 | Extra popcorn supplies | $50.00 | $ 50.00 |
| 1 | Gourmet Hot Chocolate Maker with supplies and operator | $125.00 | $ 125.00 |
| 1 | Extra hot chocolate supplies | $50.00 | $ 50.00 |
| | | | $ 0.00 |
| | | | $ 0.00 |
| | | | $ 0.00 |
| | | | $ 0.00 |
| | | | $ 0.00 |
| | Please provide access water and electricity. | | $ 0.00 |
| | | | $ 0.00 |

| | |
|---|---|
| SUBTOTAL | $ 825.00 |
| TAX RATE | 0% |
| TAX | $ 0.00 |
| TOTAL | $ 825.00 |
| PAYMENT DUE ON 10/24/2025 | |
| AMOUNT DUE ON DELIVERY | $ 825.00 |

THANK YOU FOR YOUR BUSINESS!

Pickup Inspection ____/____ Approved

____/____ Denied
Reason:

**DELIVERY DIRECTIONS:**

need an Event Vendor Card

# Attendance Confirmation
for
BOARD OF SUPERVISORS

**District Name:** Harbor Bay CDD

**Board Meeting Date:** August 21, 2025

| | *Name* | *In Attendance Please √* | *Fee Involved Yes / No* |
|---|---|---|---|
| 1 | Daniel Leventry | ✓ | Yes ($200) |
| 2 | Michael Rodriguez | ✓ | Yes ($200) |
| 3 | Dean Walters | ✓ | Yes ($200) |
| 4 | Tim Nargi | | Yes ($200) |
| 5 | Steve Finley | ✓ | Yes ($200) |

**The supervisors present at the above referenced meeting should be compensated accordingly.**

**Approved for Payment:**

**District Manager Signature** **Date** 8/21/25

***RETURN SIGNED DOCUMENT TO GMS-Tampa Invoices***

**Harbor Bay CDD Continued Meeting**
Meeting Date: September 8, 2025

## SUPERVISOR PAY REQUEST

| Name of Board Supervisor | Check if Paid |
|---|---|
| Daniel Leventry | ✓ |
| Michael Rodriguez | |
| Dean Walters | ✓ |
| Tim Nargi | ✓ |
| Steve Finley | ✓ (on call) |

(*) Does not get paid

***NOTE: Supervisors are only paid if checked present.***

## EXTENDED MEETING TIMECARD

| | |
|---|---|
| Meeting Start Time: | 6:00 pm |
| Meeting End Time: | 7:14 pm |
| Total Meeting Time: | 1 hour + 14 minutes |

| | |
|---|---|
| Time Over 0 ( 3 ) Hours: | 0 |

| | |
|---|---|
| Total at $175 per Hour: | $0.00 |

## ADDITIONAL OR CONTINUED MEETING TIMECARD

| | |
|---|---|
| Meeting Date: | 0 |
| Additional or Continued Meeting? | 0 |
| Total Meeting Time: | 0 |
| Total at $175 per Hour: | $0.00 |

| | |
|---|---|
| Business Mileage Round Trip | 0 |
| IRS Rate per Mile | $0.700 |
| Mileage to Charge | $0.00 |

DM Signature: _____

**Harbor Bay CDD BOS Meeting**
Meeting Date: October 16, 2025

## SUPERVISOR PAY REQUEST

| Name of Board Supervisor | Check if Paid |
|---|---|
| Daniel Leventry | ✓ |
| Michael Rodriguez | ✓ |
| Dean Walters | ✓ |
| Tim Nargi | ✓ |
| Steve Finley | ✓ |

(*) Does not get paid

***NOTE: Supervisors are only paid if checked present.***

## EXTENDED MEETING TIMECARD

| | |
|---|---|
| Meeting Start Time: | 6:00pm |
| Meeting End Time: | 8:33pm |
| Total Meeting Time: | 2 hours & 33 minutes |

| | |
|---|---|
| Time Over ( 3 ) Hours: | 0 |

| | |
|---|---|
| ~~Total at $200~~ $400 per Hour: | $0.00 |

## ADDITIONAL OR CONTINUED MEETING TIMECARD

| | |
|---|---|
| Meeting Date: | 0 |
| Additional or Continued Meeting? | 0 |
| Total Meeting Time: | 0 |
| Total at $200 per Hour: | $0.00 |

| | |
|---|---|
| Business Mileage Round Trip | 0 |
| IRS Rate per Mile | $0.700 |
| Mileage to Charge | $0.00 |

DM Signature: _____

**Bill to**

Harbor Bay CDD
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**Pay To**

Daniel Ratchford
11549 Captiva Kay Dr, Riverview, FL 33569
Booking information Karen Atkins 973-714-0299
Saturday October 18, 2025
**Please make check payable to Daniel Ratchford**

| | | |
|---|---|---|
| 4 Hours Musical Entertainment | $ | 750.00 |
| Insurance | $ | 65.00 |
| **Grand Total** | **$** | **815.00** |

Despard Racquet Sports
(585)747-2590
daviddespard@yahoo.com
3624 Summerwind Circle
Bradenton, FL 34209

# Invoice

Date: September 30, 2025
Invoice Number: 92747

To:

Harbor Bay CDD

3434 Colwell Ave Ste 200

Tampa, FL 33614

For:

Court maintenance 10/1/25-10/15/25

Date- 10-01-25

GL Code- 572004835

Approved by- JM

| DESCRIPTION | | | AMOUNT |
|---|---|---|---|
| Court maintenance bi-weekly charge | | | $1,416.50 |
| | | Balance | $1,416.50 |

Make checks payable to David Despard

Thank you for your business!

DIRECTV FOR BUSINESS

| ACCOUNT NUMBER | DATE DUE | AMOUNT DUE | INVOICE NUMBER |
|---|---|---|---|
| 057414714 | 10/30/25 | $596.18 | 057414714X251011 |

**To contact us call 1-888-388-4249**

RECEIVED 10/13/25

## Summary

**Statement Date:** 10/11/25
*Page 1 of 1 for:*
HARBOR BAY CDD
**For Service at:**
KYLE DARIN
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

| | |
|---|---|
| Previous Balance | 590.61 |
| Payments | -590.61 |
| Current Charges & Fees | 554.98 |
| Adjustments & Credits | -20.00 |
| Taxes | 61.20 |
| **Amount Due** | **$596.18** |

## Activity

| Start | End | Description | Amount |
|---|---|---|---|
| | | Previous Balance | 590.61 |
| 09/26 | | OneTime EFT Payment: Thank You | -590.61 |
| | | **Current Charges for Service Period 10/10/25 - 11/09/25** | |
| 10/10 | 11/09 | Music Choice Premium Monthly | 49.99 |
| 10/10 | 11/09 | Xtra Pack 2of3 Monthly | 26.00 |
| 10/10 | 11/09 | Xtra Pack 1of3 Monthly | 115.99 |
| 10/10 | 11/09 | Xtra Pack TV Access Fee 4 | 60.00 |
| 10/10 | 11/09 | Xtra Pack 3of3 Monthly | 43.00 |
| 10/16 | 11/15 | NFL SUNDAY TICKET 2025 5-Pay | 240.00 |
| | | **Fees** | |
| 10/11 | | Regional Sports Fee | 20.00 |
| | | **Adjustments & Credits** | |
| 10/10 | 11/09 | Music Choice Premium Save $15 Off TV Access Fee | -15.00 Credit |
| 10/10 | | Regional Sports Fee | -5.00 Credit |
| | | Communications Service Tax | 61.20 |
| | | **AMOUNT DUE** | **$596.18** |






**View & pay your bill online**
Sign in at
directv.com/BusinessSupport

**New Rates October 2025**
Rate changes went into effect on October 5, 2025 as communicated in your previous bill. If your rate is part of a promotional offer or agreement, then you will continue to receive your promotional discount for the remainder of your offer or commitment period. See enclosed bill insert for details.

**Get $50 off your next bill**
Switch your auto bill payment method to EFT/ACH to get a bill credit. Call 888.616.5659.

006414 1/1

235811

PLEASE FOLD ALONG PERFORATION, DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

DIRECTV FOR BUSINESS

| INVOICE NUMBER | DATE DUE | ACCOUNT NUMBER | AMOUNT DUE | PAYMENT ENCLOSED |
|---|---|---|---|---|
| 057414714X251011 | 10/30/25 | 057414714 | $596.18 | |

☐ Note my change of address on reverse side.
DO NOT WRITE OTHER COMMENTS ON THIS FORM

------ manifest line ---------
HARBOR BAY CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

DIRECTV
PO BOX 5006
CAROL STREAM IL 60197-5006

00000000000000057414714 6 0028 00059618 00059618 8

**Important Information**

Our electronic payment processing system does not read comments enclosed with your payment. Please do not write comments on the bottom of your bill or enclose correspondence with your payment.

**Explore the Self-Service Portal**

DIRECTV FOR BUSINESS℠ has rolled out the new self-service portal to help business owners save time and money. Need to pay a bill or download a statement? Access your account online at **directv.com/myaccount**.

**Ways to Pay**

**Online:** To pay online, visit **directv.com/billpay**

**Phone:** Call 1.888.388.4249 say, **"Pay my bill"** and follow prompts

**Mail:** Make check payable to DIRECTV and send with remittance to: DIRECTV, LLC, Commercial Account Payments, P.O. Box 5006, Carol Stream, IL 60197-5006

**How to Contact Us**

**Phone:** 1.888.388.4249

**Email:** CommercialCustSat@mydirectv.com

**Mail:** DIRECTV, LLC., ATTN.: Commercial Accounts, 2260 E. Imperial Highway, El Segundo, CA 90245

**Online Support**

Scan the code or visit **directv.com/BusinessSupport** to find answers to common questions and get helpful resources and solutions.

**Commercial Customer Agreement**

You received your Commercial Customer Agreement with your first bill and/or order confirmation. The Commercial Customer Agreement describes the terms and conditions upon which you accept our service and upon which we provide our service. Please consult the Commercial Customer Agreement for complete information about billing and payment on your account. The Commercial Customer Agreement is available at directv.com/legal.

**Your Bill:** Undisputed portions of the statement must be paid by the due date to avoid a late fee and possible reduction or deactivation of service. If you have a question about your bill, please call or write within 60 days of receiving it to avoid administrative late fees and possible disconnection of your service. We will not report your account as delinquent or take any action to collect the disputed amount while your dispute is under investigation. We will make every effort to resolve claims informally. Any claims not so resolved may be resolved only through binding arbitration, as provided in the Commercial Customer Agreement.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. We may issue a draft against your account for the amount of the check if we cannot collect the funds at first presentment.

**Taxes and Fees:** Customers pay all state and local taxes or other government fees and applicable charges, including any such taxes or fees assessed against discounted fees or service credits.

**Late Payment Fee:** A late payment fee of up to $12.00 will be assessed if payment is not received on or before the due date.

**Returned Payment Fee:** If your bank or other financial institution refuses to honor the payment, draft, order, item or instrument you submit to pay this bill, including electronic debits to debit cards and bank accounts, you may be assessed a returned payment fee of the lesser of $30.00 or the maximum amount permitted by applicable law, which may be in addition to fees imposed by your bank or financial institution.

**For closed-captioning issues,** you may contact us immediately at ClosedCaptioning@directv.com or 1.800.347.3288, or in writing to DIRECTV Closed-Captioning, ATTN.: Mr. Peterson, Assoc. Dir., 2260 E. Imperial Highway, El Segundo, CA 90245.

**Moving?** Call us. We'll help you stay connected to your DIRECTV FOR BUSINESS℠ entertainment when you move.

**Thank you for choosing DIRECTV.**

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DIRECTV FOR BUSINESS

**Sign up for Auto Bill Pay.** By signing up for Auto Bill Pay, your DIRECTV bill will be automatically deducted from your checking account, credit card or debit card every month. To enroll, call 1.888.388.4249 or sign and return the form below with your payment. Processing may take up to 6 weeks, so please pay this month's bill and retain a copy of this completed form for your records.

☐ **Checking Account Auto Bill Pay** ***(signature required below)***

I authorize DIRECTV and my financial institution to automatically deduct from the checking account, as shown on my enclosed check, all future payments for my DIRECTV bills. I may cancel this request by contacting DIRECTV. I understand the monthly amount may vary, and I will receive notification of the date my checking account will be debited.

**Change My Billing Address to:**

(If you are moving your service location, call 1.888.388.4249.)

Street Address: _____

_____

City: _____

State: _____ ZIP: _____

New Business Phone: (  ) _____

**Authorized Signature:** _____ **Date:** _____

## FloridaCommerce, Special District Accountability Program

### Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

| | | | | |
|---|---|---|---|---|
| **Date Invoiced: 10/01/2025** | | | | **Invoice No: 92148** |
| **Annual Fee: $175.00** | **1st Late Fee: $0.00** | **2nd Late Fee: $0.00** | **Received: $0.00** | **Total Due, Postmarked by 12/02/2025: $175.00** |

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Harbor Bay Community Development District**

~~Ms. Michelle T. Reiss, Esq.~~ Mr. Andrew H. Cohen

~~Appleton Reiss~~ Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

~~215 North Howard Avenue, Suite 200~~ 6853 Energy Court

~~Tampa, Florida 33606~~ Lakewood Ranch, FL. 34240

| | |
|---|---|
| **2. Telephone:** | ~~813-542-8888 Ext:~~ (941) 306-4730 |
| **3. Fax:** | ~~813-542-5054~~ |
| **4. Email:** | ~~mreiss@appletonreiss.com~~ acohen@swflgovlaw.com |
| **5. Status:** | Independent |
| **6. Governing Body:** | Elected |
| **7. Website Address:** | www.harborbaycdd.org |
| **8. County(ies):** | Hillsborough |
| **9. Special Purpose(s):** | Community Development |
| **10. Boundary Map on File:** | 09/07/1999 |
| **11. Creation Document on File:** | 09/07/1999 |
| **12. Date Established:** | 08/05/1999 |
| **13. Creation Method:** | Local Ordinance |
| **14. Local Governing Authority:** | Hillsborough County |
| **15. Creation Document(s):** | County Ordinance 99-11 |
| **16. Statutory Authority:** | Chapter 190, Florida Statutes |
| **17. Authority to Issue Bonds:** | Yes |
| **18. Revenue Source(s):** | Assessments |

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date OCT 17 2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

FRONTIER

**HARBOR BAY COMMUNITY DEVELOP**

Account Number: **239-100-0051-031720-5**

PIN:

Billing Date: **Sep 25, 2025**

Billing Period: **Sep 25 - Oct 24, 2025**

Hi HARBOR BAY COMMUNITY DEVELOP,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Total balance **$2,452.82** due **Oct 20**

## Bill history

| | |
|---|---|
| Previous balance | $2,452.82 |
| Payment received by Sep 25, thank you | -$2,452.82 |

## Service summary

| | Previous month | Current month |
|---|---|---|
| Bundle | $2,400.50 | $2,400.50 |
| Taxes and Fees | $52.32 | $52.32 |
| **Total services** | **$2,452.82** | **$2,452.82** |
| **Total balance** | | **$2,452.82** |

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to $325 per referral. Learn more: https://www.businessreferralrewards.com

FRONTIER

P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 25 09262025 NNNNNNNY 01 000002 0048

**HARBOR BAY COMMUNITY DEVELOP**
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

**Total balance**
**$2,452.82**

**Account number**
239-100-0051-031720-5

**Due by**
Oct 20

**Amount enclosed**
$

**Mail payment to:**

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

614009239100005103172000000000000002452825

FRONTIER

**HARBOR BAY COMMUNITY DEVELOP**

Account Number: **239-100-0051-031720-5**

PIN:

Billing Date: **Sep 25, 2025**

Billing Period: **Sep 25 - Oct 24, 2025**

# WAYS TO PAY YOUR BILL

Easy, simple, secure payments with Auto Pay at frontier.com/autopay

Download the MyFrontier® app

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

**PAYING YOUR BILL**

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

**IMPORTANT MESSAGES**

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

**SERVICE TERMS**

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

FRONTIER

**HARBOR BAY COMMUNITY DEVELOP**

Account Number:
**239-100-0051-031720-5**

PIN:

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

## Master Summary Activity

### Summary of charges by Account

| Phone Number | | Amount |
|---|---|---|
| 239-017-3244 | 0 | $429.05 |
| 239-100-0051 | 0 | $0.00 |
| 239-113-4095 | 0 | $498.54 |
| 239-157-7717 | 0 | $150.98 |
| 239-167-4348 | 0 | $150.98 |
| 239-179-7790 | 0 | $150.98 |
| 305-157-2694 | 0 | $150.98 |
| 813-641-0919 | 0 | $115.98 |
| 813-645-0799 | 0 | $125.98 |
| 813-645-3359 | 0 | $115.98 |
| 813-649-1333 | 0 | $563.37 |
| **Total current month charges** | | **$2,452.82** |

### Account Payments

| | |
|---|---|
| Payment received from 239-100-0051 | $2,452.82 |

**LET FRONTIER BE YOUR TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com

FRONTIER

HARBOR BAY CDD
107 MANNS HARBOR DR
OFC OFC
APOLLO BEACH FL 335723340

Account Number:
**239-017-3244-092203-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | | |
|---|---|---|---|
| 09.25-10.24 | | FiberOptic Internet for Business 75/75 2YR | $150.98 |
| | | 5 IP Addresses | $30.00 |
| | | FiberOptic TV Extreme HD Private | $189.99 |
| | | Sports/Broadcast TV Fee | $29.99 |
| | | Digital Adapter Rental | $5.99 |
| | (2) | TV Standard Set-Top Box | $22.00 |
| **Bundle Total** | | | **$428.95** |

## Taxes and Fees

| | | |
|---|---|---|
| | FCC Regulatory Recovery Fee | $0.10 |
| | **Video** | **$0.10** |
| **Taxes and Fees Total** | | **$0.10** |

## Total current month charges

**$429.05**

Amount Transferred to 239-100-0051 $429.05

**Frontier Bundled Video Service**

**Total Video Programming Charges**

| | |
|---|---|
| FiberOptic TV Extreme HD Private | $189.99 |
| Sports/Broadcast TV Fee | $29.99 |
| **Total** | **$219.98** |

**239-017-3244**

88/KQXA/413598/ /VZFL

FRONTIER

HARBOR BAY COMMUNITY DEVELOP
760 WINTERSIDE DR
APOLLO BEACH FL 335720000

Account Number:
**239-100-0051-031720-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

**Total current month charges** **$0.00**

FRONTIER

HARBOR BAY CDD
5248 ADMIRAL POINTE DR
APOLLO BEACH FL 33572

Account Number:
**239-113-4095-021516-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Extreme HD Pub | $209.99 |
| | Sports/Broadcast TV Fee | $29.99 |
| | HD Set Top Box | $17.49 |
| | FiberOptic Internet for Business 150/150 2YR | $240.97 |
| **Bundle Total** | | **$498.44** |

## Taxes and Fees

| | | |
|---|---|---|
| | FCC Regulatory Recovery Fee | $0.10 |
| | **Video** | **$0.10** |
| **Taxes and Fees Total** | | **$0.10** |

## Total current month charges

**$498.54**

Amount Transferred to 239-100-0051 $498.54

**Frontier Bundled Video Service**

**Total Video Programming Charges**

| | | |
|---|---|---|
| | FiberOptic Extreme HD Pub | $209.99 |
| | Sports/Broadcast TV Fee | $29.99 |
| **Total** | | **$239.98** |

**239-113-4095**

88/KQXA/948869/ /VZFL

FRONTIER

HARBOR BAY CDD
426 MIRABAY BLVD
APOLLO BEACH FL 33572

Account Number:
**239-157-7717-030314-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet for Business 75/75 2YR | $150.98 |
| **Bundle Total** | | **$150.98** |

## Total current month charges

**$150.98**

| | |
|---|---|
| Amount Transferred to 239-100-0051 | $150.98 |

**239-157-7717**

88/KQXA/480617/ /VZFL

FRONTIER

HARBOR BAY CDD
103 MIRABAY BLVD
TAMPA FL 33572

Account Number:
**239-167-4348-030314-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet for Business 75/75 2YR | $150.98 |
| **Bundle Total** | | **$150.98** |

## Total current month charges

**$150.98**

Amount Transferred to 239-100-0051 $150.98

**239-167-4348**

88/KQXA/480599/ /VZFL

FRONTIER

HARBOR BAY CDD
632 BALIBAY RD
APOLLO BEACH FL 33572

Account Number:
**239-179-7790-030314-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet for Business 75/75 2YR | $150.98 |
| **Bundle Total** | | **$150.98** |

## Total current month charges

**$150.98**

Amount Transferred to 239-100-0051 $150.98

**239-179-7790**

88/KQXA/480628/ /VZFL

FRONTIER

HARBOR BAY CDD
200 MIRABAY BLV
APOLLO BEACH FL 33572

Account Number:
**305-157-2694-022714-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet for Business 75/75 2YR | $150.98 |
| **Bundle Total** | | **$150.98** |

## Total current month charges

**$150.98**

Amount Transferred to 239-100-0051 $150.98

**305-157-2694**

BB/KQXA/478765/ /VZFL

FRONTIER

HARBOR BAY COMMUNITY
DEVELOPME
APOLLO BEACH FL 33572

Account Number:
**813-641-0919-072716-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet 25/25 Static | $115.98 |
| **Bundle Total** | | **$115.98** |

## Total current month charges

**$115.98**

Amount Transferred to 239-100-0051 $115.98

FRONTIER

ES - HARBOR BAY CDD
564 MANNS HARBOR DR
APOLLO BEACH FL 33572

Account Number:
**813-645-0799-081518-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet 25/25 Static | $125.98 |
| **Bundle Total** | | **$125.98** |

## Total current month charges **$125.98**

Amount Transferred to 239-100-0051 $125.98

FRONTIER

HARBOR BAY CDD
301 MANNS HARBOR DR
APOLLO BEACH FL 33572

Account Number:
**813-645-3359-032520-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | |
|---|---|---|
| 09.25-10.24 | FiberOptic Internet 75 Static IP | $115.98 |
| **Bundle Total** | | **$115.98** |

## Total current month charges **$115.98**

Amount Transferred to 239-100-0051 $115.98

FRONTIER

HARBOR BAY COMMUNITY DEVELOP
107 MANNS HARBOR DR
OFC OFC
APOLLO BEACH FL 335723340

Account Number:
**813-649-1333-101813-5**

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

## Bundle

**Monthly Charges**

| | | | |
|---|---|---|---|
| 09.25-10.24 | (3) | Frontier Additional Line - Basic 2 Year | $240.00 |
| | | Solutions Bundle 2 Yr | $132.00 |
| | (4) | Federal Primary Carrier Centrex Line | $71.96 |
| | (4) | Federal Subscriber Line Charge - Centrex | $36.80 |
| | | Carrier Cost Recovery Surcharge | $13.99 |
| | (4) | Access Recovery Charge Multi Line - Centrex | $12.00 |
| | | Frontier Roadwork Recovery Surcharge | $4.50 |
| **Bundle Total** | | | **$511.25** |

## Taxes and Fees

| | | |
|---|---|---|
| | FCA Long Distance - Federal USF Surcharge | $34.56 |
| | Federal USF Recovery Charge | $17.56 |
| | **Federal Taxes** | **$52.12** |
| **Taxes and Fees Total** | | **$52.12** |

## Total current month charges

**$563.37**

Amount Transferred to 239-100-0051 $563.37

## Caller Summary Report

| Phone # | Calls | Minutes | Amount |
|---|---|---|---|
| 813-649-1333 | 4 | 9 | $0.00 |
| Total | 4 | 9 | $0.00 |

## Caller Summary Report

| Phone # | Calls | Minutes | Amount |
|---|---|---|---|
| Intra-Lata | 4 | 9 | $0.00 |
| Total | 4 | 9 | $0.00 |

FRONTIER

**HARBOR BAY COMMUNITY DEVELOP**

Account Number:
**239-100-0051-031720-5**

PIN:

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

Beginning with your next bill, your FiberOptic Internet service will increase by $10.00 per month, per line. Questions? Please contact customer service.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

For up-to-date channel information please visit: http://frontier.com/channelupdates

If your unresolved complaint involves FiberOptic TV, you may contact the Florida Department of Agriculture and Consumer Services, Florida Capital, Tallahassee, FL 32399-0800 or 1-800-435-7352. Your FCC Community ID is: FL1304

NOTICE OF RATE INCREASE...

Beginning with your next bill, your FiberOptic Internet service will increase by $10.00 per month, per line. Questions? Please contact customer service.

FRONTIER

**HARBOR BAY COMMUNITY DEVELOP**

Account Number:
**239-100-0051-031720-5**

PIN:

Billing Date:
**Sep 25, 2025**

Billing Period:
**Sep 25 - Oct 24, 2025**

GAS SOUTH
The Difference is Good.

HARBOR BAY CDD GASLIGHTS
0 MIRABAY BLVD
APOLLO BEACH FL 33572-0000

Bill Date: 09/29/25
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

**Message Center**

Invoice Number: 150360104370

Your auto-pay will draft on the due date and be charged to your bank account.

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

| Gas South Account Number | Balance Forward | New Charges | New Charges Due Date | Total Amount Due |
|---|---|---|---|---|
| 1507180292 | $0.00 | $403.24 | Oct 19, 2025 | $403.24 |

## Explanation of Charges

| | |
|---|---|
| Previous Balance | $441.93 |
| Payment | $441.93 CR |
| **Balance Forward** | **$0.00** |
| Gas Charges | $304.69 |
| Transportation ----- (@ $0.07129) ----- | $49.75 |
| Fuel Charge ----- (@ 2.64%) ----- | $8.04 |
| Pipeline Charge (@ $0.00948 Per Therm) | $6.62 |
| Customer Service Fee | $5.00 |
| Pool Fee | $1.00 |
| FL State Tax | $22.51 |
| Sales Taxes | $5.63 |
| Municipal Public Service Tax | $0.00 |
| **Total New Charges** | **$403.24** |
| **Total Amount Due** | **$403.24** |

## Consumption History




003165 1/2

— no inserts —

Copyright © 2025 Gas South

Please return this portion with a check or money order made payable to Gas South. Please do not send cash.
☐ If address has changed, please check here and complete the information on the back of the remittance slip.

GAS SOUTH

**Account Number:** 1507180292

**Total Amount Due** $403.24

**Amount Enclosed**

$403.24 will be automatically deducted from your bank account.

------ manifest line ---------

HARBOR BAY CDD GASLIGHTS
4530 EAGLE FALLS PL
TAMPA FL 33619

GAS SOUTH
PO BOX 530552
ATLANTA GA 30353-0552

0 20251019 9 15071802928 0 0000000000000 0 0000000040324 7 4

GAS SOUTH

## Paying Your Bill

**AutoPay**
Visit GasSouth.com/pay to set up automatic payment so you can pay your bill every month on the due date with NO transaction fees!

**Payments Accepted:** Checking Account

**Pay Online**
Visit GasSouth.com/pay to make a one-time payment.

**Payments Accepted:** Checking Account, Credit/Debit/ATM Card

**Pay By Mail**
Gas South
PO Box 530552
Atlanta, GA 30353

**Payments Accepted:** Check/Money Order

*Please include remittance slip and allow 5-7 business days for payment to process.*

**Pay By ACH**
Gas South's bank routing number is 021052053 and bank account number is 81751527. If you have questions regarding ACH, please contact **AFT@GasSouth.com**.

**Pay By Phone**
Call 877-596-5072 to pay your bill by phone.

**Payments Accepted:** Checking Account, Credit/Debit/ATM Card

## Understanding Your Bill

**Gas Charges:** Cost of gas used during the billing period that is calculated by multiplying your therms used by your rate per therm.

**Therms Used:** Measurement of gas you used.

**Rate Per Therm:** Price you pay for each therm used.

**Thermal Factor:** Used to obtain a measurement of energy in therms.

**CCFs Used:** Measurement of gas used in hundreds of cubic feet.

**Customer Service Fee:** Fee for maintaining your account that includes the cost of generating and mailing your bill, customer service and other account maintenance functions.

**Rate Plan:** Indicates whether you are on a fixed, nymex or index contract.

**Transport Fuel Charges:** Transportation-related fuel charge.

**Transportation:** Charge to cover the cost of capacity needed to transport your gas.

**Municipal Tax:** Tax required by the local municipal in your area.

## Additional Information

**Delinquent Bills and Late Fees:** Balances paid after the due date incur a late penalty of $10 or 1.5%, whichever is greater. Customers may face further action, such as disconnection of their gas service and negative impact to their credit, if insufficient payment is made.

**Fixed Rate Plan:** Fixed rate customers changing or canceling their contract prior to the contract end date will be charged an early contract cancellation fee. Customers who do not renew their contract at the end of their term will default to a monthly commercial variable rate.

**Questions? Concerns?** Contact Gas South at 866-426-2491, BizRelations@GasSouth.com, or PO Box 723728, Atlanta GA 31139-99419.

Copyright © 2024 Gas South

## Mailing Address Change

This is a scannable document. To help us make the correct changes to your account, please print clearly and stay within the boxes.

☐ MR. ☐ MS.

Name:

Address:

City: State: ZIP:

Primary Phone: — — Phone Type: (choose one) ☐ Mobile ☐ Landline

Email:

GAS SOUTH
The Difference is Good.

HARBOR BAY CDD GASLIGHTS
0 MIRABAY BLVD
APOLLO BEACH FL 33572-0000

Bill Date: 09/29/25
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

**Message Center (cont.)**

Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

## How We Calculated Your Gas Charges (LDC Number:211009425268)

| Meter Start | Meter End | Days of Service | Therms Used | | Rate per Therm | | Gas Charges |
|---|---|---|---|---|---|---|---|
| 08/28/2025 | 08/31/2025 | 4 | 96.26 | X | 0.4590 | = | 44.18 |
| 09/01/2025 | 09/25/2025 | 25 | 601.64 | X | 0.4330 | = | 260.51 |
| 08/28/2025 | 09/25/2025 | 29 | 697.90 | | Total | = | 304.69 |

003165 2/2

**Governmental Management Services- Tampa, LLC**
1001 Bradford Way
TN 37763

# Invoice

**Invoice #:** 61
**Invoice Date:** 10/6/2025
**Due Date:** 10/6/2025
**Project:**
**P.O. Number:**

**Bill To:**

Harbor Bay CDD
C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

| Description | Hours/Qty | Rate | Amount |
|---|---|---|---|
| Indeed- Aug 25 | | 642.17 | 642.17 |
| Pro Drinking Fountains- Drinking Fountain | | 1,769.84 | 1,769.84 |

RECEIVED
10/09/25

| | |
|---|---|
| **Total** | $2,412.01 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $2,412.01 |

P.O. Box 989
Ruskin, FL 33575-0989
Phone: 813-236-9306
Email: heckercompany@aol.com

# Invoice

**Invoice #:** 7673
**Invoice Date:** 8/19/2025
**Due Date:** 8/19/2025

**Bill To:**

Harbor Bay Community Development District
701 Enterprise Road E #410
Safety Harbor, FL 34695
Att: Amy Palmer www.lighthouseenginc.com
727-726-7856

| Description | Curr % | Prior % | Prev. Invoiced | Current Amou... |
|---|---|---|---|---|
| New vinyl seawall in front of existing wall - Location:Tybee and Irisview. | | | | |
| Description of work; | | | | |
| 1. Permitting and engineering. | 50.00% | | | 1,000.00 |
| 2. Install 80' LF of new seawall in front of existing seawall. Location at Tybee. | 50.00% | | | 28,000.00 |
| 3. Install 20' LF of new seawall in front of existing seawall. Location at Irisview. | 50.00% | | | 7,500.00 |

| | |
|---|---|
| **Total** | $36,500.00 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $36,500.00 |

**Envera**
8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25
GL Code- 539003329
Approved by-

# Invoice

| Invoice Number | Date |
|---|---|
| **749857** | **1/2/2025** |
| Customer Number | Due Date |
| **300233** | **2/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$17,392.72***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 1/2/2025 | 2/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring 02/01/2025-02/28/2025 | 900.00 | 900.00 |
| 1.00 | Active Video Monitoring 02/01/2025-02/28/2025 | 140.00 | 140.00 |
| 1.00 | Bluetooth License 02/01/2025-02/28/2025 | 83.20 | 83.20 |
| 1.00 | Burglar Alarm Monitoring 02/01/2025-02/28/2025 | 20.00 | 20.00 |
| 1.00 | Data Management 02/01/2025-02/28/2025 | 250.00 | 250.00 |
| 1.00 | Envera Kiosk System 02/01/2025-02/28/2025 | 1,650.00 | 1,650.00 |
| 1.00 | ISP Pass Thru 02/01/2025-02/28/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam 02/01/2025-02/28/2025 | 100.00 | 100.00 |
| 1.00 | Passive Standard Camera 02/01/2025-02/28/2025 | 125.00 | 125.00 |
| 1.00 | Service & Maintenance 02/01/2025-02/28/2025 | 1,658.47 | 1,658.47 |
| 1.00 | Service & Maintenance 02/01/2025-02/28/2025 | 49.77 | 49.77 |
| 1.00 | Virtual Gate Guard Monitoring 02/01/2025-02/28/2025 | 12,312.00 | 12,312.00 |

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25

GL Code- 5290003329

Approved by-

# Invoice

| Invoice Number | Date |
|---|---|
| **750719** | **1/19/2025** |
| Customer Number | Due Date |
| **300233** | **3/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$90.00***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 1/19/2025 | 3/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | |
| 2.00 | Add Res as of 12/31/24<br>01/01/2025-02/28/2025 | 45.00 | 90.00 |
| | Tax | | $ 0.00 |

MyEnvera Count as of 12/31/24. 5 additional homes @ $9.00 each

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 1/19/2025 | 750719 | Monitoring Services | 90.00 | 90.00 |

Return Stub Below

**Customer:** Harbor Bay CDD

**Invoice Number** 750719
**Bill Payer ID:** 300233

**Due This Inv.** 90.00 **Amount Remitted** ☐☐☐☐☐☐☐☐

**Payment Method** **Check** ☐ **Check Number** ☐☐☐☐☐☐☐☐☐ **Date Remitted** ☐☐ ☐☐ ☐☐

**Card Number** ☐ **Exp Date** ☐

**Charge*** ☐ **Name On Card** ☐ **Card ID** ☐

**Signature** ☐

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25

GL Code- 529003329

Approved by-

# *Invoice*

| Invoice Number | Date |
|---|---|
| **750985** | **2/3/2025** |
| Customer Number | Due Date |
| **300233** | **3/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$17,437.72***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 2/3/2025 | 3/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring 03/01/2025-03/31/2025 | 900.00 | 900.00 |
| 1.00 | Active Video Monitoring 03/01/2025-03/31/2025 | 140.00 | 140.00 |
| 1.00 | Bluetooth License 03/01/2025-03/31/2025 | 83.20 | 83.20 |
| 1.00 | Burglar Alarm Monitoring 03/01/2025-03/31/2025 | 20.00 | 20.00 |
| 1.00 | Data Management 03/01/2025-03/31/2025 | 250.00 | 250.00 |
| 1.00 | Envera Kiosk System 03/01/2025-03/31/2025 | 1,650.00 | 1,650.00 |
| 1.00 | ISP Pass Thru 03/01/2025-03/31/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam 03/01/2025-03/31/2025 | 100.00 | 100.00 |
| 1.00 | Passive Standard Camera 03/01/2025-03/31/2025 | 125.00 | 125.00 |
| 1.00 | Service & Maintenance 03/01/2025-03/31/2025 | 1,658.47 | 1,658.47 |
| 1.00 | Service & Maintenance 03/01/2025-03/31/2025 | 49.77 | 49.77 |
| 1.00 | Virtual Gate Guard Monitoring 03/01/2025-03/31/2025 | 12,357.00 | 12,357.00 |

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25
GL Code- 529003329
Approved by-

# *Invoice*

| Invoice Number | Date |
|---|---|
| **752405** | **3/15/2025** |
| Customer Number | Due Date |
| **300233** | **4/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due:** ***$5,456.90***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 3/15/2025 | 4/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring<br>04/01/2025-04/30/2025 | 900.00 | 900.00 |
| 1.00 | Active Video Monitoring<br>04/01/2025-04/30/2025 | 140.00 | 140.00 |
| 1.00 | Bluetooth License<br>04/01/2025-04/30/2025 | 83.20 | 83.20 |
| 1.00 | Burglar Alarm Monitoring<br>04/01/2025-04/30/2025 | 20.00 | 20.00 |
| 1.00 | Data Management<br>04/01/2025-04/30/2025 | 250.00 | 250.00 |
| 1.00 | Envera Kiosk System<br>04/01/2025-04/30/2025 | 1,650.00 | 1,650.00 |
| 1.00 | ISP Pass Thru<br>04/01/2025-04/30/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam<br>04/01/2025-04/30/2025 | 100.00 | 100.00 |
| 1.00 | Passive Standard Camera<br>04/01/2025-04/30/2025 | 125.00 | 125.00 |
| 1.00 | Service & Maintenance<br>04/01/2025-04/30/2025 | 1,658.47 | 1,658.47 |
| 1.00 | Service & Maintenance<br>04/01/2025-04/30/2025 | 49.77 | 49.77 |
| 1.00 | Virtual Gate Guard Monitoring<br>04/01/2025-04/30/2025 | 12,420.00 | 12,420.00 |

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

# *Invoice*

| Invoice Number | Date |
|---|---|
| **752405** | **3/15/2025** |
| Customer Number | Due Date |
| **300233** | **4/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$5,456.90***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 3/15/2025 | 4/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|

| | |
|---|---|
| Tax | $ 0.00 |
| Payments/Credits Applied | 12,043.82 |

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 3/15/2025 | 752405 | Monitoring Services | 17,500.72 | 5,456.90 |

Return Stub Below

**Customer:** Harbor Bay CDD

**Invoice Number** 752405
**Bill Payer ID:** 300233

**Due This Inv.** 5,456.90 **Amount Remitted** ☐☐☐☐☐☐☐☐

**Payment Method** **Check** ☐ **Check Number** ☐☐☐☐☐☐☐☐☐ **Date Remitted** ☐☐ ☐☐ ☐☐

**Charge*** ☐ **Card Number** _____ **Exp Date** _____
**Name On Card** _____ **Card ID** _____
**Signature** _____

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25
GL Code- 529003329
Approved by-

# *Invoice*

| Invoice Number | Date |
|---|---|
| **754102** | **4/24/2025** |
| Customer Number | Due Date |
| **300233** | **6/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$17,563.72***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 4/24/2025 | 6/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring<br>05/01/2025-05/31/2025 | 900.00 | 900.00 |
| 1.00 | Active Video Monitoring<br>05/01/2025-05/31/2025 | 140.00 | 140.00 |
| 1.00 | Bluetooth License<br>05/01/2025-05/31/2025 | 83.20 | 83.20 |
| 1.00 | Burglar Alarm Monitoring<br>05/01/2025-05/31/2025 | 20.00 | 20.00 |
| 1.00 | Data Management<br>05/01/2025-05/31/2025 | 250.00 | 250.00 |
| 1.00 | Envera Kiosk System<br>05/01/2025-05/31/2025 | 1,650.00 | 1,650.00 |
| 1.00 | ISP Pass Thru<br>05/01/2025-05/31/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam<br>05/01/2025-05/31/2025 | 100.00 | 100.00 |
| 1.00 | Passive Standard Camera<br>05/01/2025-05/31/2025 | 125.00 | 125.00 |
| 1.00 | Service & Maintenance<br>05/01/2025-05/31/2025 | 1,658.47 | 1,658.47 |
| 1.00 | Service & Maintenance<br>05/01/2025-05/31/2025 | 49.77 | 49.77 |
| 1.00 | Virtual Gate Guard Monitoring<br>05/01/2025-05/31/2025 | 12,483.00 | 12,483.00 |

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25

GL Code- 529003329

Approved by-

# Invoice

| Invoice Number | Date |
|---|---|
| **754913** | **5/1/2025** |
| Customer Number | Due Date |
| **300233** | **6/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$17,563.72***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 5/1/2025 | 6/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring 06/01/2025-06/30/2025 | 900.00 | 900.00 |
| 1.00 | Active Video Monitoring 06/01/2025-06/30/2025 | 140.00 | 140.00 |
| 1.00 | Bluetooth License 06/01/2025-06/30/2025 | 83.20 | 83.20 |
| 1.00 | Burglar Alarm Monitoring 06/01/2025-06/30/2025 | 20.00 | 20.00 |
| 1.00 | Data Management 06/01/2025-06/30/2025 | 250.00 | 250.00 |
| 1.00 | Envera Kiosk System 06/01/2025-06/30/2025 | 1,650.00 | 1,650.00 |
| 1.00 | ISP Pass Thru 06/01/2025-06/30/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam 06/01/2025-06/30/2025 | 100.00 | 100.00 |
| 1.00 | Passive Standard Camera 06/01/2025-06/30/2025 | 125.00 | 125.00 |
| 1.00 | Service & Maintenance 06/01/2025-06/30/2025 | 1,658.47 | 1,658.47 |
| 1.00 | Service & Maintenance 06/01/2025-06/30/2025 | 49.77 | 49.77 |
| 1.00 | Virtual Gate Guard Monitoring 06/01/2025-06/30/2025 | 12,483.00 | 12,483.00 |

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25
GL Code- 529003329
Approved by- JN

# Invoice

| Invoice Number | Date |
|---|---|
| 755761 | 5/19/2025 |
| Customer Number | Due Date |
| 300233 | 7/1/2025 |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$36.00***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 5/19/2025 | 7/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | |
| 2.00 | Add Res as of 4/30/25<br>05/01/2025-06/30/2025 | 18.00 | 36.00 |
| | Tax | | $ 0.00 |

MyEnvera Count as of 4/30/25. 2 additional homes @ $9.00 each

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 5/19/2025 | 755761 | Monitoring Services | 36.00 | 36.00 |

Return Stub Below

**Customer:** Harbor Bay CDD

**Invoice Number** 755761
**Bill Payer ID:** 300233

**Due This Inv.** 36.00 **Amount Remitted** ☐☐☐☐☐☐☐☐

**Payment Method** **Check** ☐ **Check Number** ☐☐☐☐☐☐☐☐☐ **Date Remitted** ☐☐ ☐☐ ☐☐

**Charge*** ☐ **Card Number** _____ **Exp Date** _____
**Name On Card** _____ **Card ID** _____
**Signature** _____

**Envera**
8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25
GL Code- 529003329
Approved by-

# Invoice

| Invoice Number | Date |
|---|---|
| 758317 | 8/1/2025 |
| Customer Number | Due Date |
| 300233 | 9/1/2025 |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$18,157.27***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 8/1/2025 | 9/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring 09/01/2025-09/30/2025 | 927.00 | 927.00 |
| 1.00 | Active Video Monitoring 09/01/2025-09/30/2025 | 144.20 | 144.20 |
| 1.00 | Bluetooth License 09/01/2025-09/30/2025 | 99.84 | 99.84 |
| 1.00 | Burglar Alarm Monitoring 09/01/2025-09/30/2025 | 20.60 | 20.60 |
| 1.00 | Data Management 09/01/2025-09/30/2025 | 257.50 | 257.50 |
| 1.00 | Envera Kiosk System 09/01/2025-09/30/2025 | 1,699.50 | 1,699.50 |
| 1.00 | ISP Pass Thru 09/01/2025-09/30/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam 09/01/2025-09/30/2025 | 103.00 | 103.00 |
| 1.00 | Passive Standard Camera 09/01/2025-09/30/2025 | 128.75 | 128.75 |
| 1.00 | Service & Maintenance 09/01/2025-09/30/2025 | 1,708.22 | 1,708.22 |
| 1.00 | Service & Maintenance 09/01/2025-09/30/2025 | 51.27 | 51.27 |
| 1.00 | Virtual Gate Guard Monitoring 09/01/2025-09/30/2025 | 12,913.11 | 12,913.11 |

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25

GL Code- 529003329

Approved by-

# Invoice

| Invoice Number | Date |
|---|---|
| **759149** | **8/15/2025** |
| Customer Number | Due Date |
| **300233** | **10/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$56.03***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 8/15/2025 | 10/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | |
| 0.63 | Add Res as of 7/31/25 08/01/2025-08/19/2025 | 27.00 | 17.10 |
| 1.40 | Add Res as of 7/31/25 08/20/2025-09/30/2025 | 27.81 | 38.93 |
| | Tax | | $ 0.00 |

MyEnvera Count as of 7/31/25. 3 additional homes @ $9.00 each for 8/1 - 8/19/25 and 3 additional homes @ $9.27 each for 8/20 - 9/30/25

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 8/15/2025 | 759149 | Monitoring Services | 56.03 | 56.03 |

Return Stub Below

**Customer:** Harbor Bay CDD

**Invoice Number** 759149
**Bill Payer ID:** 300233

**Due This Inv.** 56.03 **Amount Remitted** ☐☐☐☐☐☐☐☐

**Payment Method** **Check** ☐ **Check Number** ☐☐☐☐☐☐☐☐☐ **Date Remitted** ☐☐ ☐☐ ☐☐

**Charge*** ☐ **Card Number** _____ **Exp Date** _____
**Name On Card** _____ **Card ID** _____
**Signature** _____

# Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Date- 09-18-25
GL Code- 529003329
Approved by-

# Invoice

| Invoice Number | Date |
|---|---|
| **759403** | **9/2/2025** |
| Customer Number | Due Date |
| **300233** | **10/1/2025** |

To: **Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

Remit To: **Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Net Due: *$18,185.08***

| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 9/2/2025 | 10/1/2025 |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| *Harbor Bay CDD Mirabay, Admiral Pointe, Bay Breeze, Apollo* | | | |
| 1.00 | Active Video Monitoring 10/01/2025-10/31/2025 | 927.00 | 927.00 |
| 1.00 | Active Video Monitoring 10/01/2025-10/31/2025 | 144.20 | 144.20 |
| 1.00 | Bluetooth License 10/01/2025-10/31/2025 | 99.84 | 99.84 |
| 1.00 | Burglar Alarm Monitoring 10/01/2025-10/31/2025 | 20.60 | 20.60 |
| 1.00 | Data Management 10/01/2025-10/31/2025 | 257.50 | 257.50 |
| 1.00 | Envera Kiosk System 10/01/2025-10/31/2025 | 1,699.50 | 1,699.50 |
| 1.00 | ISP Pass Thru 10/01/2025-10/31/2025 | 104.28 | 104.28 |
| 1.00 | Passive License Plate Cam 10/01/2025-10/31/2025 | 103.00 | 103.00 |
| 1.00 | Passive Standard Camera 10/01/2025-10/31/2025 | 128.75 | 128.75 |
| 1.00 | Service & Maintenance 10/01/2025-10/31/2025 | 1,708.22 | 1,708.22 |
| 1.00 | Service & Maintenance 10/01/2025-10/31/2025 | 51.27 | 51.27 |
| 1.00 | Virtual Gate Guard Monitoring 10/01/2025-10/31/2025 | 12,940.92 | 12,940.92 |

## Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

# Invoice

| Invoice Number | Date |
|---|---|
| **760306** | **09/22/2025** |
| Customer Number | Due Date |
| **300233** | **11/01/2025** |



| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 09/22/2025 | 11/01/2025 |

| Quantity | Description | Months | Rate | Amount |
|---|---|---|---|---|
| | *Harbor Bay CDD - Mirabay, Admiral Pointe, Bay Breeze, Apollo Beach, FL* | | | |
| 1.00 | Add Res as of 8/31/25<br>09/01/2025 - 10/31/2025 | 2.00 | $46.35 | $92.70 |
| | | | **Subtotal:** | **$92.70** |
| | **Tax** | | | $0.00 |
| | **Payments/Credits Applied** | | | $0.00 |
| | | | **Invoice Balance Due:** | **$92.70** |

RECEIVED 09/23/25

MyEnvera Count as of 8/31/25. 5 additional homes @ $9.27 each

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 9/22/2025 | 760306 | Monitoring Services | $92.70 | **$92.70** |


## Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

# Invoice

| Invoice Number | Date |
|---|---|
| **760306** | **09/22/2025** |
| Customer Number | Due Date |
| **300233** | **11/01/2025** |


**Net Due: $92.70**
**Amount Enclosed:_____**

**Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

REMIT TO:

**Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Envera**

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

RECEIVED
10/01/25

# Invoice

| Invoice Number | Date |
|---|---|
| **760536** | **10/01/2025** |
| Customer Number | Due Date |
| **300233** | **11/01/2025** |



| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 10/01/2025 | 11/01/2025 |

| Quantity | Description | Months | Rate | Amount |
|---|---|---|---|---|
| *3053 - Gate Access - Harbor Bay CDD - Mirabay, Admiral Pointe, Bay Breeze, Apollo Beach, FL* | | | | |
| 1.00 | ISP Pass Thru<br>11/01/2025 - 11/30/2025 | 1.00 | $104.28 | $104.28 |
| 1.00 | Envera Kiosk System<br>11/01/2025 - 11/30/2025 | 1.00 | $1,699.50 | $1,699.50 |
| 1.00 | Data Management<br>11/01/2025 - 11/30/2025 | 1.00 | $257.50 | $257.50 |
| 1.00 | Bluetooth License<br>11/01/2025 - 11/30/2025 | 1.00 | $99.84 | $99.84 |
| 1.00 | Passive License Plate Cam<br>11/01/2025 - 11/30/2025 | 1.00 | $103.00 | $103.00 |
| 1.00 | Passive Standard Camera<br>11/01/2025 - 11/30/2025 | 1.00 | $128.75 | $128.75 |
| 1.00 | Burglar Alarm Monitoring<br>11/01/2025 - 11/30/2025 | 1.00 | $20.60 | $20.60 |
| 1.00 | Active Video Monitoring<br>11/01/2025 - 11/30/2025 | 1.00 | $927.00 | $927.00 |
| 1.00 | Active Video Monitoring<br>11/01/2025 - 11/30/2025 | 1.00 | $144.20 | $144.20 |

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 10/1/2025 | 760536 | Monitoring Services | $18231.43 | **$18231.43** |

**Envera**

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

# Invoice

| Invoice Number | Date |
|---|---|
| **760536** | **10/01/2025** |
| Customer Number | Due Date |
| **300233** | **11/01/2025** |

**Net Due: $18,231.43**
**Amount Enclosed:_____**

**Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

REMIT TO:

**Envera**
**PO Box 2086**
**Hicksville, NY 11802**

**Envera**

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

# Invoice

| Invoice Number | Date |
|---|---|
| **760536** | **10/01/2025** |
| Customer Number | Due Date |
| **300233** | **11/01/2025** |



| Customer Name | Customer Number | PO Number | Invoice Date | Due Date |
|---|---|---|---|---|
| Harbor Bay CDD | 300233 | | 10/01/2025 | 11/01/2025 |

| Quantity | Description | Months | Rate | Amount |
|---|---|---|---|---|
| 1.00 | Service & Maintenance<br>11/01/2025 - 11/30/2025 | 1.00 | $1,708.22 | $1,708.22 |
| 1.00 | Service & Maintenance<br>11/01/2025 - 11/30/2025 | 1.00 | $51.27 | $51.27 |
| 1.00 | Virtual Gate Guard Monitoring<br>11/01/2025 - 11/30/2025 | 1.00 | $12,987.27 | $12,987.27 |
| | | | **Subtotal:** | **$18231.43** |
| | **Tax** | | | $0.00 |
| | **Payments/Credits Applied** | | | $0.00 |
| | | | **Invoice Balance Due:** | **$18231.43** |

| Date | Invoice # | Description | Amount | Balance Due |
|---|---|---|---|---|
| 10/1/2025 | 760536 | Monitoring Services | $18231.43 | **$18231.43** |

**Envera**

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

# Invoice

| Invoice Number | Date |
|---|---|
| **760536** | **10/01/2025** |
| Customer Number | Due Date |
| **300233** | **11/01/2025** |

**Net Due: $18,231.43**
**Amount Enclosed:_____**

**Harbor Bay CDD**
**C/O Rizzetta & Company**
**3434 Colwell Avenue Suite 200**
**Tampa, FL 33614**

REMIT TO:

**Envera**
**PO Box 2086**
**Hicksville, NY 11802**

| | |
|---|---|
| VIOLATOR | HARBOR BAY CDD |
| VIOLATION ADDRESS | 207 MANNS HARBOR DR |

RECEIVED 10/17/25

# INVOICE

| Incident Number | Registration Number | Invoice Date | Due Date |
|---|---|---|---|
| 2401972-0007 | 2401972 (139168) | 10/17/2025 | 10/27/2025 |

| VIOLATION # | INCIDENT DATE/TIME | FINE |
|---|---|---|
| 6th | 10/16/2025 6:29:00 AM | $300.00 |

| Violation # | Violation Notice |
|---|---|
| 1st | Warning Notice |
| 2nd | Warning Notice |
| 3rd | $75.00 Fine |
| 4th | $100.00 Fine |

| Violation # | Violation Notice |
|---|---|
| 5th | $150.00 Fine |
| 6th | $300.00 Fine |
| 7th and over | $500.00 Fine Per Alarm |

**Burglar Alarm Ordinance #04-16 states, "A response occurs when the call is entered into the Law Enforcement Agency's dispatch system regardless of whether or not a Law Enforcement Officer physically responds to the scene".**

This notice is to inform you that pursuant to Hillsborough County Burglar Alarm Ordinance #04-16, a false alarm violation occurred at the address listed above. As the owner of record, you are responsible for the charges itemized herein. Failure to remit payment for these services within ten (10) business days from this notification will constitute an additional violation and this case will be referred to the Code Enforcement Special Magistrate for a hearing.

*If you have questions, please contact the Alarm Administrator at (813) 274-6662 or email FalseAlarmAdmin@HCFL.GOV*
*Appeals must be in writing and should be mailed to 2306 Falkenburg Rd., Tampa FL 33619 or emailed to FalseAlarmAdmin@HCFL.GOV*
*A copy the Ordinance can be obtained from your alarm system provider or by visiting WWW.HCFL.GOV*

**This invoice reflects charges for a single incident and does not include any previous unpaid fines.**

**Checks or money orders should be made payable to:**
**HILLSBOROUGH COUNTY BOCC**
**ATTN: CITIZEN BOARDS SUPPORT**
**601 E Kennedy Blvd., 16th Floor**
**Tampa FL 33602**
**Please Remit Payments Within Ten (10) Business Days**

**Save Time - Pay Online: WWW.HCFL.GOV/CODE**

**IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE**

**Registration** 2401972 (139168)

**Remit To:** Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

HARBOR BAY CDD
207 MANNS HARBOR DR
APOLLO BEACH FL 33572

| | |
|---|---|
| DUE DATE | 10/27/2025 |
| INCIDENT # | 2401972-0007 |
| AMOUNT DUE | $300.00 |

Hillsborough County Florida

| | |
|---|---|
| VIOLATOR | HARBOR BAY CDD |
| VIOLATION ADDRESS | 207 MANNS HARBOR DR |

RECEIVED 10/17/25

# DEFAULT SUMMARY INVOICE

INVOICE DATE: 9/15/2025

| VIOLATION # | INCIDENT DATE/TIME | IN DEFAULT | FINE | TOTAL PAYMENTS | AMOUNT DUE |
|---|---|---|---|---|---|
| 2401972-0005 | 8/15/2025 10:49:00 PM | Yes | $150.00 | $0.00 | $150.00 |
| 2401972-0006 | 8/29/2025 5:07:00 AM | No | $300.00 | $0.00 | $300.00 |
| Registration Fees | | | $0.00 | $0.00 | $0.00 |
| | | | | **INVOICE TOTAL** | **$450.00** |

**Checks or money orders should be made payable to:**
**HILLSBOROUGH COUNTY BOCC**
**ATTN: CITIZEN BOARDS SUPPORT**
**601 E Kennedy Blvd., 16th Floor**
**Tampa FL 33602**
**Please Remit Payments Within Ten (10) Business Days**

**Save Time - Pay Online: WWW.HCFL.GOV/CODE**

**IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE**

**Registration** 2401972
(139168)

**Remit To:** Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

HARBOR BAY CDD
207 MANNS HARBOR DR
APOLLO BEACH FL 33572

| | |
|---|---|
| AMOUNT DUE | $450.00 |

| Violation # | Violation Notice |
|---|---|
| 1st | Warning Notice |
| 2nd | Warning Notice |
| 3rd | $75.00 Fine |
| 4th | $100.00 Fine |

| Violation # | Violation Notice |
|---|---|
| 5th | $150.00 Fine |
| 6th | $300.00 Fine |
| 7th and over | $500.00 Fine Per Alarm |

**Burglar Alarm Ordinance #04-16 states, "A response occurs when the call is entered into the Law Enforcement Agency's dispatch system regardless of whether or not a Law Enforcement Officer physically responds to the scene".**

This is to notify you that payment has not been received for a past due balance for the false alarm violation(s). Enclosed, for your review and resolution, is an Invoice Summary Statement and corresponding past due invoice, detailing the statement total, which is the past due amount for the listed alarm date(s). The statement also includes the total outstanding amount, which is the total amount outstanding for all unpaid alarm violations on this registration. If payment for the statement total amount is not received within ten (10) business days from receipt of this notification, this case will be referred to the Code Enforcement Special Magistrate for a hearing for the violation of non-payment.

In accordance with FLORIDA STATUE #162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to $5,000.00 per day may be imposed. In addition, a lien will be place on all properties owned by the property owner in questions and will accrue until all fines and County costs have been paid.

It is the owner's/occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid KeyHolder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement.

*If you have questions, please contact the Alarm Administrator at (813) 274-6662 or email FalseAlarmAdmin@HCFL.GOV*
*Appeals must be in writing and should be mailed to 2306 Falkenburg Rd., Tampa FL 33619 or emailed to FalseAlarmAdmin@HCFL.GOV*
*A copy the Ordinance can be obtained from your alarm system provider or by visiting WWW.HCFL.GOV*

Hillsborough County Florida

| | |
|---|---|
| VIOLATOR | HARBOR BAY CDD |
| VIOLATION ADDRESS | 207 MANNS HARBOR DR |

RECEIVED 10/17/25

# DEFAULT SUMMARY INVOICE

INVOICE DATE: 9/15/2025

| VIOLATION # | INCIDENT DATE/TIME | IN DEFAULT | FINE | TOTAL PAYMENTS | AMOUNT DUE |
|---|---|---|---|---|---|
| 2401972-0005 | 8/15/2025 10:49:00 PM | Yes | $150.00 | $0.00 | $150.00 |
| 2401972-0006 | 8/29/2025 5:07:00 AM | No | $300.00 | $0.00 | $300.00 |
| Registration Fees | | | $0.00 | $0.00 | $0.00 |
| | | | | **INVOICE TOTAL** | **$450.00** |

**Checks or money orders should be made payable to:**
**HILLSBOROUGH COUNTY BOCC**
**ATTN: CITIZEN BOARDS SUPPORT**
**601 E Kennedy Blvd., 16th Floor**
**Tampa FL 33602**
**Please Remit Payments Within Ten (10) Business Days**

**Save Time - Pay Online: WWW.HCFL.GOV/CODE**

**IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE**

**Registration** 2401972
(139168)

**Remit To:** Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

HARBOR BAY CDD
207 MANNS HARBOR DR
APOLLO BEACH FL 33572

| | |
|---|---|
| AMOUNT DUE | $450.00 |

| Violation # | Violation Notice |
|---|---|
| 1st | Warning Notice |
| 2nd | Warning Notice |
| 3rd | $75.00 Fine |
| 4th | $100.00 Fine |

| Violation # | Violation Notice |
|---|---|
| 5th | $150.00 Fine |
| 6th | $300.00 Fine |
| 7th and over | $500.00 Fine Per Alarm |

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In accordance with FLORIDA STATUE #162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to $5,000.00 per day may be imposed. In addition, a lien will be place on all properties owned by the property owner in questions and will accrue until all fines and County costs have been paid.

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*Appeals must be in writing and should be mailed to 2306 Falkenburg Rd., Tampa FL 33619 or emailed to FalseAlarmAdmin@HCFL.GOV*
*A copy the Ordinance can be obtained from your alarm system provider or by visiting WWW.HCFL.GOV*

**Harbor Bay CDD**
**BOCC Utilities**
**Sep-25**
**Statement Date: 10/17/2025**
**Due Date 11/07/2025**

| Meter | Acct # | Service Address | Code | Amount |
|---|---|---|---|---|
| 700664850 | 506800000 | 115 Mira Bay Blvd | 001-53600-4340 | $ 527.80 |
| 703608932 | 1985020000 | 829 Aislebay Dr | 001-53600-4340 | $ 431.66 |
| 37986039 | 3985020000 | 5701 Sea Trout Place I | 001-53600-4318 | $ 129.19 |
| 703387130 | 4106020000 | 5401 Tybee Island Dr I | 001-53600-4318 | $ 18.55 |
| 703396362 | 4542900000 | 5405 Merritt Island Dr | 001-53600-4340 | $ 76.30 |
| 38350246 | 4985020000 | 5702 Tortoise Pl I | 001-53600-4318 | $ 205.83 |
| 68457071 | 5985020000 | 5737 Tortoise Pl I | 001-53600-4318 | $ 88.70 |
| 703576730 | 7985020000 | 630 Mira Bay Blvd I | 001-53600-4318 | $ 30.42 |
| | | | **001-53600-4340** | **$ 1,035.76** |
| | | | **001-53600-4318** | **$ 472.69** |
| | | **TOTAL** | | **$ 1,508.45** |

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 0506800000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 115 MIRABAY BLVD



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 700664850 | 09/14/2025 | 1162768 | 10/16/2025 | 1183297 | 20529 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $62.00 |
| Water Base Charge | $89.02 |
| Water Usage Charge | $21.14 |
| Sewer Base Charge | $215.76 |
| Sewer Usage Charge | $133.85 |

**Summary of Account Charges**

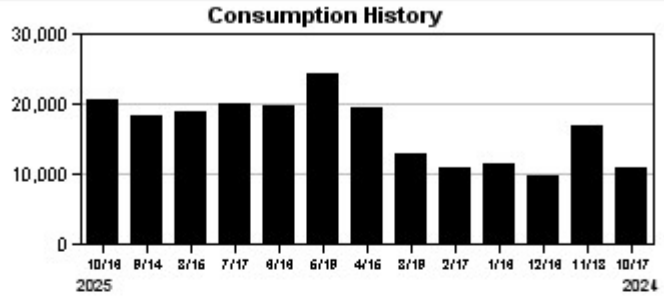
| | |
|---|---|
| Previous Balance | $505.06 |
| Net Payments - Thank You | $-505.06 |
| Total Account Charges | **$527.80** |
| **AMOUNT DUE** | **$527.80** |

***Important Message***

**This account has ACH payment method**

## *Notice*

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 0506800000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

## *THANK YOU!*

| DUE DATE | 11/07/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

5690

0005068000008 00000527804

Hillsborough County Florida

M-Page 1 of 2

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 1985020000 | 10/17/2025 | 11/07/2025 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $394.58 |
| Net Payments - Thank You | $-394.58 |
| Total Account Charges | **$431.66** |
| **AMOUNT DUE** | **$431.66** |

***Important Message***

**This account has ACH payment method**

**This is your summary of charges. Detailed charges by premise are listed on the following page(s)**

---

Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 1985020000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

2,238 0

| DUE DATE | 11/07/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

0019850200007 00000431668

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 1985020000 | 10/17/2025 | 11/07/2025 |

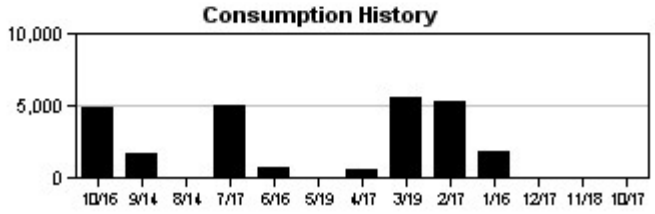
**Service Address:** 829 A ISLEBAY DR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703608932 | 09/14/2025 | 20534 | 10/16/2025 | 25448 | 4914 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $14.84 |
| Water Base Charge | $12.52 |
| Water Usage Charge | $5.06 |
| **Total Service Address Charges** | **$38.45** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 1985020000 | 10/17/2025 | 11/07/2025 |

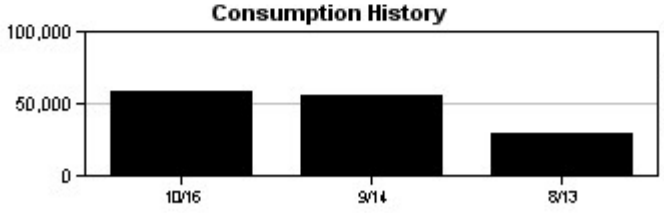
**Service Address:** 607A PINCKNEY DR - IRRIG

M-Page 2 of 2

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 705977010 | 09/14/2025 | 84271 | 10/16/2025 | 142723 | 58452 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $176.53 |
| Water Base Charge | $33.80 |
| Water Usage Charge | $176.85 |
| **Total Service Address Charges** | **$393.21** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 3985020000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 5701 SEA TROUT PL I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 37986039 | 09/12/2025 | 12046 | 10/15/2025 | 12242 | 19600 GAL | ACTUAL | WATER |

**Service Address Charges**

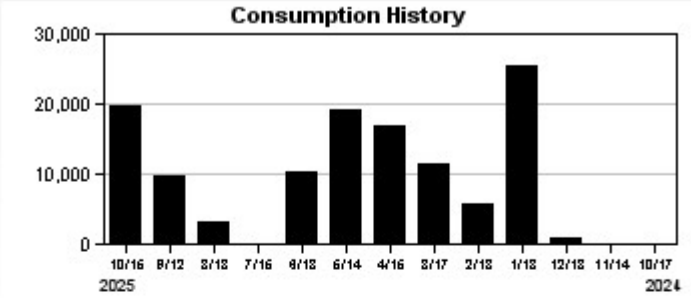
| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $59.19 |
| Water Base Charge | $29.67 |
| Water Usage Charge | $34.30 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $74.58 |
| Net Payments - Thank You | $-74.58 |
| Total Account Charges | **$129.19** |
| **AMOUNT DUE** | **$129.19** |

***Important Message***

**This account has ACH payment method**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 3985020000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

4,6158

| | |
|---|---|
| **DUE DATE** | 11/07/2025 |
| **AMOUNT DUE** | $129.19 |
| AMOUNT PAID | |

0039850200005 00000129197

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 4106020000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 5401 TYBEE ISLAND DR I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703387130 | 09/14/2025 | 93405 | 10/16/2025 | 93405 | 0 GAL | ACTUAL | WATER |

**Service Address Charges**

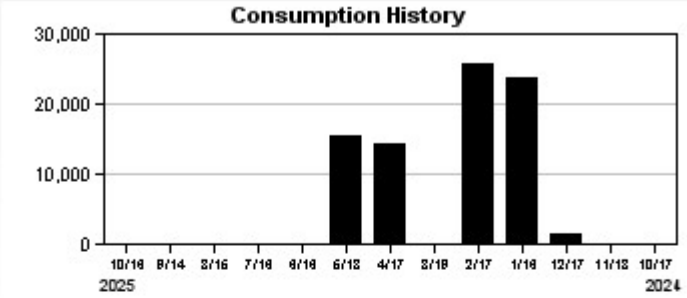
| | |
|---|---|
| Customer Service Charge | $6.03 |
| Water Base Charge | $12.52 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $18.55 |
| Net Payments - Thank You | $-18.55 |
| Total Account Charges | **$18.55** |
| **AMOUNT DUE** | **$18.55** |

***Important Message***

**This account has ACH payment method**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 4106020000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

4,7588

| DUE DATE | 11/07/2025 |
|---|---|
| AMOUNT DUE | $18.55 |
| AMOUNT PAID | |

00410602000007 00000018556

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 4542900000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 5405 MERRITT ISLAND DR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703396362 | 09/14/2025 | 131293 | 10/16/2025 | 142681 | 11388 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $34.39 |
| Water Base Charge | $12.52 |
| Water Usage Charge | $23.36 |

**Summary of Account Charges**

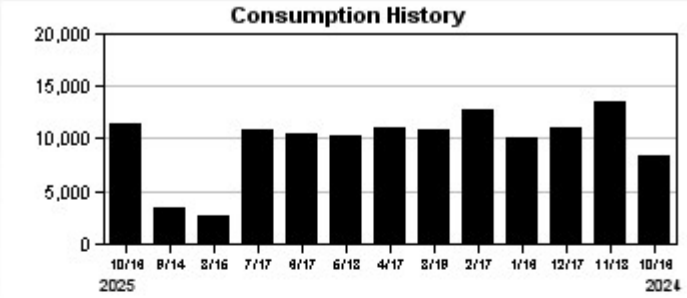
| | |
|---|---|
| Previous Balance | $32.17 |
| Net Payments - Thank You | $-32.17 |
| Total Account Charges | **$76.30** |
| **AMOUNT DUE** | **$76.30** |

***Important Message***

**This account has ACH payment method**

**Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133**

**Starting Oct. 1, 2025, BOCC-approved rate increases take effect. Residential customers using 8,000 gallons of water monthly will see an average bill increase of approximately $8.85. For details, visit HCFL.gov/Water and select Water Rates & Fees.**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 4542900000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

***THANK YOU!***

| DUE DATE | 11/07/2025 |
|---|---|
| AMOUNT DUE | $76.30 |
| AMOUNT PAID | |

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

5,2268

00454290000008 00000076307

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 4985020000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 5702 TORTOISE PL I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 38350246 | 09/12/2025 | 11951 | 10/15/2025 | 12266 | 31500 GAL | ACTUAL | WATER |

**Service Address Charges**

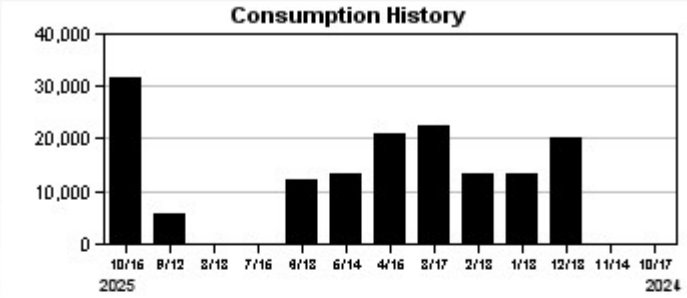
| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $95.13 |
| Water Base Charge | $22.54 |
| Water Usage Charge | $82.13 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $51.65 |
| Net Payments - Thank You | $-51.65 |
| Total Account Charges | **$205.83** |
| **AMOUNT DUE** | **$205.83** |

***Important Message***

**This account has ACH payment method**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 4985020000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

5,703 8

| | |
|---|---|
| **DUE DATE** | 11/07/2025 |
| **AMOUNT DUE** | $205.83 |
| AMOUNT PAID | |

0049850200004 00000205831

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 5985020000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 5737 TORTOISE PL I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 68457071 | 09/12/2025 | 14509 | 10/15/2025 | 14644 | 13500 GAL | ACTUAL | WATER |

**Service Address Charges**

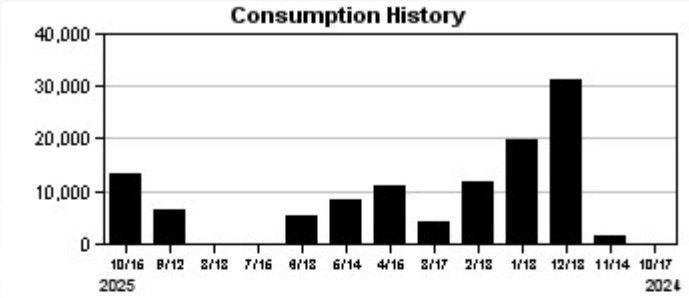
| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $40.77 |
| Water Base Charge | $12.52 |
| Water Usage Charge | $29.38 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $47.02 |
| Net Payments - Thank You | $-47.02 |
| Total Account Charges | **$88.70** |
| **AMOUNT DUE** | **$88.70** |

***Important Message***

**This account has ACH payment method**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 5985020000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

6,801 8

| DUE DATE | 11/07/2025 |
|---|---|
| AMOUNT DUE | $88.70 |
| AMOUNT PAID | |

0059850200003 00000088708

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 7985020000 | 10/17/2025 | 11/07/2025 |

**Service Address:** 630 MIRABAY BLVD I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703576730 | 09/13/2025 | 42136 | 10/16/2025 | 45066 | 2930 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $8.85 |
| Water Base Charge | $12.52 |
| Water Usage Charge | $3.02 |

**Summary of Account Charges**

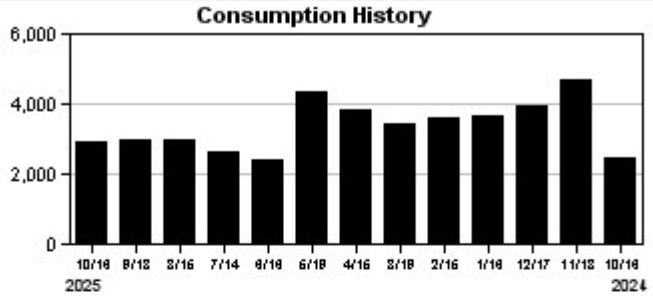
| | |
|---|---|
| Previous Balance | $30.66 |
| Net Payments - Thank You | $-30.66 |
| Total Account Charges | **$30.42** |
| **AMOUNT DUE** | **$30.42** |

***Important Message***

**This account has ACH payment method**

## *Notice*

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 7985020000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

## *THANK YOU!*

| DUE DATE | 11/07/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

9,0T9 0

0079850200001 00000030429

# Harbor Bay CDD
## BOCC Utilities
## Aug-25
## Statement Date: 09/18/2025
## Due Date 10/09/2025

| Meter | Acct # | Service Address | Code | Amount |
|---|---|---|---|---|
| 60886873 | 1779718759 | 5248 Admiral Pointe Dr | 001-53600-4340 | $ 310.98 |
| 703608940 | 4432900000 | 751 Manns Harbor Dr I | 001-53600-4318 | $ 48.77 |
| 703608094 | 7788800000 | 736 Manns Harbor Dr I | 001-53600-4318 | $ 191.67 |
| 705841002 | 9406800000 | 107 Manns Harbor Dr | 001-53600-4340 | $ 1,667.97 |
| | | | **001-53600-4340** | **$ 1,978.95** |
| | | | **001-53600-4318** | **$ 240.44** |
| | | | **TOTAL** | **$ 2,219.39** |

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT | 1779718759 | 09/18/2025 | 10/09/2025 |

**Service Address:** 5248 ADMIRAL POINTE DR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 60886873 | 08/15/2025 | 14546 | 09/16/2025 | 14679 | 13300 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $40.17 |
| Water Base Charge | $43.69 |
| Water Usage Charge | $13.70 |
| Sewer Base Charge | $105.86 |
| Sewer Usage Charge | $86.72 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $291.94 |
| Net Payments - Thank You | $-291.94 |
| Total Account Charges | **$296.17** |
| **AMOUNT DUE** | **$296.17** |

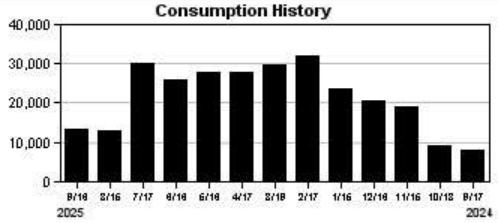
Adjustment 14.81

Total $310.98

## Notice

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**

**Consumption History**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 1779718759**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

1.825 0

| DUE DATE | 10/09/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

0017797187592 00000296178

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 4432900000 | 09/18/2025 | 10/09/2025 |

**Service Address:** 751 MANNS HARBOR DR I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703608940 | 08/19/2025 | 557995 | 09/18/2025 | 564220 | 6225 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $18.80 |
| Water Base Charge | $17.53 |
| Water Usage Charge | $6.41 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $57.41 |
| Net Payments - Thank You | $-57.41 |
| Total Account Charges | **$48.77** |
| **AMOUNT DUE** | **$48.77** |

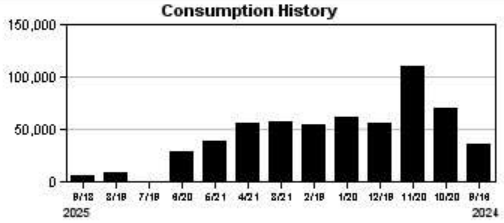
***Important Message***

**This account has ACH payment method**

## *Notice*

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**

**Consumption History**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 4432900000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

4388 0

| DUE DATE | 10/09/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

00443290000002 00000048777

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 7788800000 | 09/18/2025 | 10/09/2025 |

**Service Address:** 736 MANNS HARBOR DR I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703608094 | 08/19/2025 | 458135 | 09/17/2025 | 487039 | 28904 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $87.29 |
| Water Base Charge | $58.47 |
| Water Usage Charge | $39.88 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $64.50 |
| Net Payments - Thank You | $-64.50 |
| Total Account Charges | **$191.67** |
| **AMOUNT DUE** | **$191.67** |

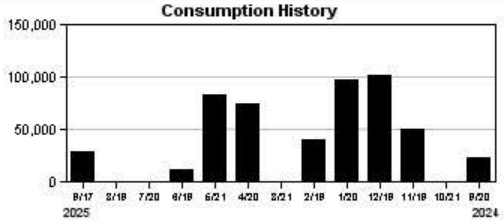
***Important Message***

**This account has ACH payment method**

## *Notice*

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**

**Consumption History**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 7788800000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

***THANK YOU!***

| DUE DATE | 10/09/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

7,745,0

0077888000005 00000191676

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| HARBOR BAY CDD | 9406800000 | 09/18/2025 | 10/09/2025 |

**Service Address:** 107 MANNS HARBOR DR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 705841002 | 08/18/2025 | 42615 | 09/18/2025 | 51359 | 87440 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.03 |
| Purchase Water Pass-Thru | $264.07 |
| Water Base Charge | $214.47 |
| Water Usage Charge | $93.32 |
| Sewer Base Charge | $519.97 |
| Sewer Usage Charge | $570.11 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $1,630.25 |
| Net Payments - Thank You | $-1,630.25 |
| Total Account Charges | **$1,667.97** |
| **AMOUNT DUE** | **$1,667.97** |

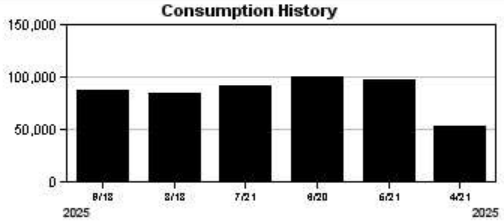
***Important Message***

**This account has ACH payment method**

## *Notice*

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**

**Consumption History**




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 9406800000**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

9,426 0

| DUE DATE | 10/09/2025 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

00940680000002 00001667971

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.harborbaycdd.org

## Check Request

Amount: $109.10

Date: 09/30/25

Payable to: Joel Newton

Address: 714 Brenton Leaf Drive
Ruskin, FL 33570

Description: Reimbursement for Supplies

Requestor: Venessa Smith

Code: 815-001-57200-4647

9/9/2025 10:44:24 AM
Order Number: 2240122
Circle K 2705045
5004 N US Hwy 41
Apollo Beach, FL 33572
(813) 645-0266
Register:100 ICR
(DUPLICATE RECEIPT)

Pay at Pump Sale
Pump # 5 UNL-REG

| | |
|---|---|
| 5.005 Gallons @ $3.019/Gal | $15.11 |
| Sub. Total: | $15.11 |
| Tax: | $0.00 |
| Total: | $15.11 |
| Discount Total: | $0.00 |
| Master Card: | $15.11 |
| **Change** | **$0.00** |

SALE
Master Card
Card Num : (C)
XXXXXXXXXXXX6273
Chip Read

USD$ 15.11

CAPITAL ONE
AID: A0000000041010
TVR: 0000008000
IAD:
XXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
17381404CE5D8334

09/09/2025 10:43:49

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

**Thank You**
**Come Again**

9/12/2025 3:21:20 PM
Order Number: 2246776
Circle K 2705045
5004 N US Hwy 41
Apollo Beach, FL 33572
(813) 645-0266
Register:100 ICR
(DUPLICATE RECEIPT)

Pay at Pump Sale
Pump # 5 UNL-REG

| | |
|---|---|
| 6.904 Gallons @ $2.899/Gal | $20.01 |
| Sub. Total: | $20.01 |
| Tax: | $0.00 |
| Total: | $20.01 |
| Discount Total: | $0.00 |
| Master Card: | $20.01 |
| **Change** | **$0.00** |

SALE
Master Card
Card Num : (C)
XXXXXXXXXXXX6273
Chip Read

USD$ 20.01

CAPITAL ONE
AID: A0000000041010
TVR: 0000008000
IAD:
XXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
8215EF4B91C5EC8F

09/12/2025 15:20:43

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

**Thank You**
**Come Again**

9/19/2025 10:16:26 AM
Order Number: 2260132
**Circle K** **2705045**
5004 N US Hwy 41
Apollo Beach, FL 33572
(813) 645-0266
Register:100 ICR
(DUPLICATE RECEIPT)
( DUPLICATE RECEIPT )

Pay at Pump Sale
Pump # 9 UNL-REG
9.712 Gallons @ $3.089/Gal $30.00
1 Inner Circle Loyalty Discount
1 0.100 /Gal Discount
Inner Circle $0.00
Sub. Total: $30.00
Tax: $0.00
Total: $30.00
Discount Total: $0.00
Master Card: $30.00
**Change** **$0.00**

SALE
Master Card
Card Num : (C)
XXXXXXXXXXXX6273
Chip Read

USD$ 30.00

CAPITAL ONE
AID: A0000000041010
TVR: 0000008000
IAD:
XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
2687469CBF267688

09/19/2025 10:15:55

I agree to pay the
above Total Amount
accoroing to Card
Issuer Agreement.

**Thank You**
**Come Again**

Publix

Southshore Village
5052 N. Highway 41
Apollo Beach, FL 33572
Store Manager: Alex
813-641-2377

1260 9JQ 529 030

| | | |
|---|---|---|
| PROPANE EXCHG CYL | | |
| 2 @ | 21.99 | 43.98 |
| Order Total | | 43.98 |
| Sales Tax | | 0.00 |
| Grand Total | | 43.98 |
| Credit | Payment | 43.98 |
| Change | | 0.00 |

Receipt ID: 1260 9JQ 529 030

PRESTO!
Trace #: 528437
Reference #: 1031896640
Acct #: XXXXXXXXXXXX6273
Purchase Mastercard
Amount: $43.98
Auth #: 055477

| | |
|---|---|
| CREDIT CARD | PURCHASE |
| A0000000041010 | MASTERCARD |
| Entry Method: | Chip Read |
| Mode: | Issuer |

Your cashier was Ashleigh

09/19/2025 10:35 S1260 R152 9030 C0204

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

# INVOICE

#0000818

Date- 10-22-25

GL Code- 572004647

Approved by-

**From: KaBam Plumbing Services**
License # CFC1431658
(813)702-9366
4017 Salida Del Sol Dr
Sun City Center Fl 33573

**Balance Due:**
$2,215.00

**Date of Issue:**
10/20/2025

**Due Date:**
10/20/2025

**Bill To: Harbor Bay Community Development District C/o Rizzetta & Company**
107 Manns Harbor Drive, Apollo Beach, FL, USA
Billing Address:
3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

| Item | Rate (excl. tax) | Quantity | Total |
|---|---|---|---|
| T10 level10<br>Drain line build out with access(no wall repair) | **$1,027.00** | 1 | $1,027.00 |
| T6 Level 6<br>O. Water line build out from in wall with a shut off valve | **$450.00** | 1 | $450.00 |
| T5 Level 5<br>P.pull and reset | **$369.00** | 2 | $738.00 |
| S7 Notes<br>Installed new half inch waterline shut off air hammer ran waterline to filter filter to icemaker. Ran drain lines from icemaker to outside into the dirt tested unit. Make an ice pulled two toilets reset by replacing waxing hooked up original slone valves. Need to replace Sloan valves and shut off valve for Slim valves do leaking after reconnecting and being old. | **$0.00** | 1 | $0.00 |

| | |
|---|---|
| Subtotal | $2,215.00 |
| **Total** | **$2,215.00** |

**Attached Documents:**
IMG_7204.jpeg
IMG_7203.jpeg
IMG_7202.jpeg

# Invoice

**L. K. INDUSTRIAL SERVICES, INC.**
P.O. Box 366
Gibsonton, FL 33534 US
+18139273216
wawink@verizon.net

RECEIVED
09/12/25

| BILL TO |
| --- |
| Kyle Darren<br>Mira Bay Club<br>Harbor Bay CDD<br>C/O GMS-Tampa, LLC<br>4530 Eagle Falls Place<br>Tampa, FL 33619<br>Tampa, FL 33619 |

| SHIP TO |
| --- |
| Kyle Darren<br>Mira Bay Club<br>Mira Bay Club<br>107 Manns Harbor Drive<br>Apollo Beach, FL 33572 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
| --- | --- | --- | --- | --- | --- |
| 7406 | 09/11/2025 | $1,580.00 | 09/26/2025 | Net 15 | |

**TRACKING NO.**
2591

**JOB #**
2591

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
| --- | --- | --- | --- | --- | --- |
| 08/29/2025 | **AS PER QUOTE** | AS PER QUOTE<br>Furnished labor and material to perform the semi-annual OSHA inspection. | 1 | 1,580.00 | 1,580.00T |

| | |
| --- | --- |
| SUBTOTAL | 1,580.00 |
| TAX | 0.00 |
| TOTAL | 1,580.00 |
| BALANCE DUE | **$1,580.00** |

# Invoice

**L. K. INDUSTRIAL SERVICES, INC.**
P.O. Box 366
Gibsonton, FL 33534 US
+18139273216
wawink@verizon.net

RECEIVED
10/29/25

| BILL TO |
| --- |
| Kyle Darren<br>Mira Bay Club<br>Harbor Bay CDD<br>C/O GMS-Tampa, LLC<br>4530 Eagle Falls Place<br>Tampa, FL 33619<br>Tampa, FL 33619 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
| --- | --- | --- | --- | --- | --- |
| 7527 | 10/28/2025 | $875.00 | 11/12/2025 | Net 15 | |

**JOB #**
2779

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
| --- | --- | --- | --- | --- | --- |
| 10/17/2025 | **AS PER QUOTE** | AS PER QUOTE<br>Furnished labor and material to install new zerk fitting (grease fittings) where missing. | 1 | 875.00 | 875.00T |

Pay invoice

| | |
| --- | --- |
| SUBTOTAL | 875.00 |
| TAX | 0.00 |
| TOTAL | 875.00 |
| BALANCE DUE | **$875.00** |

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.harborbaycdd.org

## Check Request

Amount: $3,800.50

Date: 10/16/25

Payable to: Lakeland Moonwalk of Polk County

Address: 845 N Florida Ave
Lakeland, FL 33801

Description: Final Payment for Event 10/18/25

Requestor: Venessa Smith

**From:** MiraBay Activities <activities@mirabayclub.com>
**Sent:** Friday, October 10, 2025 2:47 PM
**To:** Venessa Smith
**Subject:** [EXTERNAL]FW: Your Updated Receipt from Lakeland Moonwalk Of Polk County Inc - Order #77450
**Attachments:** Lakeland moon walk COI.pdf

**NOTICE: This email originated from outside of the organization.**
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

COI attached and invoice below

---

**From:** receipt=ers-mail.com@mailgun.ers-mail.com <receipt=ers-mail.com@mailgun.ers-mail.com> **On Behalf Of** Lakeland Moonwalk Of Polk County Inc
**Sent:** Wednesday, October 8, 2025 4:41 PM
**To:** MiraBay Activities <activities@mirabayclub.com>
**Cc:** lakelandmoonwalk@gmail.com; MiraBay Club General Manager <gm@mirabayclub.com>
**Subject:** Your Updated Receipt from Lakeland Moonwalk Of Polk County Inc - Order #77450

LAKELAND MOONWALK

## Important information - <u>Please read below!</u>

Invoice/Receipt #77450

Lakeland Moonwalk Of Polk County Inc
845 N Florida Ave

Lakeland, FL 33801
(863) 286-5922
www.lakelandmoonwalk.com

10/18/2025 04:30pm, 10/18/2025 07:30pm
MiraBay Activities
Chastity Kelly
107 Manns Harbor Dr
other: Apollo Beach, FL 33570
activities@mirabayclub.com
603-616-1768/813-649-1500
Customer Comments:Is this open to the public or just the residents? Residents can we set up on Friday? Yes permit fee $250 for Pirate Swing misc field $300 for set-up and delivery

| | | | Sat, Oct 18 4:30 → 7:30 pm |
|---|---|---|---|
|  | 70ft PATRIOT CHALLENGE w/ ROCKWALL | $410.00 | x 1 = $410.00 |
|  | BLOCK PARTY COMBO | $245.00 | x 1 = $245.00 |
|   | Use Slide Dry | | x 1 |
|  | Mechanical Bull | $750.00 | x 1 = $750.00 |
|  | PIRATE SWING | $1,725.00 | x 1 = $1,725.00 |
|  | Generator 9000watt | | x 1 |
|  | 6ft Chiller/Ice Table | $30.00 | x 2 = $60.00 |
|  | 6FT PICNIC TABLE | $45.00 | x 6 = $270.00 |

| | | | | |
|---|---|---|---|---|
|  | Generator 9000watt | $125.00 | x 4 | = $500.00 |
|  | STATE RIDE INSPECTION | $250.00 | x 1 | = $250.00 |
|  | Bumpa's Express | $1,650.00 | x 1 | = $1,650.00 |
|  | 24ft 3-Climber Rockwall | $1,350.00 | x 1 | = $1,350.00 |

| | | |
|---|---|---|
| SubTotal | | $7,210.00 |
| Travel Fee | $282.00 | $7,492.00 |
| General Discount: 131 | -$131.00 | $7,361.00 |
| Miscellaneous Fees: 300 | $300.00 | $7,661.00 |
| Coupon: Loyal Customer | -$60.00 | $7,601.00 |
| Tax Exempt | $0.00 | $7,601.00 |

Total $7,601.00

*Customer* – 04/24/2025 11:40am Credit Card (Visa, MC, Discover, Amex) Payment (2228) $2,150.50

*Customer* – 05/02/2025 03:30pm Credit Card (Visa, MC, Discover, Amex) Payment (2228) $1,650.00

Due $3,800.50

******Please Read and Digitally sign the contract by end of day to confirm rental******

## Click here to sign contract

## (Click here to View and/or Pay your Balance)

CHECKOUT YOUR LOYALTY POINTS:

Your current point balances...

| Point Type | Balance | Expires |
|---|---|---|

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

RECEIVED
10/10/25

# Invoice

| Date | Invoice # |
|---|---|
| 10/10/2025 | OCT 06803 |

| Bill To |
|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT<br>C/O RIZZETTA & COMPANY<br>3434 COLWELL AVENUE, SUITE 200<br>TAMPA, FL 33614 |

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | TENNIS COURT - REMOVAL OF QUEEN PALM*<br><br>*REMOVAL NECESSARY DUE TO LIGHTNING STRIKE | 500.00 | 500.00 |
| | | **Total** | $500.00 |

# KIM'S LANDSCAPE & LAWN CARE

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

# PROPOSAL

OCTOBER 10, 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:**
Tennis Court

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

- Removal of Queen Palm – damage due to lightning strike
  **$500.00**

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:

**Five Hundred** Dollars **$500.00**
with payments to be as follows: Due upon receipt of Invoice

Respectfully Submitted: 10/10/2025

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 10-10-25

SIGNATURE _____

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

RECEIVED 10/22/25

# Invoice

| Date | Invoice # |
|---|---|
| 10/22/2025 | OCT 06805 |

| Bill To |
|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT<br>C/O RIZZETTA & COMPANY<br>3434 COLWELL AVENUE, SUITE 200<br>TAMPA, FL 33614 |

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | CLOCK F: IRRIGATION REPAIRS<br>REPLACED (18) HEADS & (2) SPRAY BODY | 640.06 | 640.06 |
| | T7, TORTOISE & B7<br>REPLACED (5) ROTORS & (1) HEAD<br>REPLACED (2) BATTERIES<br>FIXED FAULT | 886.67 | 886.67 |
| | BALIBAY BOAT LIFT, BEACON SOUND & MERRITT ISLAND ROUDABOUT<br>REPLACED (4) HEADS<br>REPLACED (2) BATTERIES | 326.68 | 326.68 |
| | LEE TE KIM PARK<br>REPAIRED NODE<br>REPLACED (6) HEADS<br>REPLACED (1) NODE CONTROLLER<br>REPLACED (1) NODE<br>REPLACED (1) ROTOR | 1,224.17 | 1,224.17 |
| | BEACON SOUND, T7 ISLAND<br>REPLACED (2) HEADS<br>REPLACED (2) BATTERIES | 133.34 | 133.34 |
| | MIRABAY ROUNDABOUT<br>REPAIRED ZONE 1<br>DRIP LINE SPLICES | 240.00 | 240.00 |
| | | **Total** | |

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

| Date | Invoice # |
|---|---|
| 10/22/2025 | OCT 06805 |

| Bill To |
|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT<br>C/O RIZZETTA & COMPANY<br>3434 COLWELL AVENUE, SUITE 200<br>TAMPA, FL 33614 |

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | CLOCK D<br>REPLACED (1) SOLENOID<br>REPLACED (37) HEADS<br>REPLACED (2) ROTORS<br>REPLACED (4) SRAY BODIES<br>REPAIRED ZONE 15<br>REPAIRED DRIP LINES | 2,244.67 | 2,244.67 |
| | CLOCK A<br>REPLACED (2) FUSES<br>REPLACED (14) SPRAY BODIES | 560.00 | 560.00 |
| | MANNS HARBOR<br>REPLACED ACC CONTROLLER<br>DRAINED LINES | 840.00 | 840.00 |
| | ISLEBAY B5<br>FIXED FAULT & REPAIRED WIRING ON ZONE 1 | 240.00 | 240.00 |
| | BALIBAY BOAT LIFT, MANNS HARBOR ROYALS<br>REPAIRED LINES<br>FIXED WIRING | 160.00 | 160.00 |
| | PRESSURIZED LINES ONCE PUMPS TURNED BACK ON AFTER PUMP REPAIRS | 80.00 | 80.00 |
| | IBISVIEW / SEA CREST ENTRANCE<br>REPLACED SOLENOID<br>RE-CONNECT WIRING | 423.88 | 423.88 |
| | WOLF CREEK PARK & BOAT LIFT - WEST<br>REPLACED (4) SPRAY NOZZLES<br>REPOSITIONED WIRING | 300.00 | 300.00 |
| | | **Total** | |

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

| Date | Invoice # |
|---|---|
| 10/22/2025 | OCT 06805 |

**Bill To**

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | POINT HARBOR / MANNS HARBOR ROUNDABOUT<br>REPLACED (1) NODE<br>REPLACED (2) BATTERIES | 598.27 | 598.27 |
| | MANNS HARBOR<br>REPAIR 4 INCH MAIN LINE BREAK | 800.00 | 800.00 |

**Total** $9,697.74

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

RECEIVED 10/24/25

| Date | Invoice # |
|---|---|
| 10/24/2025 | OCT 06807 |

| Bill To |
|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT<br>C/O RIZZETTA & COMPANY<br>3434 COLWELL AVENUE, SUITE 200<br>TAMPA, FL 33614 |

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | HWY. 41 - BOTH INSIDE & OUTSIDE BERM: IRRIGATION REPAIRS<br>REPLACED BROKEN PIPE<br><br>* DAMAGE CAUSED BY OAK TREE ROOT SYSTEM<br>THIS REPAIR WAS LABOR INTENSIVE | 360.00 | 360.00 |

**Total** $360.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

| Date | Invoice # |
|---|---|
| 9/30/2025 | SEPT 06796 |

RECEIVED
09/30/25

**Bill To**

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | LANDSCAPE MAINTENANCE FOR SEPTEMBER 2025 | 41,166.66 | 41,166.66 |

**Total** $41,166.66

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

RECEIVED
09/30/25

| Date | Invoice # |
|---|---|
| 9/30/2025 | SEPT 06797 |

**Bill To**

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | WATER USE PERMIT REPORTING FOR SEPTEMBER 2025 | 500.00 | 500.00 |

**Total** $500.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

RECEIVED 09/30/25

| Date | Invoice # |
|---|---|
| 9/30/2025 | SEPT 06798 |

**Bill To**

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | TURFGRASS MANAGEMENT FOR SEPTEMBER 2025 | 22,800.00 | 22,800.00 |
| | | **Total** | $22,800.00 |

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

| Date | Invoice # |
|---|---|
| 9/30/2025 | SEPT 06799 |

| Bill To |
|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT<br>C/O RIZZETTA & COMPANY<br>3434 COLWELL AVENUE, SUITE 200<br>TAMPA, FL 33614 |




| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | IRRIGATION MANAGEMENT AND MAINTENANCE FOR SEPTEMBER 2025 | 5,000.00 | 5,000.00 |
| | | **Total** | $5,000.00 |

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

# Invoice

| Date | Invoice # |
|---|---|
| 9/30/2025 | SEPT 06800 |

RECEIVED 09/30/25

| Bill To |
|---|
| HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT<br>C/O RIZZETTA & COMPANY<br>3434 COLWELL AVENUE, SUITE 200<br>TAMPA, FL 33614 |

| P.O. No. | Terms | Project |
|---|---|---|
| | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | MAINTENANCE OF THE (11) CONVEYED PARK SQUARE FOLIOS FOR SEPTEMBER 2025 | 15,000.00 | 15,000.00 |
| | | **Total** | $15,000.00 |

RECEIVED
10/03/25

**Lighthouse Engineering Inc.**
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
727-726-7856

Harbor Bay CDD
c/o Rizetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Invoice number 28
Date 09/05/2025

Project **Harbor Bay CDD**

Lighthouse Engineering, Inc.

Send invoices via email to: cddinvoice@rizzetta.com

Send invoices via email to: cddinvoice@rizzetta.com

**Invoice Summary**

| Description | Total Billed | Prior Billed | Current Billed |
|---|---|---|---|
| DOCK AND LIFT APPLICATIONS | 7,075.00 | 6,775.00 | 300.00 |
| PICKLEBALL TROUBLESHOOTING | 3,597.50 | 3,597.50 | 0.00 |
| ROADWAY ANALYSIS | 35,340.00 | 35,340.00 | 0.00 |
| GENERAL ENGINEERING CONSULTING AT-REQUEST | 262,687.50 | 260,062.50 | 2,625.00 |
| Total | 308,700.00 | 305,775.00 | 2,925.00 |

**Dock and Lift Applications**

Professional Fees

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| CADD Technician | | | |
| Amy L. Palmer | | | |
| Operations Manager | 2.00 | 150.00 | 300.00 |

**General Engineering Consulting At-Request**

Professional Fees

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| CADD Technician | | | |
| Amy L. Palmer | | | |
| Operations Manager | 17.50 | 150.00 | 2,625.00 |

| | |
|---|---|
| Invoice total | **2,925.00** |

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|---|---|---|---|---|---|---|---|
| 28 | 09/05/2025 | 2,925.00 | 2,925.00 | | | | |
| | Total | 2,925.00 | 2,925.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Approved by:

Bradley S. Foran
P.E., Principal / Owner

*Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695*
*For questions about this invoice, please call Brad Foran at 727-726-7856*

# Invoice Supporting Detail

## 220200105 Harbor Bay CDD

### Dock and Lift Applications

Phase Status: Active

**Billing Cutoff: 08/31/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| CADD Technician | | | | |
| Amy L. Palmer | | | | |
| Operations Manager | 08/04/2025 | 1.50 | 150.00 | 225.00 |
| *1064 Signet - .5*<br>*1046 signet - .5*<br>*5316 Loons Nest Ct. - .5* | | | | |
| Operations Manager | 08/07/2025 | 0.50 | 150.00 | 75.00 |
| *Call with Brice Bartlett - 5605 Seagrass Place* | | | | |
| | Subtotal | **2.00** | | **300.00** |
| | Labor total | **2.00** | | **300.00** |

### Pickleball Troubleshooting

Phase Status: Active

**Billing Cutoff: 08/31/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| | Subtotal | | | **0.00** |
| | total | | | **0.00** |

### Roadway Analysis

Phase Status: Active

**Billing Cutoff: 08/31/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| | Subtotal | | | **0.00** |
| | total | | | **0.00** |

### 220200105 General Engineering Consulting At-Request

Phase Status: Active

**Billing Cutoff: 08/31/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| CADD Technician | | | | |
| Amy L. Palmer | | | | |
| Operations Manager | 08/01/2025 | 1.00 | 150.00 | 150.00 |
| *Email* | | | | |
| Operations Manager | 08/04/2025 | 1.00 | 150.00 | 150.00 |
| *Email*<br>*Tree Inventory* | | | | |
| Operations Manager | 08/05/2025 | 0.50 | 150.00 | 75.00 |
| *Email* | | | | |
| Operations Manager | 08/07/2025 | 1.00 | 150.00 | 150.00 |
| *Email*<br>*Teams Meeting with new D.C. and Sang Lee* | | | | |
| Operations Manager | 08/11/2025 | 1.00 | 150.00 | 150.00 |
| *Email Inquiries* | | | | |

# Invoice Supporting Detail

## 220200105 Harbor Bay CDD

### 220200105 General Engineering Consulting At-Request

Phase Status: Active

**Billing Cutoff: 08/31/2025**

| | | Date | Units | Rate | Amount |
|---|---|---|---|---|---|
| **Labor** | WIP Status: Billable | | | | |
| CADD Technician | | | | | |
| Amy L. Palmer | | | | | |
| Operations Manager | | 08/19/2025 | 1.00 | 150.00 | 150.00 |
| *Email Inquiries* | | | | | |
| Operations Manager | | 08/20/2025 | 1.00 | 150.00 | 150.00 |
| *Email Inquiries* | | | | | |
| Operations Manager | | 08/21/2025 | 5.00 | 150.00 | 750.00 |
| *Meeting Prep*<br>*Site Visit 418 Manns Harbor, 454 Islebay*<br>*CDD Meeting* | | | | | |
| Operations Manager | | 08/26/2025 | 3.00 | 150.00 | 450.00 |
| *Seawall Maintenance Seal Research*<br>*New Community Hammock Bay - Call with TPA*<br>*418 Manns Harbor stormwater issue*<br>*454 Islebay - Upland wall* | | | | | |
| Operations Manager | | 08/27/2025 | 2.00 | 150.00 | 300.00 |
| *Email Correspondence*<br>*Easement Encroachment violation*<br>*TPA correspondence - Hammock Bay violation*<br>*454 Islebay upland wall erosion* | | | | | |
| Operations Manager | | 08/29/2025 | 1.00 | 150.00 | 150.00 |
| *Email Correspondence* | | | | | |
| | Subtotal | | **17.50** | | **2,625.00** |
| | Labor total | | **17.50** | | **2,625.00** |

**Invoice Summary**

| | Contract | Billed | % | Remaining | % |
|---|---|---|---|---|---|
| **Labor** | | 308,700.00 | | -308,700.00 | |
| **Expense** | | | | | |
| **Consultant** | | | | | |
| **Total** | | 308,700.00 | | -308,700.00 | |

RECEIVED
10/03/25

**Lighthouse Engineering Inc.**
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
727-726-7856

Harbor Bay Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice number 29
Date 10/03/2025

Project **Harbor Bay CDD**

Lighthouse Engineering, Inc.

Send invoices via email to: hhenry@gms-tampa.com

**Invoice Summary**

| Description | Total Billed | Prior Billed | Current Billed |
|---|---|---|---|
| DOCK AND LIFT APPLICATIONS | 7,525.00 | 7,075.00 | 450.00 |
| PICKLEBALL TROUBLESHOOTING | 3,597.50 | 3,597.50 | 0.00 |
| ROADWAY ANALYSIS | 35,515.00 | 35,340.00 | 175.00 |
| GENERAL ENGINEERING CONSULTING AT-REQUEST | 266,012.50 | 262,687.50 | 3,325.00 |
| Total | 312,650.00 | 308,700.00 | 3,950.00 |

**Dock and Lift Applications**

Professional Fees

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| CADD Technician | | | |
| Amy L. Palmer | | | |
| Operations Manager | 3.00 | 150.00 | 450.00 |

**Roadway Analysis**

Professional Fees

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| Project Manager | | | |
| Thomas Liu | | | |
| Project Chargeable Labor | 1.00 | 175.00 | 175.00 |

**General Engineering Consulting At-Request**

Professional Fees

| | Hours | Rate | Billed Amount |
|---|---|---|---|
| Chief Engineer | | | |
| Bradley S. Foran | | | |
| Project Chargeable Labor | 5.00 | 185.00 | 925.00 |
| CADD Technician | | | |
| Amy L. Palmer | | | |
| Operations Manager | 16.00 | 150.00 | 2,400.00 |
| Phase subtotal | | | 3,325.00 |
| Invoice total | | | **3,950.00** |

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|---|---|---|---|---|---|---|---|
| 28 | 09/05/2025 | 2,925.00 | 2,925.00 | | | | |
| 29 | 10/03/2025 | 3,950.00 | 3,950.00 | | | | |
| | Total | 6,875.00 | 6,875.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Approved by:

Bradley S. Foran
P.E., Principal / Owner

*Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695*
*For questions about this invoice, please call Brad Foran at 727-726-7856*

# Invoice Supporting Detail

## 220200105 Harbor Bay CDD

### Dock and Lift Applications

Phase Status: Active

**Billing Cutoff: 09/30/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| CADD Technician | | | | |
| Amy L. Palmer | | | | |
| Operations Manager | 09/04/2025 | 1.50 | 150.00 | 225.00 |
| *5316 Loons Nest Ct. - .5<br>1070 Signet - .5<br>5717 Tybee - .5* | | | | |
| Operations Manager | 09/17/2025 | 1.50 | 150.00 | 225.00 |
| *Dock and Lift signature- 1046 Signet<br>Call with Jacky- TPA* | | | | |
| Subtotal | | **3.00** | | **450.00** |
| Labor total | | **3.00** | | **450.00** |

### Pickleball Troubleshooting

Phase Status: Active

**Billing Cutoff: 09/30/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| WIP Status: | | | | |
| Subtotal | | | | **0.00** |
| total | | | | **0.00** |

### Roadway Analysis

Phase Status: Active

**Billing Cutoff: 09/30/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Project Manager | | | | |
| Thomas Liu | | | | |
| Project Chargeable Labor | 09/25/2025 | 1.00 | 175.00 | 175.00 |
| *Harbor Bay CDD - Analysis of survey info. at US Hwy. 41 and Villemaire Rd.* | | | | |
| Subtotal | | **1.00** | | **175.00** |
| Labor total | | **1.00** | | **175.00** |

### 220200105 General Engineering Consulting At-Request

Phase Status: Active

**Billing Cutoff: 09/30/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| Chief Engineer | | | | |
| Bradley S. Foran | | | | |
| Project Chargeable Labor | 09/17/2025 | 2.00 | 185.00 | 370.00 |
| *researched emails for Dean and called to discuss.* | | | | |
| Project Chargeable Labor | 09/23/2025 | 3.00 | 185.00 | 555.00 |
| *review of roof contract, recommended Andy review as well.* | | | | |
| Subtotal | | **5.00** | | **925.00** |

# Invoice Supporting Detail

## 220200105 Harbor Bay CDD

### 220200105 General Engineering Consulting At-Request

Phase Status: Active

**Billing Cutoff: 09/30/2025**

| | Date | Units | Rate | Amount |
|---|---|---|---|---|
| **Labor** WIP Status: Billable | | | | |
| CADD Technician | | | | |
| Amy L. Palmer | | | | |
| Operations Manager | 09/03/2025 | 1.00 | 150.00 | 150.00 |
| *Easement Encroachment questions* | | | | |
| Operations Manager | 09/04/2025 | 1.00 | 150.00 | 150.00 |
| *Email Correspondence*<br>*Phone call - resident concerns regarding easement encroachment agreement - Matt M - .5* | | | | |
| Operations Manager | 09/05/2025 | 1.00 | 150.00 | 150.00 |
| *Matt M. - easement encroachment agreement - phone call / plans* | | | | |
| Operations Manager | 09/08/2025 | 1.50 | 150.00 | 225.00 |
| *CDD Meeting* | | | | |
| Operations Manager | 09/09/2025 | 1.00 | 150.00 | 150.00 |
| *Email Correspondence*<br>*Research for seawall seal* | | | | |
| Operations Manager | 09/12/2025 | 0.50 | 150.00 | 75.00 |
| *1703 Tybee easement encroachment agreement* | | | | |
| Operations Manager | 09/15/2025 | 0.50 | 150.00 | 75.00 |
| *Call with Council - MorSports* | | | | |
| Operations Manager | 09/16/2025 | 0.50 | 150.00 | 75.00 |
| *Tybee Island seawall repair - phone calls with homeowners and Hecker Construction* | | | | |
| Operations Manager | 09/17/2025 | 3.00 | 150.00 | 450.00 |
| *Site Visit - Seawall repair*<br>*Meeting Chastity, Joel*<br>*Email Correspondence* | | | | |
| Operations Manager | 09/18/2025 | 1.50 | 150.00 | 225.00 |
| *Meeting with Council and Sang Lee - Conveyance update*<br>*Meeting prep* | | | | |
| Operations Manager | 09/19/2025 | 1.00 | 150.00 | 150.00 |
| *Email Correspondence* | | | | |
| Operations Manager | 09/23/2025 | 1.00 | 150.00 | 150.00 |
| *Email Correspondence*<br>*Review Scope of work - roofing contract* | | | | |
| Operations Manager | 09/29/2025 | 1.00 | 150.00 | 150.00 |
| *Email*<br>*Engineer's report - CDD meeting* | | | | |
| Operations Manager | 09/30/2025 | 1.50 | 150.00 | 225.00 |
| *email*<br>*Evergreen Budget research* | | | | |
| | Subtotal | **16.00** | | **2,400.00** |
| | Labor total | **21.00** | | **3,325.00** |

# Invoice Supporting Detail

**Invoice Summary**

| | Contract | Billed | % | Remaining | % |
|---|---|---|---|---|---|
| **Labor** | | 312,650.00 | | -312,650.00 | |
| **Expense** | | | | | |
| **Consultant** | | | | | |
| **Total** | | 312,650.00 | | -312,650.00 | |

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.harborbaycdd.org

## Check Request

Amount: $608.00

Date: 10/17/25

Payable to: Nils Sedwick

Address: 624 Mirabay Blvd
Apollo Beach, FL 33572

Description: Encroachment - Refund

Requestor: Venessa Smith

RECEIVED
10/01/25

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

# INVOICE

Invoice # 6377
Date: 10/01/2025
Due On: 11/01/2025

Harbor Bay Community Development District
cddinvoice@rizzetta.com
3434 Colwell Ave, Suite 100
Tampa, FL 33614

## Statement of Account

| Outstanding Balance | | New Charges | | Payments Received | | Total Amount Outstanding |
|---|---|---|---|---|---|---|
| ( $0.00 | + | $15,560.88 | ) - ( | $0.00 | ) = | **$15,560.88** |

## Harbor Bay Community Development District

## District Attorney Representation

### Services

| Type | Attorney | Date | Notes | Quantity | Rate | Total |
|---|---|---|---|---|---|---|
| Service | AHC | 09/01/2025 | Exchange e-mails re: Paychex background checks and drug testing. | 0.25 | $350.00 | $87.50 |
| Service | AHC | 09/02/2025 | Brief tele-conv. with owner re: 5708 Tybee pool installation. Review and reply to e-mails re: Paychex questions. Review e-mail from Supervisor Finley re: pending items for legal input. Exchange e-mails with Park Square counsel and coordinate zoom to discuss property transfers. | 1.25 | $350.00 | $437.50 |
| Service | AHC | 09/03/2025 | Review survey re: pool on Tybee Island Drive and exchange e-mails with engineering. Review e-mails re: second proposed pool. Review e-mails re: liquor license. Exchange e-mails with District Manager re: public records requests. Initial review of CDD special defense Resolutions. | 1.00 | $350.00 | $350.00 |
| Service | DPL | 09/04/2025 | Prepare draft roof tarping letters. | 0.75 | $350.00 | $262.50 |
| Service | AHC | 09/04/2025 | Review information from engineer re: 5708 Tybee pool and forward to | 3.25 | $350.00 | $1,137.50 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | property owner. Review e-mails re: property transfer and transition of utility accounts. Exchange multiple e-mails and review liquor insurance issues. Exchange e-mails with structural engineer. Review revised agenda for 9/8 meeting and continued preparation for meeting. Review tentative agenda for 9/18 CDD meeting. Tele-conv. with District Manager re: pending items. Tele-conv. with Chairman re: pending items. Review special defense Resolutions. | | | |
| Service | DPL | 09/05/2025 | Continue to draft roof tarping demand letters. | 0.50 | $350.00 | $175.00 |
| Service | AF | 09/05/2025 | Review proposed resolution regarding virtual attendance; Research existing Rules of Procedure and Florida law. | 1.00 | $350.00 | $350.00 |
| Service | AHC | 09/05/2025 | Review draft Resolution prepared by Chair re: meeting attendance and discuss with associate counsel. Exchange e-mails re: additional liquor license. Research re: investigator for roof and related issues. Review public records request e-mails. Review e-mail re: lift application and exchange messages with engineering. Prepare for and attend zoom meeting with Park Square counsel to discuss property conveyances. Tele-conv. with Supervisor Finley re: pending items. Review e-mails re: pool at 1064 Signet and prepare Easement Encroachment Agreement. | 4.00 | $350.00 | $1,400.00 |
| Service | AHC | 09/07/2025 | Review and reply to e-mail re: Benton amenities suspension. | 0.25 | $350.00 | $87.50 |
| Service | DPL | 09/08/2025 | Draft e-mail/tech policy for the District. | 2.00 | $350.00 | $700.00 |
| Service | AHC | 09/08/2025 | Continued review of agenda package. Respond to Chairman e-mail re: meeting Resolution. Final preparation for CDD meeting and attend meeting. | 4.25 | $350.00 | $1,487.50 |
| Service | AHC | 09/09/2025 | Review ethics complaints forwarded by Chair. Exchange e-mails re: Resolution for meeting appearances. Tele-conv. with Chairman re: Wrightway and additional pending items. Follow-up on action items from 9/8 CDD meeting. Review draft e-mail policy prepared by associate counsel. | 1.75 | $350.00 | $612.50 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | Revise policy and e-mail to Chair, Manager and IT for review/comment. | | | |
| Service | AHC | 09/10/2025 | Exchange e-mails with Mor Sports counsel and coordinate conference call. Review e-mails re: certification of assessment roll. Review question about Paychex tax form. Review draft demands to tarping companies prepared by associate counsel and begin revisions. Review and reply to e-mail re: Marisol properties. Exchange multiple e-mails with District Manager re: budget and other pending items. Review e-mails re: second liquor license. | 1.75 | $350.00 | $612.50 |
| Service | AHC | 09/11/2025 | Exchange e-mails with District Manager re: Marisol budget questions. Prepare draft termination letter for website provider and mail and e-mail with copy to client. Exchange e-mails re: documentation needed for Paychex. Exchange e-mails with Peak re: signature of contract. Review historical documents and exchange e-mails re: Mor Sports lien. Revise amenities RFP. Prepare and finalize demands to tarp installers and mail with copy to Board. | 2.50 | $350.00 | $875.00 |
| Service | AHC | 09/12/2025 | Review Ordinance establishing CDD. Exchange e-mails re: Easement Encroachment Agreement for 5708 Tybee. Exchange e-mails with CDD Engineer and review documentation regarding Mor Sports work and contractual obligations. | 0.75 | $350.00 | $262.50 |
| Service | AHC | 09/15/2025 | Exchange e-mails with Board member re: roof tarping letters. Review and reply to e-mail from Best Price counsel and forward response to Board. Tele-conv. with Engineer re: Mor Sports issues and Park Square turn-over. Exchange e-mails with Sang Lee. Exchange e-mails with District management re: Mor Sports amounts claimed due. Initial review of acquisition agreement forwarded by Park Square counsel. | 1.50 | $350.00 | $525.00 |
| Service | AHC | 09/16/2025 | Exchange e-mails with Mor Sports counsel. Review code enforcement notice and reply to e-mails related thereto. Review and reply to e-mails re: draft 9/8 CDD meeting minutes | 0.50 | $350.00 | $175.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | and attachment of Marisol comments. | | | |
| Service | AHC | 09/17/2025 | Review and reply to multiple e-mails from District Manager re: amenities roof RFP and additional pending items. Review Envera contract documents and reply to e-mails re: calculation of invoice amounts due. Review correspondence from Mor Sports counsel and prepare for conference call to discuss lien on CDD property. Attend call and follow-up e-mail to client re: photo documentation for pickleball court defects. Prepare Easement Encroachment Agreement for 5708 Tybee and e-mail to property owner, Engineer and management for review/comment and execution. | 2.25 | $350.00 | $787.50 |
| Service | AHC | 09/18/2025 | Exchange e-mails re: Mor Sports and forward pictures of pickleball court cracking. Review signed easement re: Tybee property. Review e-mail re: code enforcement issue. Review multiple documents sent by Sang Lee and Engineer and prepare for Teams meeting to discuss conveyance issues. Attend meeting. | 3.00 | $350.00 | $1,050.00 |
| Service | AHC | 09/19/2025 | Review e-mails re: Easement Encroachment Agreements. Review revised rule-making ads. Tele-conv. with Chairman re: pending items. | 0.75 | $350.00 | $262.50 |
| Service | AHC | 09/21/2025 | Review and reply to e-mails from Supervisor re: Ethics Complaints and other related issues. | 0.25 | $350.00 | $87.50 |
| Service | AHC | 09/22/2025 | Review and reply to e-mails re: SaveManatee fund and coordination of call to discuss status of payments. | 0.25 | $350.00 | $87.50 |
| Service | AHC | 09/23/2025 | Tele-conv. with IT specialist re: facebook and e-mail policy issues. Follow-up e-mail. Brief review of Ethics Complaints re: Supervisor Nargi and exchange e-mails with District management re: forwarding to EGIS. Exchange e-mails with Engineer re: survey requested. Initial review of draft RFP for roof. | 1.00 | $350.00 | $350.00 |
| Service | AF | 09/24/2025 | Review draft project information provided by engineer for roof RFP; Draft timeline. | 0.70 | $350.00 | $245.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Service | AHC | 09/24/2025 | Review and reply to e-mails re: Paychex. Review e-mails re: dock permits. | 0.25 | $350.00 | $87.50 |
| Service | DPL | 09/24/2025 | Final review and revision of draft amenities RFP. | 3.00 | $350.00 | $1,050.00 |
| Service | AF | 09/25/2025 | Draft RFP for roofing repair including draft agreement with exhibits; Finalize timeline; Provide to ACohen. | 1.70 | $350.00 | $595.00 |
| Service | AHC | 09/25/2025 | Review and revise amenities RFP prepared by associate counsel and coordinate advertising. Exchange e-mails re: coordination of meeting re: Evergreen fund. Review Best Price Roofing response and exchange e-mails with former counsel. Exchange e-mails with Mor Sports counsel. Initial review of revised roof RFP prepared by associate counsel. | 1.25 | $350.00 | $437.50 |
| Service | AHC | 09/26/2025 | Forward copy of Best Price Roofing counsel response and provide update to Board on pending items. Exchange e-mails with Board member re: roof issues. | 0.50 | $350.00 | $175.00 |
| Service | AHC | 09/28/2025 | Review roof RFP prepared by associate counsel. Revise RFP and e-mail to District Manager for inclusion in next agenda package. Copy Board and engineering. | 0.75 | $350.00 | $262.50 |
| Service | AHC | 09/29/2025 | Tele-conv. with counsel for tarping company re: demand letter. Exchange multiple e-mails re: employee handbook. Review e-mails re: dock/lift approvals. | 0.75 | $350.00 | $262.50 |
| Service | AHC | 09/30/2025 | Review and reply to e-mails re: roof RFP. Review tentative agenda for October CDD meeting and provide comments. Review e-mail exchange re: insurance requirements for surveyor vendor. | 0.75 | $350.00 | $262.50 |
| | | | | | **Services Subtotal** | **$15,540.00** |

## Expenses

| Type | Date | Notes | Quantity | Rate | Total |
|---|---|---|---|---|---|
| Expense | 09/11/2025 | certified mail: Tarp demand letters | 2.00 | $10.44 | $20.88 |
| | | | | **Expenses Subtotal** | **$20.88** |

| | |
|---|---|
| **Subtotal** | **$15,560.88** |
| **Total** | **$15,560.88** |

## Detailed Statement of Account

### Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|---|---|---|---|---|
| 6377 | 11/01/2025 | $15,560.88 | $0.00 | $15,560.88 |
| | | | **Outstanding Balance** | **$15,560.88** |
| | | | **Total Amount Outstanding** | **$15,560.88** |

***Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.***

***For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.***

# Invoice

**PHENOMENAL EXERCISE EQUIPMENT REPAIR SERVICE INC**
5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

RECEIVED
09/23/25

| BILL TO | SHIP TO |
|---|---|
| Mira Bay Club (Harbor Bay CDD)<br>4648 Eagle Falls Place<br>Tampa, FL 33619 | Mira Bay Club (Harbor Bay CDD)<br>Mira Bay Club<br>107 Manns Harbor Drive<br>Apollo Beach, FL 33572 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 246432 | 09/23/2025 | $145.00 | 10/23/2025 | Net 30 | |

**SERVICE REP**
Nick/Zach

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|
| Maintenance Fee - Cleaned, Lubed & Adjusted equipment. | 1 | 145.00 | 145.00T |

Please submit payment to the address above.

Thank you for your business!

| | |
|---|---|
| SUBTOTAL | 145.00 |
| TAX | 0.00 |
| TOTAL | 145.00 |
| BALANCE DUE | **$145.00** |

Signature:

# Invoice

**PHENOMENAL EXERCISE EQUIPMENT REPAIR SERVICE INC**
5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

RECEIVED
10/08/25

| BILL TO | SHIP TO |
|---|---|
| Mira Bay Club (Harbor Bay CDD)<br>4648 Eagle Falls Place<br>Tampa, FL 33619 | Mira Bay Club (Harbor Bay CDD)<br>Mira Bay Club<br>107 Manns Harbor Drive<br>Apollo Beach, FL 33572 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 246504 | 10/07/2025 | $145.00 | 11/06/2025 | Net 30 | |

**SERVICE REP**
Nick/Zach

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|
| Maintenance Fee - Cleaned, Lubed & Adjusted equipment. | 1 | 145.00 | 145.00T |

Please submit payment to the address above.

Thank you for your business!

Pay invoice

| | |
|---|---|
| SUBTOTAL | 145.00 |
| TAX | 0.00 |
| TOTAL | 145.00 |
| BALANCE DUE | **$145.00** |

Signature:

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.harborbaycdd.org

## Check Request

Amount: 815.00

Date: 10.2.25

Payable to: Phil Bogart

Address: 2966 Saint Croix Drive, Clearwater, FL 33759

Description: Dirty White Boys Band

Requestor: Chastity Kelly

Code: 57900-6409

RECEIVED
10/02/25

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

# Invoice

| Date | Invoice # |
|---|---|
| 10/2/2025 | INV0000103643 |

**Bill To:**

HARBOR BAY CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

| Services for the month of | Terms | Client Number |
|---|---|---|
| October | Upon Receipt | 00815 |

| Description | Qty | Rate | Amount |
|---|---|---|---|
| Accounting Services | 1.00 | $4,316.67 | $4,316.67 |
| Annual Dissemination Services | 1.00 | $416.67 | $416.67 |
| Financial & Revenue Collections Services | 1.00 | $416.67 | $416.67 |
| Management Services | 1.00 | $10,329.17 | $10,329.17 |
| Website Compliance & Management | 1.00 | $234.42 | $234.42 |
| Excess Meeting Time (over contract limit) Add'l Meeting 8-21-2025 | 1.50 | $200.00 | $300.00 |

| | |
|---|---|
| **Subtotal** | $16,013.60 |
| **Total** | $16,013.60 |

Date- 10-01-25

GL Code- 5720047168

Approved by- JH

| | | | |
|---|---|---|---|
| Bill to | Harbor Bay Community Development District<br>C/o Rizzetta & Company<br>3434 Colwell Avenue, Suite 200<br>Tampa, Florida 33614 | Sales Contact | Veronica Peterlin |
| | | Field Contact | Susan Rader |
| | | Telephone | 813 888 5335 |
| | | Fax | 813 888 7785 |
| | | Federal Tax ID | 34 127 0056 |
| | | DUNS Number | 09 480 9993 |
| Service Location | MIRABAY HARBOR BAY<br>CLUBHOUSE 107 MANNS HARBOR DR APOLLO BEACH FL 33572 | Order Type | Z1TM |
| | | Order No | 5155881135 |
| | | Contract | 4100035904 |

| Description | Price |
|---|---|
| 07/16/2025 SERVICE CALL ON 1 ELEVATOER WAS REQUESTED BY MARK ISLEY OPERATION MANAGER. CUSTOMER REPORTED: 1 ELEVATOR IOUT OF SERVICE STUCK ON 2ND FLOOR DOOR OPEN. TECHNICIAN REPORTED: CAR 1 - REMOVED FROM FIRE RETURN AND INDEPENDENT SERVICE. TEST RAN RETURNED TO SERVICE. PLEASE REFER TO OUR NOTIFICATION 77465982. | |
| Labor | 304.35 |
| Expenses | 143.52 |
| Subtotal | 447.87 |
| Applied unless an exemption certificate is on file — Tax | 0.00 |
| Terms: NET PAYABLE UPON RECEIPT — Total Invoice Amount | $447.87 |

## REMITTANCE

Please return this portion with your payment

| | | | |
|---|---|---|---|
| Payer | Harbor Bay Community Development District<br>C/o Rizzetta & Company<br>3434 Colwell Avenue, Suite 200<br>Tampa, Florida 33614 | Invoice Number | 7154215346 |
| | | Invoice Date | 07/24/2025 |
| | | Billing ID | 5000172379 |
| | | Order Type | Z1TM |
| Remit | Schindler Elevator Corporation *Use this address for payments only* | Order Number | 5155881135 |

SCHINDLER ELEVATOR CORPORATION
1150 ASSEMBLY DRIVE STE 360
TAMPA FL 33607-4873
Tel: 813 888 5335 Fax: 813 888 7785

RECEIVED
09/30/25

Schindler

# Document: Maintenance Invoice

**Invoice No : 4607212982**

Date : 08/20/2025

Harbor Bay Community
Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

| | |
|---|---|
| Billing ID: | 3071684 |
| Federal Tax ID: | 34 127 0056 |
| DUNS Number: | 09 480 9993 |
| Sales Contact: | Veronica R.Peterlin |
| Field Contact: | Susan Rader |
| PO Number: | |

| Contract No: 4100035904 | | USD excl.Tax | Tax | USD incl.Tax |
|---|---|---|---|---|
| No. of Equipment: | 2 | | | |
| Service type: | Preventive Maintenance Schindler Basic Partial | | | |
| Address: | MIRABAY HARBOR BAY CLUBHOUSE MANNS HARBOR DR 107 33572 APOLLO BEACH | | | |
| Maintenance services: | From 08/01/2025 to 08/31/2025 | | | |
| Total | | 263.01 | | 263.01 |

**Total to Pay** **263.01**

**Payment terms:** **Payable within 30 days**

*Please return this portion with your payment* **REMITTANCE**

**Payer :**
Harbor Bay Community
Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**Invoice No :** 4607212982
**Date :** 08/20/2025
**Billing ID :** 3071684
**Service Contract :** 4100035904

***INVOICE AMOUNT: 263.01 USD***

**Remit to :**
Schindler Elevator Corporation
P.O.Box 93050
Chicago, IL 60673-3050

Use this address for payments only.
Direct calls and correspondence to our Local Office above.
Please check applicable payment enclosed

*** Invoices not paid within net terms are subject to a service charge of 1.5% per month, or the maximum permitted by law.**

Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the FairLabor Standards Act of 1938, as amended.

SCHINDLER ELEVATOR CORPORATION
5424 W. CRENSHAW ST.
TAMPA FL 33607-4873
Tel: 813 888 5335 Fax: 813 888 7785

RECEIVED
09/30/25

Schindler

# Document: Maintenance Invoice

**Invoice No : 4607238831**

Date : 09/05/2025

Harbor Bay Community
Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

| | |
|---|---|
| Billing ID: | 3071684 |
| Federal Tax ID: | 34 127 0056 |
| DUNS Number: | 09 480 9993 |
| Sales Contact: | Veronica R.Peterlin |
| Field Contact: | Susan Rader |
| PO Number: | |

| Contract No: 4100035904 | | USD excl.Tax | Tax | USD incl.Tax |
|---|---|---|---|---|
| No. of Equipment: | 2 | | | |
| Service type: | Preventive Maintenance Schindler Basic Partial | | | |
| Address: | MIRABAY HARBOR BAY CLUBHOUSE MANNS HARBOR DR 107 33572 APOLLO BEACH | | | |
| Maintenance services: | From 09/01/2025 to 09/30/2025 | | | |
| Total | | 263.01 | | 263.01 |

**Total to Pay** **263.01**

**Payment terms:** **Payable within 30 days**

*Please return this portion with your payment*

## REMITTANCE

**Payer :**
Harbor Bay Community
Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**Invoice No :** 4607238831
**Date :** 09/05/2025
**Billing ID :** 3071684
**Service Contract :** 4100035904

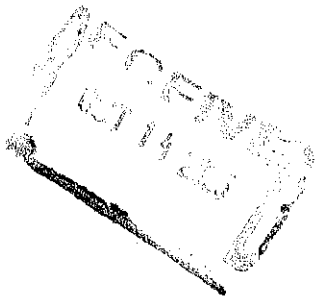
***INVOICE AMOUNT: 263.01 USD***

**Remit to :**
Schindler Elevator Corporation
P.O.Box 93050
Chicago, IL 60673-3050

Use this address for payments only.
Direct calls and correspondence to our Local Office above.
Please check applicable payment enclosed

*** Invoices not paid within net terms are subject to a service charge of 1.5% per month, or the maximum permitted by law.**

Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the FairLabor Standards Act of 1938, as amended.



Schindler

## Document: Maintenance Invoice

**Invoice No : 4607271947**
Date : 10/07/2025

*Please return this portion with your payment* **REMITTANCE**

**Payer :**
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, STE.,200
TAMPA FL 33614

**Invoice No :** 4607271947
**Date :** 10/07/2025
**Billing ID :** 3102282
**Service Contract :** 4100035904

***INVOICE AMOUNT: 303.00 USD***

**Remit to :**
Schindler Elevator Corporation
P.O.Box 93050
Chicago, IL 60673-3050

Use this address for payments only.
Direct calls and correspondence to our Local Office above.
Please check applicable payment enclosed

*** Invoices not paid within net terms are subject to a service charge of 1.5% per month, or the maximum permitted by law.**

Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the FairLabor Standards Act of 1938, as amended.

SCHINDLER ELEVATOR CORPORATION
5424 W. CRENSHAW ST.
TAMPA FL 33607-4873
Tel: 813 888 5335 Fax: 813 888 7785

Schindler

# Document: Maintenance Invoice

**Invoice No : 4607271947**

Date : 10/07/2025

HARBOR BAY COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, STE.,200
TAMPA FL 33614

| | |
|---|---|
| Billing ID: | 3102282 |
| Federal Tax ID: | 34 127 0056 |
| DUNS Number: | 09 480 9993 |
| Sales Contact: | Chanteal M.Murphy |
| Field Contact: | Alejandro Casas |
| PO Number: | |

| Contract No: 4100035904 | USD excl.Tax | Tax | USD incl.Tax |
|---|---|---|---|
| No. of Equipment: 2 | | | |
| Service type: Preventive Maintenance<br>Schindler Basic Partial | | | |
| Address: MIRABAY HARBOR BAY CLUBHOUSE MANNS HARBOR DR 107 33572 APOLLO BEACH | | | |
| Maintenance services: From 10/01/2025 to 10/31/2025 | | | |
| Contract Price | 263.01 | | |
| Paper Fee | 39.99 | | |
| Total | 303.00 | | 303.00 |
| **Total to Pay** | | | **303.00** |

**Payment terms:** **Payable within 30 days**

Spectrum BUSINESS®

# Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED MOBILE LINES

$30 per month total. Spectrum Business Internet and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

**Switch now, risk-free. Call 1-866-557-2232**

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."
- Claire, Owner
Malibu Apothecary, Dallas, TX
Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details.
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SA6PF00P BAP-2507-NMOB

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 09062025 NNNNNNNN 01 993347

HARBOR BAY CDD
GMS TAMPA LLC
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

83371202823804530020490 9

September 5, 2025

Harbor Bay Cdd
Invoice Number: 2380453090525
Account Number:: 8337 12 028 2380453
Security Code:

Spectrum BUSINESS

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 09062025 NNNNNNNN 01 993347



Spectrum BUSINESS

September 5, 2025
Invoice Number: 2380453090525
Account Number: **8337 12 028 2380453**
Security Code:
Service At: 5248 ADMIRAL POINTE DR
APOLLO BEACH FL 33572-3429

RECEIVED 10/17/25

**Auto Pay Notice**

## NEWS AND INFORMATION

**Stay connected to your business** and save big with multi-line mobile savings. Call 1-855-767-1766.

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

## Summary

*Service from 09/05/25 through 10/04/25 details on following pages*

| | |
|---|---|
| Previous Balance | 204.90 |
| Payments Received -Thank You! | -204.90 |
| **Remaining Balance** | **$0.00** |
| Spectrum Business™ TV | 40.00 |
| Spectrum Business™ Internet | 160.00 |
| Other Charges | 0.00 |
| Taxes, Fees and Charges | 4.90 |
| Current Charges | $204.90 |
| *YOUR AUTO PAY WILL BE PROCESSED 09/22/25* | |
| **Total Due by Auto Pay** | **$204.90** |

**Thank you for choosing Spectrum Business.**
We appreciate your prompt payment and value you as a customer.

**Auto Pay -** Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 09062025 NNNNNNNN 01 993347

HARBOR BAY CDD
GMS TAMPA LLC
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

September 5, 2025

**HARBOR BAY CDD**

Invoice Number: 2380453090525
Account Number: 8337 12 028 2380453
Service At: 5248 ADMIRAL POINTE DR
APOLLO BEACH FL 33572-3429

**Total Due by Auto Pay $204.90**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028238045300204909

HARBOR BAY CDD
Invoice Number: 2380453090525
Account Number: 8337 12 028 2380453
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 09062025 NNNNNNN 01 993347

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 204.90 |
| EFT Payment | 08/22 | -204.90 |
| **Remaining Balance** | | **$0.00** |

**Payments received after 09/05/25 will appear on your next bill.**

**Service from 09/05/25 through 10/04/25**

### Spectrum Business™ TV

| | |
|---|---|
| Business TV Stream | 40.00 |
| | **$40.00** |
| Spectrum Business™ TV Total | $40.00 |

### Spectrum Business™ Internet

| | |
|---|---|
| Spectrum Business Internet | 130.00 |
| Business WiFi | 10.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 20.00 |
| | **$160.00** |
| Spectrum Business™ Internet Total | $160.00 |

### Other Charges

| | |
|---|---|
| Payment Processing | 5.00 |
| Auto Pay Discount | -5.00 |
| Other Charges Total | $0.00 |

## Taxes, Fees and Charges

| | |
|---|---|
| Communications Services Tax | 4.90 |
| Taxes, Fees and Charges Total | $4.90 |
| **Current Charges** | **$204.90** |
| **Total Due by Auto Pay** | **$204.90** |

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

HARBOR BAY CDD
Invoice Number: 2380453090525
Account Number: 8337 12 028 2380453
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 09062025 NNNNNNNN 01 993347

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

September 5, 2025

HARBOR BAY CDD
Invoice Number: 2380453090525
Account Number:: 8337 12 028 2380453
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 09062025 NNNNNNNN 01 993347

Spectrum BUSINESS®

# Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited 4 lines for**

$80 /mo total
Business Internet is required.
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data** (reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD
#1 in Customer Satisfaction
for Small Business Internet Service




Call 1-877-785-9422 or Visit spectrum.com/business/mobile

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D.POWER AWARD:** For J.D. Power 2025 award information, visit jdpower.com/awards. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB SA8PF1QF

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 10062025 NNNNNYNN 01 993440

HARBOR BAY CDD
GMS TAMPA LLC
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

833712028238045300423756

October 5, 2025

Harbor Bay Cdd
Invoice Number: 2380453100525
Account Number:: 8337 12 028 2380453
Security Code:

Spectrum BUSINESS

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 10062025 NNNNNYNN 01 993440

Spectrum BUSINESS

October 5, 2025
Invoice Number: 2380453100525
Account Number: **8337 12 028 2380453**
Security Code:
Service At: 5248 ADMIRAL POINTE DR
APOLLO BEACH FL 33572-3429

RECEIVED 10/17/25

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

## NEWS AND INFORMATION

**Enjoy multi-line savings on Business Mobile** with 4 lines for $80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

## Summary

*Service from 10/05/25 through 11/04/25 details on following pages*

| | |
|---|---|
| Previous Balance | 204.90 |
| Payments Received | 0.00 |
| **Past Due Balance - Due Now** | **$204.90** |
| Spectrum Business™ TV | 40.00 |
| Spectrum Business™ Internet | 160.00 |
| Other Charges | 5.00 |
| One-Time Charges | 8.95 |
| Taxes, Fees and Charges | 4.90 |
| Current Charges Due By 10/22/25 | $218.85 |
| **Total Due** | **$423.75** |

**ACTION REQUIRED: ACCOUNT STATUS DELINQUENT**
Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 10062025 NNNNNYNN 01 993440

HARBOR BAY CDD
GMS TAMPA LLC
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

October 5, 2025

**HARBOR BAY CDD**

Invoice Number: 2380453100525
Account Number: 8337 12 028 2380453
Service At: 5248 ADMIRAL POINTE DR
APOLLO BEACH FL 33572-3429

**Total Due** **$423.75**

**Amount you are enclosing** $

**Please Remit Payment To:**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028238045300423756

October 5, 2025

HARBOR BAY CDD
Invoice Number: 2380453100525
Account Number: 8337 12 028 2380453
Security Code:

Spectrum BUSINESS

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 10062025 NNNNNYNN 01 993440

## Charge Details

| | |
|---|---|
| Previous Balance | 204.90 |
| **Past Due Balance - Due Now** | **$204.90** |

**Payments received after 10/05/25 will appear on your next bill.**

**Service from 10/05/25 through 11/04/25**

### Spectrum Business™ TV

| | |
|---|---|
| Business TV Stream | 40.00 |
| | **$40.00** |
| Spectrum Business™ TV Total | $40.00 |

### Spectrum Business™ Internet

| | |
|---|---|
| Spectrum Business Internet | 130.00 |
| Business WiFi | 10.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 1 | 20.00 |
| | **$160.00** |
| Spectrum Business™ Internet Total | $160.00 |

### Other Charges

| | |
|---|---|
| Payment Processing | 5.00 |
| Other Charges Total | $5.00 |

### One-Time Charges

| | | |
|---|---|---|
| Late Fee | 10/05 | 8.95 |
| One-Time Charges Total | | $8.95 |

### Taxes, Fees and Charges

| | |
|---|---|
| Communications Services Tax | 4.90 |
| Taxes, Fees and Charges Total | $4.90 |

| | |
|---|---|
| **Current Charges Due By 10/22/25** | **$218.85** |
| **Total Due** | **$423.75** |

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with **Auto Pay!**

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
It's Secure - Powerful technology keeps your information safe
It's Flexible - Use your checking, savings, debit or credit card
It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**
Visit: spectrumbusiness.net/payment
*(My Account login required)*

Spectrum BUSINESS

### Payment Options

**Pay Online** - Visit us at **SpectrumBusiness.net/payment** to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.

HARBOR BAY CDD
Invoice Number: 2380453100525
Account Number: 8337 12 028 2380453
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 10062025 NNNNNYNN 01 993440

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

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October 5, 2025

HARBOR BAY CDD

Invoice Number: 2380453100525
Account Number:: 8337 12 028 2380453
Security Code:

Spectrum BUSINESS

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 05 10062025 NNNNNYNN 01 993440

Spectrum BUSINESS

August 27, 2025
Invoice Number: 2389447082725
Account Number: **8337 12 028 2389447**
Security Code: ----
Service At: 107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

RECEIVED 10/20/25

**Auto Pay Notice**

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

## Summary

*Service from 08/27/25 through 09/26/25 details on following pages*

| | |
|---|---|
| Previous Balance | 318.00 |
| Payments Received -Thank You! | -318.00 |
| **Remaining Balance** | **$0.00** |
| Spectrum Business™ TV | 290.00 |
| Other Charges | 28.00 |
| Current Charges | $318.00 |
| *YOUR AUTO PAY WILL BE PROCESSED 09/13/25* | |
| **Total Due by Auto Pay** | **$318.00** |

## NEWS AND INFORMATION

**Flexible Internet packages are available** to suit your business's specific needs. Call 1-888-892-1884 to upgrade.

**Seamless communication solutions** are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-833-584-1017 today.

**Thank you for choosing Spectrum Business.**
We appreciate your prompt payment and value you as a customer.

**Auto Pay -** Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 08282025 NNNNNNNN 01 996246

MIRA BAY CLUB
GMS TAMPA LLC
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

August 27, 2025

**MIRA BAY CLUB**

Invoice Number: 2389447082725
Account Number: 8337 12 028 2389447
Service At: 107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

**Total Due by Auto Pay** **$318.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120282389447003180006

MIRA BAY CLUB
Invoice Number: 2389447082725
Account Number: 8337 12 028 2389447
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 08282025 NNNNNNN 01 996246

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 318.00 |
| EFT Payment | 08/13 | -318.00 |
| **Remaining Balance** | | **$0.00** |

**Payments received after 08/27/25 will appear on your next bill.**

**Service from 08/27/25 through 09/26/25**

## Spectrum Business™ TV

| | | |
|---|---|---|
| Spectrum Business Premier | | 80.00 |
| Spectrum Receivers | 15 Receivers at 14.00 each | 210.00 |
| | | **$290.00** |
| Spectrum Business™ TV Total | | $290.00 |

## Other Charges

| | |
|---|---|
| Broadcast TV Surcharge | 28.00 |
| Payment Processing | 5.00 |
| Auto Pay Discount | -5.00 |
| Other Charges Total | $28.00 |
| **Current Charges** | **$318.00** |
| **Total Due by Auto Pay** | **$318.00** |

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

MIRA BAY CLUB
Invoice Number: 2389447082725
Account Number: 8337 12 028 2389447
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 08282025 NNNNNNNN 01 996246

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

August 27, 2025

MIRA BAY CLUB
Invoice Number: 2389447082725
Account Number:: 8337 12 028 2389447
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 27 08282025 NNNNNNNN 01 996246


Spectrum BUSINESS®

# Connect your business, your way.

Choose the Voice solution that's best for your business:

## Advanced Business Voice

$20 per month per line for one year with Business Internet.

- Spectrum is the **#1 Voice provider** in the nation
- Unlimited local and long-distance calling
- **35+** advanced calling features included

OR

## Business Connect

$20 per month per user for two years. 2-user minimum. Spectrum Business Internet required.

- Business Phone System with calling, messaging, video conferencing and more
- Easy to use, all-in-one app allows you to work from anywhere

**Switch now, risk-free | Call 1-844-938-0738**

Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly $5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **VOICE:** Offer requires bundled purchase with Business Internet. Includes unlimited local and long-distance calling to U.S., Puerto Rico and Canada plus 2,000 long-distance calling minutes to Mexico. **CONNECT:** Offer requires purchase of Business Connect (min of 2 users) w/ Business Internet. Not compatible with all desk phones. Phone equipment is not included with service. **#1 VOICE PROVIDER:** Based on earnings results of wired voice providers. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-VOC SA6PF00Q

Spectrum BUSINESS

September 27, 2025
Invoice Number: 2389447092725
Account Number: **8337 12 028 2389447**
Security Code:
Service At: 107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

RECEIVED 10/20/25

## NEWS AND INFORMATION

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

## Summary

*Service from 09/27/25 through 10/26/25 details on following pages*

| | |
|---|---|
| Previous Balance | 318.00 |
| Payments Received -Thank You! | -318.00 |
| Adjustments | 343.00 |
| **Past Due Balance - Due Now** | **$343.00** |
| Spectrum Business™ TV | 290.00 |
| Other Charges | 33.00 |
| One-Time Charges | 8.95 |
| Current Charges Due By 10/14/25 | $331.95 |
| **Total Due** | **$674.95** |

$356.95

**ACTION REQUIRED: ACCOUNT STATUS DELINQUENT**
Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 09282025 NNNNNYNN 01 995579

MIRA BAY CLUB
GMS TAMPA LLC
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

September 27, 2025

**MIRA BAY CLUB**

Invoice Number: 2389447092725
Account Number: 8337 12 028 2389447
Service At: 107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

**Total Due** **$674.95**

**Amount you are enclosing** $

**Please Remit Payment To:**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028238944700674952

September 27, 2025

MIRA BAY CLUB
Invoice Number: 2389447092725
Account Number: 8337 12 028 2389447
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 09282025 NNNNNYNN 01 995579

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 318.00 |
| EFT Payment | 09/13 | -318.00 |

**Payments received after 09/27/25 will appear on your next bill.**

### Adjustments

| | | |
|---|---|---|
| Rc1586195887-eft_ret | 09/13 | 318.00 |
| Rc1586195887-eft_ret | 09/17 | 25.00 |
| Adjustments Total | | $343.00 |

| | |
|---|---|
| **Past Due Balance - Due Now** | **$343.00** |

**Service from 09/27/25 through 10/26/25**

### Spectrum Business™ TV

| | | |
|---|---|---|
| Spectrum Business Premier | | 80.00 |
| Spectrum Receivers | 15 Receivers at 14.00 each | 210.00 |
| | | **$290.00** |
| Spectrum Business™ TV Total | | $290.00 |

### Other Charges

| | | |
|---|---|---|
| Broadcast TV Surcharge | | 28.00 |
| Payment Processing | | 5.00 |
| Other Charges Total | | $33.00 |

### One-Time Charges

| | | |
|---|---|---|
| Late Fee | 09/27 | 8.95 |
| One-Time Charges Total | | $8.95 |

| | |
|---|---|
| **Current Charges Due By 10/14/25** | **$331.95** |
| **Total Due** | **$674.95** |

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with **Auto Pay!**

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
It's Secure - Powerful technology keeps your information safe
It's Flexible - Use your checking, savings, debit or credit card
It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**
Visit: spectrumbusiness.net/payment
*(My Account login required)*

## Payment Options

**Pay Online** - Visit us at **SpectrumBusiness.net/payment** to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.

MIRA BAY CLUB
Invoice Number: 2389447092725
Account Number: 8337 12 028 2389447
Security Code:

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 09282025 NNNNNYNN 01 995579

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September 27, 2025

MIRA BAY CLUB
Invoice Number: 2389447092725
Account Number:: 8337 12 028 2389447
Security Code:

Spectrum BUSINESS

**Contact Us**
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 09282025 NNNNNYNN 01 995579

**SUNCOAST LAND SURVEYING**
111 Forest Lakes Blvd
Oldsmar, FL 34677

# Invoice

RECEIVED 09/30/25

**BILL TO**
Harbor Bay Community Development District
C/o Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

| INVOICE # | DATE | TOTAL DUE | | | ENCLOSED |
|---|---|---|---|---|---|
| 7926 | 09/26/2025 | $8,250.00 | | | |

**PROJECT #**
25034

**PROJECT NAME**
Harbor Bay CDD

**LOCATION**
Villemaire Road & US Highway 41

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| 09/26/2025 | **Topographic/Tree Survey**<br>Provided a topographic and tree survey of subject property which included all above-ground improvements, visible utilities, trees 4 inches and above, cross-sections every 50 feet, underground utility markings, and all grade changes. | 1 | 8,250.00 | 8,250.00 |

BALANCE DUE **$8,250.00**

Pay invoice

Thank you for supporting a Woman-Owned Small Business Enterprise

# Harbor Bay CDD
# TECO
# Service Dates:
# Statement Date: 09/26/2025
# Due Date 10/17/2025

| Account # | Service Address | Code | Amount |
|---|---|---|---|
| 211009425268 | Mirabay Blvd. 1, 2, & 3 | 001-53100-4301 | **$ 347.64** |
| 211009424139 | 5256 Admiral Pointe Dr. | 001-53100-4301 | **$ 83.59** |
| 211009424568 | 5248 Admiral Pointe Dr. | 001-53100-4301 | **$ 944.71** |
| 211009425011 | 760 Winterside Dr. | 001-53100-4301 | **$ 52.09** |
| 221006323390 | 5127 Coastal Scene Dr. | 001-53100-4301 | **$ 28.64** |
| 221008458756 | 107 Manns Harbor Dr. LS2 | 001-53100-4307 | **$ 11,525.64** |

| | |
|---|---|
| **001-53100-4301** | **$ 1,456.67** |
| **001-53100-4307** | **$ 11,525.64** |
| **TOTAL** | **$ 12,982.31** |

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
HARBOR BAY CDD-GASLIGHTS
MIRABAY BLVD, 1 2 & 3
APOLLO BEACH, FL 33572-0000

**Statement Date:** September 26, 2025

| **Amount Due:** | **$347.64** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 211009425268

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

**Current Service Period:** August 28, 2025 - September 25, 2025

| | |
|---|---|
| Previous Amount Due | $363.73 |
| Payment(s) Received Since Last Statement | -$363.73 |
| **Current Month's Charges** | **$347.64** |
| **Amount Due by October 17, 2025** | **$347.64** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Energy Insight

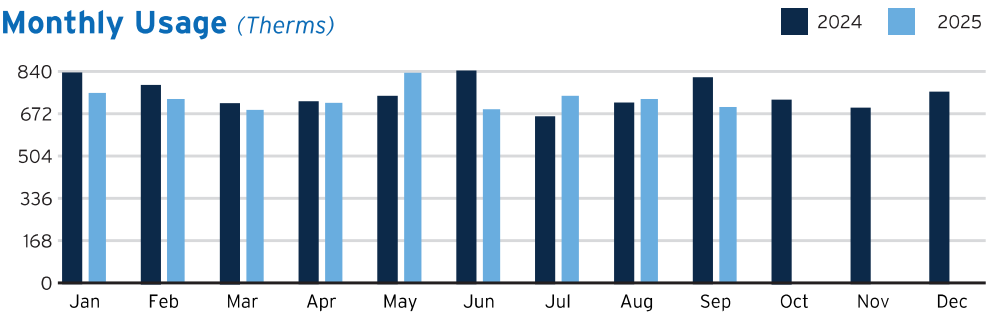
Your average daily THMS used was 2.03% lower than the same period last year.

Your average daily THMS used was .82% lower than it was in your previous period.

Scan here to view your account online.




## Monthly Usage *(Therms)*




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

TECO PEOPLES GAS
AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009425268
**Due Date:** October 17, 2025

| **Amount Due:** | **$347.64** |
|---|---|
| **Payment Amount:** $ _____ | |

622989449743

Your account will be drafted on October 17, 2025

## Pay your bill online at PeoplesGas.com

*See reverse side of your paystub for more ways to pay.*

*Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.*

HARBOR BAY COMMUNITY DEVELOPMENT
HARBOR BAY CDD-GASLIGHTS
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746-5062

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
*Please write your account number on the memo line of your check.*

TECO PEOPLES GAS
AN EMERA COMPANY

**Service For:**
MIRABAY BLVD
1 2 & 3, APOLLO BEACH, FL 33572-0000

**Account #: 211009425268**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

## Meter Read

**Service Period:** Aug 28, 2025 - Sep 25, 2025 **Rate Schedule:** Comm Transportation Street Lighting

| Meter Number | Read Date | Current Reading | - Previous Reading | = Measured Volume | x BTU | x Conversion | = Total Used | Billing Period |
|---|---|---|---|---|---|---|---|---|
| AHI45086 | 09/25/2025 | 7,851 | 7,711 | 140 CCF | 1.040 | 1.0000 | 145.6 Therms | 29 Days |
| AHI58347 | 09/25/2025 | 6,880 | 6,636 | 244 CCF | 1.040 | 1.0000 | 253.8 Therms | 29 Days |
| AHX31639 | 09/25/2025 | 1,778 | 1,491 | 287 CCF | 1.040 | 1.0000 | 298.4 Therms | 29 Days |

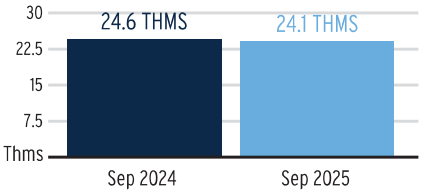
## Charge Details

### Natural Gas Charges

| | | |
|---|---|---|
| Number of Lights | *1* | |
| Distribution Charge | *697.8 THMS @ $0.45716* | $319.01 |
| Swing Service Charge | *697.8 THMS @ $0.01250* | $8.72 |
| Florida Gross Receipts Tax | | $19.91 |
| **Natural Gas Service Cost** | | **$347.64** |

**Total Current Month's Charges $347.64**

## Avg THMS Used Per Day




## Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

For more information about your bill and understanding your charges, please visit **PeoplesGas.com**

## Ways To Pay Your Bill

**Bank Draft**
Visit **PeoplesGas.com** for free recurring or one time payments via checking or savings account.

**In-Person**
Find list of Payment Agents at **PeoplesGas.com**

**Mail A Check**
**Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

**All Other Correspondences:**
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at **PeoplesGas.com**. Convenience fee will be charged.

**Phone**
Toll Free:
**866-689-6469**

## Contact Us

**Residential Customer Care:**
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

**Online:**
PeoplesGas.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Hearing Impaired/TTY:**
7-1-1
**Natural Gas Outage:**
877-832-6747
**Natural Gas Energy Conservation Rebates:**
877-832-6747

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
5256 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

**Statement Date:** September 26, 2025

| **Amount Due:** | **$83.59** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 211009424139

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

**Current Service Period:** August 22, 2025 - September 22, 2025

| | |
|---|---|
| Previous Amount Due | $74.58 |
| Payment(s) Received Since Last Statement | -$74.58 |
| **Current Month's Charges** | **$83.59** |
| **Amount Due by October 17, 2025** | **$83.59** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Energy Insight

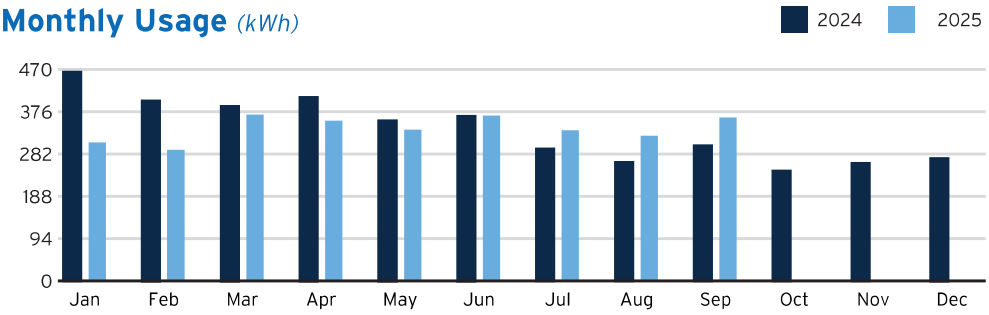
Your average daily kWh used was **22.22% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.




## Monthly Usage *(kWh)*




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009424139
**Due Date:** October 17, 2025

| **Amount Due:** | **$83.59** |
|---|---|
| **Payment Amount:** $ _____ | |

622989449740

Your account will be drafted on October 17, 2025

## Pay your bill online at TampaElectric.com

*See reverse side of your paystub for more ways to pay.*

*Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.*

HARBOR BAY COMMUNITY DEVELOPMENT
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746-5062

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
*Please write your account number on the memo line of your check.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
5256 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

**Account #: 211009424139**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

## Meter Read

**Service Period:** Aug 22, 2025 - Sep 22, 2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000430767 | 09/22/2025 | 26,339 | | 25,976 | | 363 kWh | 1 | 32 Days |

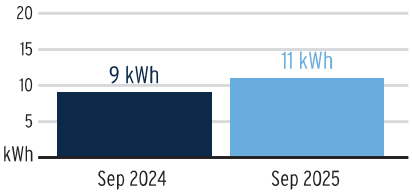
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *363 kWh @ $0.08641/kWh* | $31.37 |
| Fuel Charge | *363 kWh @ $0.03391/kWh* | $12.31 |
| Storm Protection Charge | *363 kWh @ $0.00577/kWh* | $2.09 |
| Clean Energy Transition Mechanism | *363 kWh @ $0.00418/kWh* | $1.52 |
| Storm Surcharge | *363 kWh @ $0.02121/kWh* | $7.70 |
| Florida Gross Receipt Tax | | $1.93 |
| **Electric Service Cost** | | **$77.08** |
| State Tax | | $6.51 |
| **Total Electric Cost, Local Fees and Taxes** | | **$83.59** |

**Total Current Month's Charges $83.59**

## Avg kWh Used Per Day




## Important Messages

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

## Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
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**Phone**
Toll Free:
**866-689-6469**

## Contact Us

**Online:**
TampaElectric.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Residential Customer Care:**
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**
7-1-1
**Power Outage:**
877-588-1010
**Energy-Saving Programs:**
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
5248 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

**Statement Date:** September 26, 2025

| **Amount Due:** | **$944.71** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 211009424568

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

**Current Service Period:** August 22, 2025 - September 22, 2025

| | |
|---|---|
| Previous Amount Due | $1,125.39 |
| Payment(s) Received Since Last Statement | -$1,125.39 |
| **Current Month's Charges** | **$944.71** |
| **Amount Due by October 17, 2025** | **$944.71** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

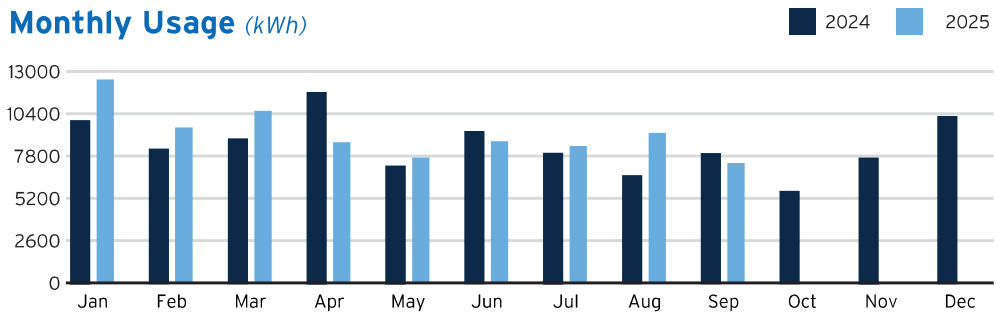
## Your Energy Insight

Your average daily kWh used was 3.77% lower than the same period last year.

Your peak billing demand was 38.71% lower than the same period last year.

Scan here to view your account online.

## Monthly Usage *(kWh)*







Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009424568
**Due Date:** October 17, 2025

| **Amount Due:** | **$944.71** |
|---|---|
| **Payment Amount:** $ _____ | |

622989449741

Your account will be drafted on October 17, 2025

## Pay your bill online at TampaElectric.com

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HARBOR BAY COMMUNITY DEVELOPMENT
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746-5062

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
*Please write your account number on the memo line of your check.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
5248 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

**Account #: 211009424568**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

## Meter Read

**Meter Location:** Pool

**Service Period:** Aug 22, 2025 - Sep 22, 2025 **Rate Schedule:** General Service Demand - Standard

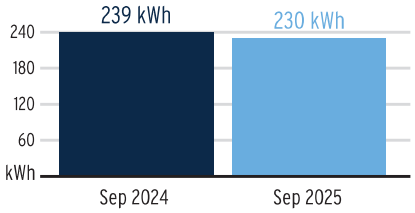
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000862129 | 09/22/2025 | 17,376 | | 10,022 | | 7,354 kWh | 1 | 32 Days |
| 1000862129 | 09/22/2025 | 19.14 | | 0 | | 19.14 kW | 1 | 32 Days |

## Charge Details

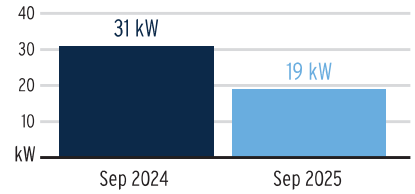
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $1.06000* | $33.92 |
| Billing Demand Charge | *19 kW @ $18.07000/kW* | $343.33 |
| Energy Charge | *7,354 kWh @ $0.00773/kWh* | $56.85 |
| Fuel Charge | *7,354 kWh @ $0.03391/kWh* | $249.37 |
| Capacity Charge | *19 kW @ $0.30000/kW* | $5.70 |
| Storm Protection Charge | *19 kW @ $2.08000/kW* | $39.52 |
| Energy Conservation Charge | *19 kW @ $0.93000/kW* | $17.67 |
| Environmental Cost Recovery | *7,354 kWh @ $0.00068/kWh* | $5.00 |
| Clean Energy Transition Mechanism | *19 kW @ $1.15000/kW* | $21.85 |
| Storm Surcharge | *7,354 kWh @ $0.01035/kWh* | $76.11 |
| Florida Gross Receipt Tax | | $21.78 |
| **Electric Service Cost** | | **$871.10** |
| State Tax | | $73.61 |
| **Total Electric Cost, Local Fees and Taxes** | | **$944.71** |

## Avg kWh Used Per Day




## Billing Demand (kW)




**Total Current Month's Charges** **$944.71**

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## Ways To Pay Your Bill

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888-223-0800 (All Other Counties)

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TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
5248 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

**Account #: 211009424568**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

## Load Factor




*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

### Important Messages

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
760 WINTERSIDE DR
APOLLO BEACH, FL 33572-3407

**Statement Date:** September 26, 2025

| **Amount Due:** | **$52.09** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 211009425011

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

**Current Service Period:** August 22, 2025 - September 22, 2025

| | |
|---|---|
| Previous Amount Due | $47.78 |
| Payment(s) Received Since Last Statement | -$47.78 |
| **Current Month's Charges** | **$52.09** |
| **Amount Due by October 17, 2025** | **$52.09** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Energy Insight

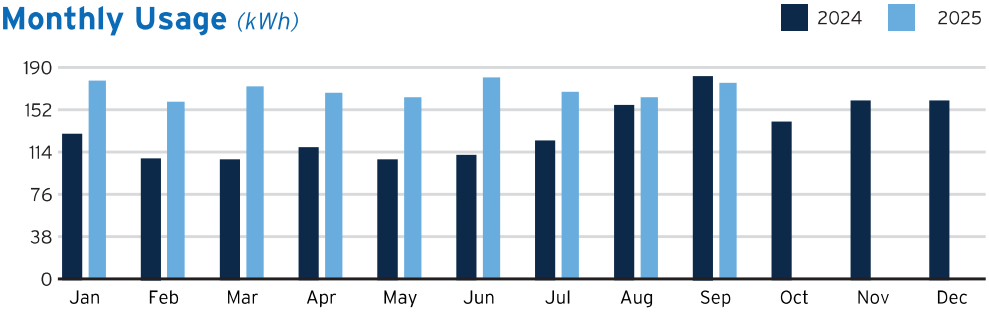
Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.




## Monthly Usage *(kWh)*




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009425011
**Due Date:** October 17, 2025

| **Amount Due:** | **$52.09** |
|---|---|
| **Payment Amount:** $ _____ | |

622989449742

Your account will be drafted on October 17, 2025

## Pay your bill online at TampaElectric.com

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LAKE MARY, FL 32746-5062

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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
*Please write your account number on the memo line of your check.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
760 WINTERSIDE DR
APOLLO BEACH, FL 33572-3407

**Account #: 211009425011**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

## Meter Read

**Meter Location:** Gate

**Service Period:** Aug 22, 2025 - Sep 22, 2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000444679 | 09/22/2025 | 9,854 | | 9,678 | | 176 kWh | 1 | 32 Days |

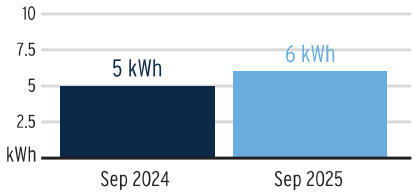
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *176 kWh @ $0.08641/kWh* | $15.21 |
| Fuel Charge | *176 kWh @ $0.03391/kWh* | $5.97 |
| Storm Protection Charge | *176 kWh @ $0.00577/kWh* | $1.02 |
| Clean Energy Transition Mechanism | *176 kWh @ $0.00418/kWh* | $0.74 |
| Storm Surcharge | *176 kWh @ $0.02121/kWh* | $3.73 |
| Florida Gross Receipt Tax | | $1.20 |
| **Electric Service Cost** | | **$48.03** |
| State Tax | | $4.06 |
| **Total Electric Cost, Local Fees and Taxes** | | **$52.09** |

**Total Current Month's Charges** **$52.09**

## Avg kWh Used Per Day




## Important Messages

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
5127 COASTAL SCENE DR
APOLLO BEACH, FL 33572-3432

**Statement Date:** September 26, 2025

| **Amount Due:** | **$28.64** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 221006323390

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

**Current Service Period:** August 22, 2025 - September 22, 2025

| | |
|---|---|
| Previous Amount Due | $25.71 |
| Payment(s) Received Since Last Statement | -$25.71 |
| **Current Month's Charges** | **$28.64** |
| **Amount Due by October 17, 2025** | **$28.64** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Energy Insight

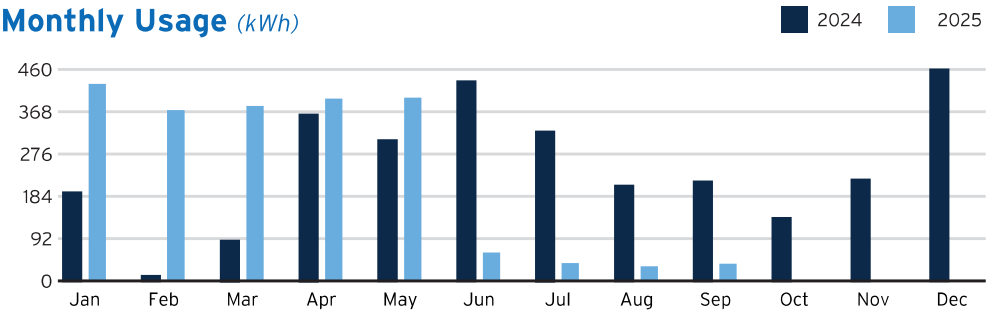
Your average daily kWh used was **85.71% lower** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.




## Monthly Usage *(kWh)*




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221006323390
**Due Date:** October 17, 2025

| **Amount Due:** | **$28.64** |
|---|---|
| **Payment Amount:** $ _____ | |

697062143888

Your account will be drafted on October 17, 2025

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TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
5127 COASTAL SCENE DR
APOLLO BEACH, FL 33572-3432

**Account #: 221006323390**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

## Meter Read

**Service Period:** Aug 22, 2025 - Sep 22, 2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000851762 | 09/22/2025 | 11,896 | | 11,859 | | 37 kWh | 1 | 32 Days |

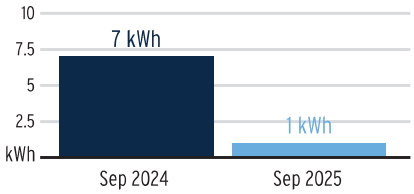
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *37 kWh @ $0.08641/kWh* | $3.20 |
| Fuel Charge | *37 kWh @ $0.03391/kWh* | $1.25 |
| Storm Protection Charge | *37 kWh @ $0.00577/kWh* | $0.21 |
| Clean Energy Transition Mechanism | *37 kWh @ $0.00418/kWh* | $0.15 |
| Storm Surcharge | *37 kWh @ $0.02121/kWh* | $0.78 |
| Florida Gross Receipt Tax | | $0.66 |
| **Electric Service Cost** | | **$26.41** |
| State Tax | | $2.23 |
| **Total Electric Cost, Local Fees and Taxes** | | **$28.64** |

**Total Current Month's Charges $28.64**

## Avg kWh Used Per Day




## Important Messages

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
107 MANNS HARBOR DR, LS2
APOLLO BEACH, FL 33572-3340

**Statement Date:** September 26, 2025

| **Amount Due:** | **$11,525.64** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 221008458756

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

**Current Service Period:** August 22, 2025 - September 22, 2025

| | |
|---|---|
| Previous Amount Due | $11,525.64 |
| Payment(s) Received Since Last Statement | -$11,525.64 |
| **Current Month's Charges** | **$11,525.64** |
| **Amount Due by October 17, 2025** | **$11,525.64** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

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---

TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221008458756
**Due Date:** October 17, 2025

| **Amount Due:** | **$11,525.64** |
|---|---|
| **Payment Amount:** $ _____ | |

698296708171

Your account will be drafted on October 17, 2025

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4648 EAGLE FALLS PL
TAMPA, FL 33619-9613

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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
*Please write your account number on the memo line of your check.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
107 MANNS HARBOR DR
LS2, APOLLO BEACH, FL 33572-3340

**Account #: 221008458756**
**Statement Date: September 26, 2025**
**Charges Due: October 17, 2025**

**Service Period:** Aug 22, 2025 - Sep 22, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 32 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *3573 kWh @ $0.03412/kWh* | $121.91 |
| Monthly Charge | | $10479.78 |
| Lighting Fuel Charge | *3573 kWh @ $0.03363/kWh* | $120.16 |
| Storm Protection Charge | *3573 kWh @ $0.00559/kWh* | $19.97 |
| Clean Energy Transition Mechanism | *3573 kWh @ $0.00043/kWh* | $1.54 |
| Storm Surcharge | *3573 kWh @ $0.01230/kWh* | $43.95 |
| Florida Gross Receipt Tax | | $7.89 |
| State Tax | | $730.44 |
| **Lighting Charges** | | **$11,525.64** |

**Total Current Month's Charges** **$11,525.64**

## Important Messages

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# Harbor Bay CDD
# TECO
# Service Dates:
# Statement Date: 10/03/2025
# Due Date 10/17/2025

| Account # | Service Address | Code | Amount |
|---|---|---|---|
| 211009335491 | 5496 N. US Highway 41 | 001-53100-4318 | $ 154.02 |
| 211009335905 | 5496 N. US Highway 41 | 001-53100-4318 | $ 931.53 |
| 211009336101 | 107 Manns Harbor Drive C | 001-53100-4304 | $ 217.22 |
| 211009336770 | 300 Manns Harbor Dr. 2 | 001-53100-4326 | $ 156.71 |
| 211009336960 | 200 Mirabay Blvd. 1 | 001-53100-4326 | $ 227.65 |
| 211009337638 | 858 Manns Harbor Dr. | 001-53100-4304 | $ 178.29 |
| 211009337919 | 107 Manns Harbor Drive A | 001-53100-4304 | $ 3,150.45 |
| 211009338149 | 428 Mirabay Blvd. | 001-53100-4318 | $ 329.41 |
| 211009338354 | 103 Mirabay Blvd. | 001-53100-4304 | $ 254.26 |
| 211009338560 | 107 Manns Harbor Drive | 001-53100-4304 | $ 4,225.98 |
| 211009338982 | 211 Ibisview Ln. Light | 001-53100-4318 | $ 22.75 |
| 211009339162 | 107 Manns Harbor Drive B | 001-53100-4304 | $ 35.56 |
| 211009420376 | 605 Mirabay Blvd. | 001-53100-4318 | $ 32.69 |
| 211009420731 | 449 Islebay Dr. | 001-53100-4318 | $ 31.85 |
| 211009420921 | 5633 Skimmer Dr. | 001-53100-4318 | $ 57.99 |
| 211009421739 | 5424 Merrit Island Dr. | 001-53100-4318 | $ 26.62 |
| 211009421929 | 191 Mirabay Blvd. | 001-53100-4318 | $ 175.24 |
| 211009422786 | 5423 Tybee Island Dr. | 001-53100-4318 | $ 34.04 |
| 211009422976 | 107 Manns Harbor Drive D | 001-53100-4304 | $ 2,635.81 |
| 211009423289 | 804 Islebay Dr. | 001-53100-4318 | $ 28.32 |
| 211009423438 | 564 Manns Harbor Dr. | 001-53100-4318 | $ 34.89 |
| 211010865395 | Mirabay Parcel 12 A-2 | 001-53100-4307 | $ 345.70 |

| | |
|---|---|
| **001-53100-4304** | **$ 10,697.57** |
| **001-53100-4307** | **$ 345.70** |
| **001-53100-4318** | **$ 1,859.35** |
| **001-53100-4326** | **$ 384.36** |
| **TOTAL** | **$ 13,286.98** |

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**HARBOR BAY COMMUNITY DEVELOPMENT**
4530 EAGLE FALLS PL,
TAMPA, FL 33619-9611

**Statement Date:** October 03, 2025

| **Amount Due:** | **$13,286.98** |
|---|---|

**Due Date:** October 17, 2025
**Account #:** 311000030115

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

| | |
|---|---|
| Previous Amount Due | $13,670.26 |
| Payment(s) Received Since Last Statement | -$13,670.26 |
| Credit Balance After Payments and Credits | $0.00 |
| **Current Month's Charges** | **$13,286.98** |
| **Amount Due by October 17, 2025** | **$13,286.98** |

**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Locations With The Highest Usage

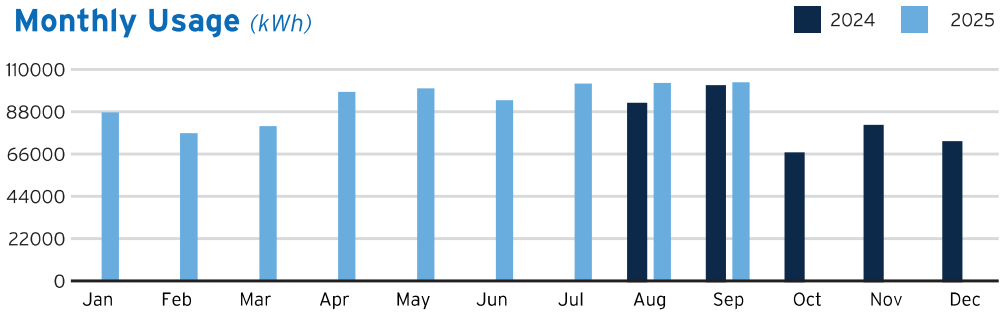
107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340 — **42,081 KWH**

107 MANNS HARBOR DR, A, APOLLO BEACH, FL 33572-3340 — **28,160 KWH**

Scan here to interact with your bill online.




## Monthly Usage *(kWh)*




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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TECO TAMPA ELECTRIC AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 311000030115
**Due Date:** October 17, 2025

| **Amount Due:** | **$13,286.98** |
|---|---|
| **Payment Amount:** $ _____ | |

700375003628

Your account will be drafted on October 17, 2025

## Pay your bill online at TampaElectric.com

*See reverse side of your paystub for more ways to pay.*

*Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.*

HARBOR BAY COMMUNITY DEVELOPMENT
4530 EAGLE FALLS PL
TAMPA, FL 33619-9611

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
*Please write your account number on the memo line of your check.*

## Summary of Charges by Service Address

**Account Number:** 311000030115

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 564 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3330 **Sub-Account Number:** 211009423438

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000428233 | 09/22/2025 | 28,988 | | 28,914 | | 74 kWh | 1 | 32 Days | $34.89 |
| | | | | | | | | | ▲ 10.4% |

**Service Address:** 804 ISLEBAY DR, APOLLO BEACH, FL 33572-3380 **Sub-Account Number:** 211009423289

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000430259 | 09/22/2025 | 3,632 | | 3,597 | | 35 kWh | 1 | 32 Days | $28.32 |
| | | | | | | | | | ▼ 25.5% |

**Service Address:** 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340 **Sub-Account Number:** 211009422976

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000780654 | 09/22/2025 | 88,761 | | 72,646 | | 16,115 kWh | 1 | 32 Days | $2,635.81 |
| 1000780654 | 09/22/2025 | 65.76 | | 0 | | 65.76 kW | 1 | 32 Days | ▼ 20.4% |

**Service Address:** 5423 TYBEE ISLAND DR, APOLLO BEACH, FL 33572-3307 **Sub-Account Number:** 211009422786

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000580302 | 09/22/2025 | 4,102 | | 4,033 | | 69 kWh | 1 | 32 Days | $34.04 |
| | | | | | | | | | ▲ 13.1% |

*Continued on next page* →

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

## Ways To Pay Your Bill

**Bank Draft**
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

**In-Person**
Find list of Payment Agents at **TampaElectric.com**

**Mail A Check**
**Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

**All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

**Phone**
Toll Free:
**866-689-6469**

## Contact Us

**Online:**
TampaElectric.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Residential Customer Care:**
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**
7-1-1
**Power Outage:**
877-588-1010
**Energy-Saving Programs:**
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

## Summary of Charges by Service Address

**Account Number:** 311000030115

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 191 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346 **Sub-Account Number:** 211009421929

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000769622 | 09/22/2025 | 42,519 | | 41,612 | | 907 kWh | 1 | 32 Days | $175.24 |

▼ 31.5%

**Service Address:** 5424 MERRITT ISLAND DR, APOLLO BEACH, FL 33572-3375 **Sub-Account Number:** 211009421739

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000600632 | 09/22/2025 | 5,078 | | 5,053 | | 25 kWh | 1 | 32 Days | $26.62 |

▼ 66.7%

**Service Address:** 5633 SKIMMER DR, APOLLO BEACH, FL 33572-3353 **Sub-Account Number:** 211009420921

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000426250 | 09/22/2025 | 11,055 | | 10,844 | | 211 kWh | 1 | 32 Days | $57.99 |

▲ 90.1%

**Service Address:** 449 ISLEBAY DR, APOLLO BEACH, FL 33572-3332 **Sub-Account Number:** 211009420731

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000426126 | 09/22/2025 | 6,266 | | 6,210 | | 56 kWh | 1 | 32 Days | $31.85 |

▲ 600.0%

**Service Address:** 605 MIRABAY BLVD, APOLLO BEACH, FL 33572-3379 **Sub-Account Number:** 211009420376

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000852706 | 09/22/2025 | 2,657 | | 2,596 | | 61 kWh | 1 | 32 Days | $32.69 |

▲ 13.0%

**Service Address:** 107 MANNS HARBOR DR, B, APOLLO BEACH, FL 33572-3340 **Sub-Account Number:** 211009339162

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000967419 | 09/22/2025 | 302 | | 224 | | 78 kWh | 1 | 32 Days | $35.56 |

▲ 5.4%

**Service Address:** 211 IBISVIEW LN LGHT, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211009338982

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000432342 | 09/22/2025 | 347 | | 345 | | 2 kWh | 1 | 32 Days | $22.75 |

= 0.0%

*Continued on next page* →

## Summary of Charges by Service Address

**Account Number:** 311000030115

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340 **Sub-Account Number:** 211009338560

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000780652 | 09/22/2025 | 17,072 | | 74,991 | | 42,081 kWh | 1 | 32 Days | **$4,225.98** |
| 1000780652 | 09/22/2025 | 82.82 | | 0 | | 82.82 kW | 1 | 32 Days | ▲ 19.6% |

**Service Address:** 103 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346 **Sub-Account Number:** 211009338354

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000769621 | 09/22/2025 | 48,755 | | 47,379 | | 1,376 kWh | 1 | 32 Days | **$254.26** |
| | | | | | | | | | ▼ 0.1% |

**Service Address:** 428 MIRABAY BLVD, APOLLO BEACH, FL 33572-3311 **Sub-Account Number:** 211009338149

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000852666 | 09/22/2025 | 83,054 | | 81,232 | | 1,822 kWh | 1 | 32 Days | **$329.41** |
| | | | | | | | | | ▲ 52.3% |

**Service Address:** 107 MANNS HARBOR DR, A, APOLLO BEACH, FL 33572-3340 **Sub-Account Number:** 211009337919

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000771954 | 09/22/2025 | 7,394 | | 7,218 | | 28,160 kWh | 160.0000 | 32 Days | **$3,150.45** |
| 1000771954 | 09/22/2025 | 0.43 | | 0 | | 68.96 kW | 160.0000 | 32 Days | ▼ 2.2% |

**Service Address:** 858 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3393 **Sub-Account Number:** 211009337638

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000824032 | 09/22/2025 | 35,410 | | 34,485 | | 925 kWh | 1 | 32 Days | **$178.29** |
| | | | | | | | | | ▲ 23.8% |

**Service Address:** 200 MIRABAY BLVD, 1, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211009336960

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000550784 | 09/22/2025 | 46,587 | | 45,369 | | 1,218 kWh | 1 | 32 Days | **$227.65** |
| | | | | | | | | | ▲ 5.0% |

**Service Address:** 300 MANNS HARBOR DR, 2, APOLLO BEACH, FL 33572-3343 **Sub-Account Number:** 211009336770

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000688868 | 09/22/2025 | 65,046 | | 64,249 | | 797 kWh | 1 | 32 Days | **$156.71** |
| | | | | | | | | | ▼ 3.5% |

*Continued on next page* →

## Summary of Charges by Service Address

**Account Number:** 311000030115

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 107 MANNS HARBOR DR, C, APOLLO BEACH, FL 33572-3340 **Sub-Account Number:** 211009336101

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000780649 | 09/22/2025 | 58,475 | | 57,210 | | 1,265 kWh | 1 | 32 Days | $217.22 |
| | | | | | | | | ▼ | 0.6% |

**Service Address:** 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211009335905

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000798616 | 09/22/2025 | 62,788 | | 55,659 | | 7,129 kWh | 1 | 32 Days | $931.53 |
| 1000798616 | 09/22/2025 | 19.29 | | 0 | | 19.29 kW | 1 | 32 Days ▼ | 20.3% |

**Service Address:** 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211009335491

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000853274 | 09/22/2025 | 38,434 | | 37,653 | | 781 kWh | 1 | 32 Days | $154.02 |
| | | | | | | | | ▼ | 44.6% |

**Service Address:** MIRA BAY PARCEL 12-A-2, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211010865395

**Amount: $345.70**

**Total Current Month's Charges** **$13,286.98**

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009423438**
**Statement Date: 09/30/2025**

**Service Address:** 564 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3330

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000428233 | 09/22/2025 | 28,988 | | 28,914 | | 74 kWh | 1 | 32 Days |

## Charge Details

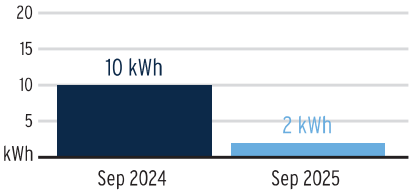
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *74 kWh @ $0.08641/kWh* | $6.39 |
| Fuel Charge | *74 kWh @ $0.03391/kWh* | $2.51 |
| Storm Protection Charge | *74 kWh @ $0.00577/kWh* | $0.43 |
| Clean Energy Transition Mechanism | *74 kWh @ $0.00418/kWh* | $0.31 |
| Storm Surcharge | *74 kWh @ $0.02121/kWh* | $1.57 |
| Florida Gross Receipt Tax | | $0.80 |
| **Electric Service Cost** | | **$32.17** |
| State Tax | | $2.72 |
| **Total Electric Cost, Local Fees and Taxes** | | **$34.89** |

**Current Month's Electric Charges** **$34.89**

*Billing information continues on next page* →

## Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009423289**
**Statement Date: 09/30/2025**

**Service Address:** 804 ISLEBAY DR, APOLLO BEACH, FL 33572-3380

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000430259 | 09/22/2025 | 3,632 | | 3,597 | | 35 kWh | 1 | 32 Days |

## Charge Details

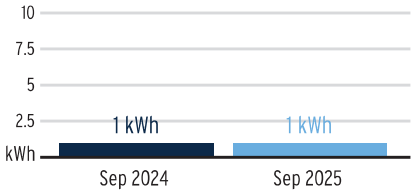
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *35 kWh @ $0.08641/kWh* | $3.02 |
| Fuel Charge | *35 kWh @ $0.03391/kWh* | $1.19 |
| Storm Protection Charge | *35 kWh @ $0.00577/kWh* | $0.20 |
| Clean Energy Transition Mechanism | *35 kWh @ $0.00418/kWh* | $0.15 |
| Storm Surcharge | *35 kWh @ $0.02121/kWh* | $0.74 |
| Florida Gross Receipt Tax | | $0.65 |
| **Electric Service Cost** | | **$26.11** |
| State Tax | | $2.21 |
| **Total Electric Cost, Local Fees and Taxes** | | **$28.32** |

**Current Month's Electric Charges $28.32**

*Billing information continues on next page* →

## Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009422976**
**Statement Date: 09/30/2025**

**Service Address:** 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340

## Meter Read

**Meter Location:** # D

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000780654 | 09/22/2025 | 88,761 | | 72,646 | | 16,115 kWh | 1 | 32 Days |
| 1000780654 | 09/22/2025 | 65.76 | | 0 | | 65.76 kW | 1 | 32 Days |

## Charge Details

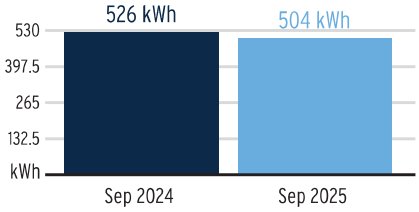
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $1.06000* | $33.92 |
| Billing Demand Charge | *66 kW @ $18.07000/kW* | $1,192.62 |
| Energy Charge | *16,115 kWh @ $0.00773/kWh* | $124.57 |
| Fuel Charge | *16,115 kWh @ $0.03391/kWh* | $546.46 |
| Capacity Charge | *66 kW @ $0.30000/kW* | $19.80 |
| Storm Protection Charge | *66 kW @ $2.08000/kW* | $137.28 |
| Energy Conservation Charge | *66 kW @ $0.93000/kW* | $61.38 |
| Environmental Cost Recovery | *16,115 kWh @ $0.00068/kWh* | $10.96 |
| Clean Energy Transition Mechanism | *66 kW @ $1.15000/kW* | $75.90 |
| Storm Surcharge | *16,115 kWh @ $0.01035/kWh* | $166.79 |
| Florida Gross Receipt Tax | | $60.76 |
| **Electric Service Cost** | | **$2,430.44** |
| State Tax | | $205.37 |
| **Total Electric Cost, Local Fees and Taxes** | | **$2,635.81** |

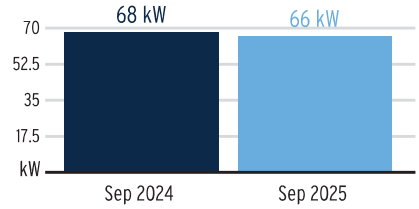
**Current Month's Electric Charges** **$2,635.81**

*Billing information continues on next page* →

## Avg kWh Used Per Day




## Billing Demand (kW)




## Load Factor




*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009422786**
**Statement Date: 09/30/2025**

**Service Address:** 5423 TYBEE ISLAND DR, APOLLO BEACH, FL 33572-3307

## Meter Read

**Meter Location:** GATE

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

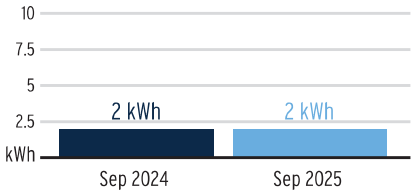
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000580302 | 09/22/2025 | 4,102 | | 4,033 | | 69 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *69 kWh @ $0.08641/kWh* | $5.96 |
| Fuel Charge | *69 kWh @ $0.03391/kWh* | $2.34 |
| Storm Protection Charge | *69 kWh @ $0.00577/kWh* | $0.40 |
| Clean Energy Transition Mechanism | *69 kWh @ $0.00418/kWh* | $0.29 |
| Storm Surcharge | *69 kWh @ $0.02121/kWh* | $1.46 |
| Florida Gross Receipt Tax | | $0.78 |
| **Electric Service Cost** | | **$31.39** |
| State Tax | | $2.65 |
| **Total Electric Cost, Local Fees and Taxes** | | **$34.04** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$34.04**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009421929**
**Statement Date: 09/30/2025**

**Service Address:** 191 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

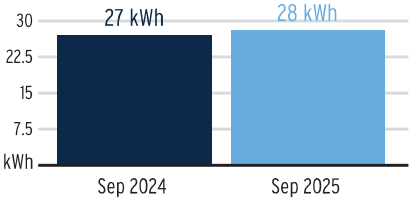
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000769622 | 09/22/2025 | 42,519 | | 41,612 | | 907 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *907 kWh @ $0.08641/kWh* | $78.37 |
| Fuel Charge | *907 kWh @ $0.03391/kWh* | $30.76 |
| Storm Protection Charge | *907 kWh @ $0.00577/kWh* | $5.23 |
| Clean Energy Transition Mechanism | *907 kWh @ $0.00418/kWh* | $3.79 |
| Storm Surcharge | *907 kWh @ $0.02121/kWh* | $19.24 |
| Florida Gross Receipt Tax | | $4.04 |
| **Electric Service Cost** | | **$161.59** |
| State Tax | | $13.65 |
| **Total Electric Cost, Local Fees and Taxes** | | **$175.24** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$175.24**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009421739**
**Statement Date: 09/30/2025**

**Service Address:** 5424 MERRITT ISLAND DR, APOLLO BEACH, FL 33572-3375

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000600632 | 09/22/2025 | 5,078 | | 5,053 | | 25 kWh | 1 | 32 Days |

## Charge Details

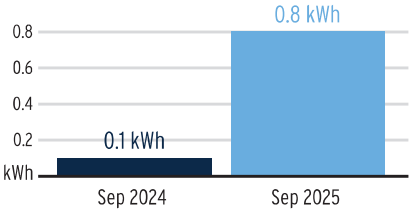
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *25 kWh @ $0.08641/kWh* | $2.16 |
| Fuel Charge | *25 kWh @ $0.03391/kWh* | $0.85 |
| Storm Protection Charge | *25 kWh @ $0.00577/kWh* | $0.14 |
| Clean Energy Transition Mechanism | *25 kWh @ $0.00418/kWh* | $0.10 |
| Storm Surcharge | *25 kWh @ $0.02121/kWh* | $0.53 |
| Florida Gross Receipt Tax | | $0.61 |
| **Electric Service Cost** | | **$24.55** |
| State Tax | | $2.07 |
| **Total Electric Cost, Local Fees and Taxes** | | **$26.62** |

**Current Month's Electric Charges** **$26.62**

*Billing information continues on next page* →

## Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009420921**
**Statement Date: 09/30/2025**

**Service Address:** 5633 SKIMMER DR, APOLLO BEACH, FL 33572-3353

## Meter Read

**Meter Location:** Irr

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

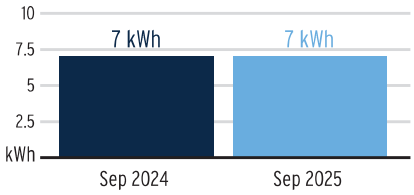
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000426250 | 09/22/2025 | 11,055 | | 10,844 | | 211 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *211 kWh @ $0.08641/kWh* | $18.23 |
| Fuel Charge | *211 kWh @ $0.03391/kWh* | $7.16 |
| Storm Protection Charge | *211 kWh @ $0.00577/kWh* | $1.22 |
| Clean Energy Transition Mechanism | *211 kWh @ $0.00418/kWh* | $0.88 |
| Storm Surcharge | *211 kWh @ $0.02121/kWh* | $4.48 |
| Florida Gross Receipt Tax | | $1.34 |
| **Electric Service Cost** | | **$53.47** |
| State Tax | | $4.52 |
| **Total Electric Cost, Local Fees and Taxes** | | **$57.99** |

## Avg kWh Used Per Day




**Current Month's Electric Charges $57.99**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009420731**
**Statement Date: 09/30/2025**

**Service Address:** 449 ISLEBAY DR, APOLLO BEACH, FL 33572-3332

## Meter Read

**Meter Location:** Irr

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

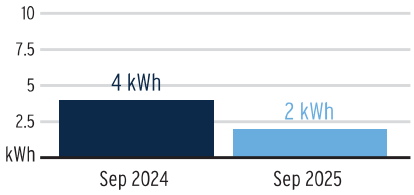
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000426126 | 09/22/2025 | 6,266 | | 6,210 | | 56 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *56 kWh @ $0.08641/kWh* | $4.84 |
| Fuel Charge | *56 kWh @ $0.03391/kWh* | $1.90 |
| Storm Protection Charge | *56 kWh @ $0.00577/kWh* | $0.32 |
| Clean Energy Transition Mechanism | *56 kWh @ $0.00418/kWh* | $0.23 |
| Storm Surcharge | *56 kWh @ $0.02121/kWh* | $1.19 |
| Florida Gross Receipt Tax | | $0.73 |
| **Electric Service Cost** | | **$29.37** |
| State Tax | | $2.48 |
| **Total Electric Cost, Local Fees and Taxes** | | **$31.85** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$31.85**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009420376**
**Statement Date: 09/30/2025**

**Service Address:** 605 MIRABAY BLVD, APOLLO BEACH, FL 33572-3379

## Meter Read

**Meter Location:** Pmp

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

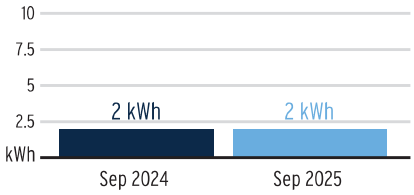
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000852706 | 09/22/2025 | 2,657 | | 2,596 | | 61 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *61 kWh @ $0.08641/kWh* | $5.27 |
| Fuel Charge | *61 kWh @ $0.03391/kWh* | $2.07 |
| Storm Protection Charge | *61 kWh @ $0.00577/kWh* | $0.35 |
| Clean Energy Transition Mechanism | *61 kWh @ $0.00418/kWh* | $0.25 |
| Storm Surcharge | *61 kWh @ $0.02121/kWh* | $1.29 |
| Florida Gross Receipt Tax | | $0.75 |
| **Electric Service Cost** | | **$30.14** |
| State Tax | | $2.55 |
| **Total Electric Cost, Local Fees and Taxes** | | **$32.69** |

## Avg kWh Used Per Day




**Current Month's Electric Charges $32.69**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009339162**
**Statement Date: 09/30/2025**

**Service Address:** 107 MANNS HARBOR DR, B, APOLLO BEACH, FL 33572-3340

## Meter Read

**Meter Location:** # B

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

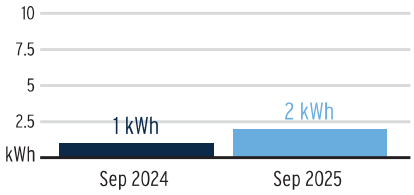
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000967419 | 09/22/2025 | 302 | | 224 | | 78 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *78 kWh @ $0.08641/kWh* | $6.74 |
| Fuel Charge | *78 kWh @ $0.03391/kWh* | $2.64 |
| Storm Protection Charge | *78 kWh @ $0.00577/kWh* | $0.45 |
| Clean Energy Transition Mechanism | *78 kWh @ $0.00418/kWh* | $0.33 |
| Storm Surcharge | *78 kWh @ $0.02121/kWh* | $1.65 |
| Florida Gross Receipt Tax | | $0.82 |
| **Electric Service Cost** | | **$32.79** |
| State Tax | | $2.77 |
| **Total Electric Cost, Local Fees and Taxes** | | **$35.56** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$35.56**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009338982**
**Statement Date: 09/30/2025**

**Service Address:** 211 IBISVIEW LN LGHT, APOLLO BEACH, FL 33572-0000

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

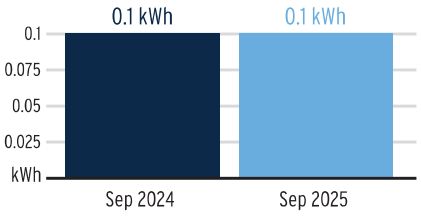
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000432342 | 09/22/2025 | 347 | | 345 | | 2 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *2 kWh @ $0.08641/kWh* | $0.17 |
| Fuel Charge | *2 kWh @ $0.03391/kWh* | $0.07 |
| Storm Protection Charge | *2 kWh @ $0.00577/kWh* | $0.01 |
| Clean Energy Transition Mechanism | *2 kWh @ $0.00418/kWh* | $0.01 |
| Storm Surcharge | *2 kWh @ $0.02121/kWh* | $0.04 |
| Florida Gross Receipt Tax | | $0.52 |
| **Electric Service Cost** | | **$20.98** |
| State Tax | | $1.77 |
| **Total Electric Cost, Local Fees and Taxes** | | **$22.75** |

## Avg kWh Used Per Day




**Current Month's Electric Charges $22.75**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009338560**
**Statement Date: 09/30/2025**

**Service Address:** 107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340

## Meter Read

**Meter Location:** Pool

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000780652 | 09/22/2025 | 17,072 | | 74,991 | | 42,081 kWh | 1 | 32 Days |
| 1000780652 | 09/22/2025 | 82.82 | | 0 | | 82.82 kW | 1 | 32 Days |

## Charge Details

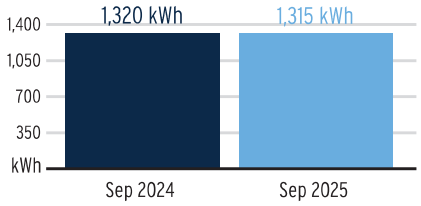
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $1.06000* | $33.92 |
| Billing Demand Charge | *83 kW @ $18.07000/kW* | $1,499.81 |
| Energy Charge | *42,081 kWh @ $0.00773/kWh* | $325.29 |
| Fuel Charge | *42,081 kWh @ $0.03391/kWh* | $1,426.97 |
| Capacity Charge | *83 kW @ $0.30000/kW* | $24.90 |
| Storm Protection Charge | *83 kW @ $2.08000/kW* | $172.64 |
| Energy Conservation Charge | *83 kW @ $0.93000/kW* | $77.19 |
| Environmental Cost Recovery | *42,081 kWh @ $0.00068/kWh* | $28.62 |
| Clean Energy Transition Mechanism | *83 kW @ $1.15000/kW* | $95.45 |
| Storm Surcharge | *42,081 kWh @ $0.01035/kWh* | $435.54 |
| Florida Gross Receipt Tax | | $105.65 |
| **Electric Service Cost** | | **$4,225.98** |

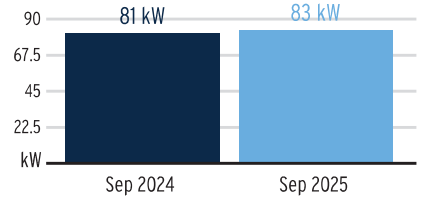
**Current Month's Electric Charges** **$4,225.98**

*Billing information continues on next page* →

## Avg kWh Used Per Day




## Billing Demand (kW)




## Load Factor




*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009338354**
**Statement Date: 09/30/2025**

**Service Address:** 103 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346

## Meter Read

**Meter Location:** Tennis

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000769621 | 09/22/2025 | 48,755 | | 47,379 | | 1,376 kWh | 1 | 32 Days |

## Charge Details

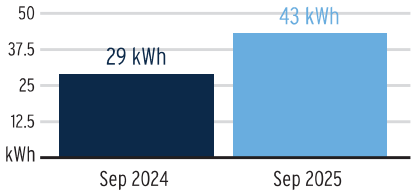
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *1,376 kWh @ $0.08641/kWh* | $118.90 |
| Fuel Charge | *1,376 kWh @ $0.03391/kWh* | $46.66 |
| Storm Protection Charge | *1,376 kWh @ $0.00577/kWh* | $7.94 |
| Clean Energy Transition Mechanism | *1,376 kWh @ $0.00418/kWh* | $5.75 |
| Storm Surcharge | *1,376 kWh @ $0.02121/kWh* | $29.18 |
| Florida Gross Receipt Tax | | $5.86 |
| **Electric Service Cost** | | **$234.45** |
| State Tax | | $19.81 |
| **Total Electric Cost, Local Fees and Taxes** | | **$254.26** |

**Current Month's Electric Charges** **$254.26**

*Billing information continues on next page* →

## Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009338149**
**Statement Date: 09/30/2025**

**Service Address:** 428 MIRABAY BLVD, APOLLO BEACH, FL 33572-3311

## Meter Read

**Meter Location:** Pmp

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

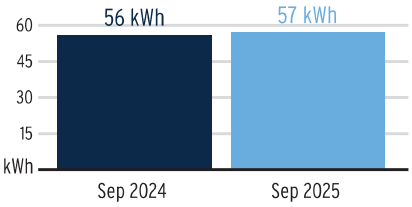
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000852666 | 09/22/2025 | 83,054 | | 81,232 | | 1,822 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *1,822 kWh @ $0.08641/kWh* | $157.44 |
| Fuel Charge | *1,822 kWh @ $0.03391/kWh* | $61.78 |
| Storm Protection Charge | *1,822 kWh @ $0.00577/kWh* | $10.51 |
| Clean Energy Transition Mechanism | *1,822 kWh @ $0.00418/kWh* | $7.62 |
| Storm Surcharge | *1,822 kWh @ $0.02121/kWh* | $38.64 |
| Florida Gross Receipt Tax | | $7.59 |
| **Electric Service Cost** | | **$303.74** |
| State Tax | | $25.67 |
| **Total Electric Cost, Local Fees and Taxes** | | **$329.41** |

## Avg kWh Used Per Day




**Current Month's Electric Charges $329.41**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009337919**
**Statement Date: 09/30/2025**

**Service Address:** 107 MANNS HARBOR DR, A, APOLLO BEACH, FL 33572-3340

## Meter Read

**Meter Location:** # A Clu H

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000771954 | 09/22/2025 | 7,394 | | 7,218 | | 28,160 kWh | 160.0000 | 32 Days |
| 1000771954 | 09/22/2025 | 0.43 | | 0 | | 68.96 kW | 160.0000 | 32 Days |

## Charge Details

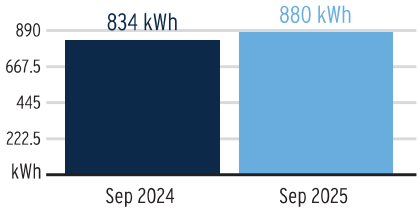
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $1.06000* | $33.92 |
| Billing Demand Charge | *69 kW @ $18.07000/kW* | $1,246.83 |
| Energy Charge | *28,160 kWh @ $0.00773/kWh* | $217.68 |
| Fuel Charge | *28,160 kWh @ $0.03391/kWh* | $954.91 |
| Capacity Charge | *69 kW @ $0.30000/kW* | $20.70 |
| Storm Protection Charge | *69 kW @ $2.08000/kW* | $143.52 |
| Energy Conservation Charge | *69 kW @ $0.93000/kW* | $64.17 |
| Environmental Cost Recovery | *28,160 kWh @ $0.00068/kWh* | $19.15 |
| Clean Energy Transition Mechanism | *69 kW @ $1.15000/kW* | $79.35 |
| Storm Surcharge | *28,160 kWh @ $0.01035/kWh* | $291.46 |
| Florida Gross Receipt Tax | | $78.76 |
| **Electric Service Cost** | | **$3,150.45** |

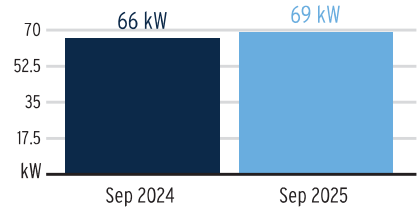
**Current Month's Electric Charges** **$3,150.45**

*Billing information continues on next page* →

## Avg kWh Used Per Day




## Billing Demand (kW)




## Load Factor




*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009337638**
**Statement Date: 09/30/2025**

**Service Address:** 858 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3393

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

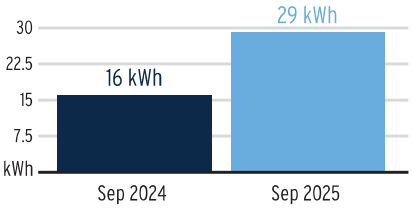
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000824032 | 09/22/2025 | 35,410 | | 34,485 | | 925 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *925 kWh @ $0.08641/kWh* | $79.93 |
| Fuel Charge | *925 kWh @ $0.03391/kWh* | $31.37 |
| Storm Protection Charge | *925 kWh @ $0.00577/kWh* | $5.34 |
| Clean Energy Transition Mechanism | *925 kWh @ $0.00418/kWh* | $3.87 |
| Storm Surcharge | *925 kWh @ $0.02121/kWh* | $19.62 |
| Florida Gross Receipt Tax | | $4.11 |
| **Electric Service Cost** | | **$164.40** |
| State Tax | | $13.89 |
| **Total Electric Cost, Local Fees and Taxes** | | **$178.29** |

## Avg kWh Used Per Day




**Current Month's Electric Charges $178.29**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009336960**
**Statement Date: 09/30/2025**

**Service Address:** 200 MIRABAY BLVD, 1, APOLLO BEACH, FL 33572-0000

## Meter Read

**Meter Location:** # 1

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

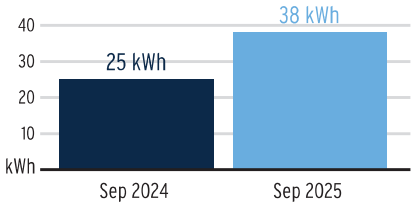
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000550784 | 09/22/2025 | 46,587 | | 45,369 | | 1,218 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *1,218 kWh @ $0.08641/kWh* | $105.25 |
| Fuel Charge | *1,218 kWh @ $0.03391/kWh* | $41.30 |
| Storm Protection Charge | *1,218 kWh @ $0.00577/kWh* | $7.03 |
| Clean Energy Transition Mechanism | *1,218 kWh @ $0.00418/kWh* | $5.09 |
| Storm Surcharge | *1,218 kWh @ $0.02121/kWh* | $25.83 |
| Florida Gross Receipt Tax | | $5.25 |
| **Electric Service Cost** | | **$209.91** |
| State Tax | | $17.74 |
| **Total Electric Cost, Local Fees and Taxes** | | **$227.65** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$227.65**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009336770**
**Statement Date: 09/30/2025**

**Service Address:** 300 MANNS HARBOR DR, 2, APOLLO BEACH, FL 33572-3343

## Meter Read

**Meter Location:** # 2

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

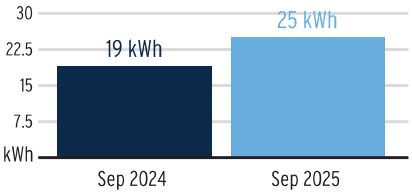
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000688868 | 09/22/2025 | 65,046 | | 64,249 | | 797 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *797 kWh @ $0.08641/kWh* | $68.87 |
| Fuel Charge | *797 kWh @ $0.03391/kWh* | $27.03 |
| Storm Protection Charge | *797 kWh @ $0.00577/kWh* | $4.60 |
| Clean Energy Transition Mechanism | *797 kWh @ $0.00418/kWh* | $3.33 |
| Storm Surcharge | *797 kWh @ $0.02121/kWh* | $16.90 |
| Florida Gross Receipt Tax | | $3.61 |
| **Electric Service Cost** | | **$144.50** |
| State Tax | | $12.21 |
| **Total Electric Cost, Local Fees and Taxes** | | **$156.71** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$156.71**

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009336101**
**Statement Date: 09/30/2025**

**Service Address:** 107 MANNS HARBOR DR, C, APOLLO BEACH, FL 33572-3340

## Meter Read

**Meter Location:** # C

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000780649 | 09/22/2025 | 58,475 | | 57,210 | | 1,265 kWh | 1 | 32 Days |

## Charge Details

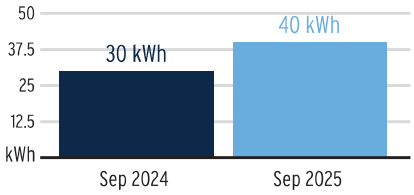
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *1,265 kWh @ $0.08641/kWh* | $109.31 |
| Fuel Charge | *1,265 kWh @ $0.03391/kWh* | $42.90 |
| Storm Protection Charge | *1,265 kWh @ $0.00577/kWh* | $7.30 |
| Clean Energy Transition Mechanism | *1,265 kWh @ $0.00418/kWh* | $5.29 |
| Storm Surcharge | *1,265 kWh @ $0.02121/kWh* | $26.83 |
| Florida Gross Receipt Tax | | $5.43 |
| **Electric Service Cost** | | **$217.22** |

**Current Month's Electric Charges** **$217.22**

*Billing information continues on next page* →

## Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009335905**
**Statement Date: 09/30/2025**

**Service Address:** 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000798616 | 09/22/2025 | 62,788 | | 55,659 | | 7,129 kWh | 1 | 32 Days |
| 1000798616 | 09/22/2025 | 19.29 | | 0 | | 19.29 kW | 1 | 32 Days |

## Charge Details

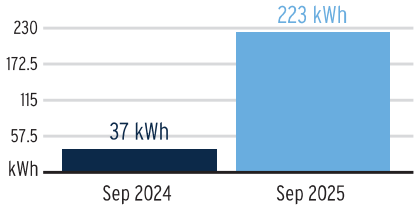
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $1.06000* | $33.92 |
| Billing Demand Charge | *19 kW @ $18.07000/kW* | $343.33 |
| Energy Charge | *7,129 kWh @ $0.00773/kWh* | $55.11 |
| Fuel Charge | *7,129 kWh @ $0.03391/kWh* | $241.74 |
| Capacity Charge | *19 kW @ $0.30000/kW* | $5.70 |
| Storm Protection Charge | *19 kW @ $2.08000/kW* | $39.52 |
| Energy Conservation Charge | *19 kW @ $0.93000/kW* | $17.67 |
| Environmental Cost Recovery | *7,129 kWh @ $0.00068/kWh* | $4.85 |
| Clean Energy Transition Mechanism | *19 kW @ $1.15000/kW* | $21.85 |
| Storm Surcharge | *7,129 kWh @ $0.01035/kWh* | $73.79 |
| Florida Gross Receipt Tax | | $21.47 |
| **Electric Service Cost** | | **$858.95** |
| State Tax | | $72.58 |
| **Total Electric Cost, Local Fees and Taxes** | | **$931.53** |

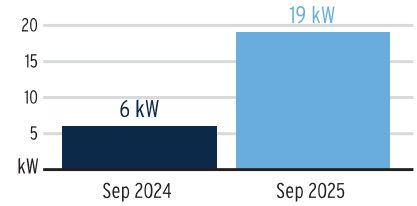
**Current Month's Electric Charges** **$931.53**

*Billing information continues on next page* →

## Avg kWh Used Per Day




## Billing Demand (kW)




## Load Factor




*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211009335491**
**Statement Date: 09/30/2025**

**Service Address:** 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000

## Meter Read

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000853274 | 09/22/2025 | 38,434 | | 37,653 | | 781 kWh | 1 | 32 Days |

## Charge Details

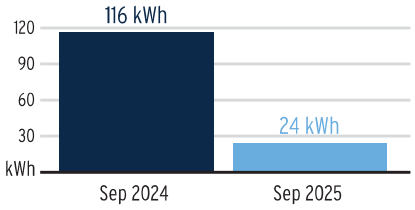
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.63000* | $20.16 |
| Energy Charge | *781 kWh @ $0.08641/kWh* | $67.49 |
| Fuel Charge | *781 kWh @ $0.03391/kWh* | $26.48 |
| Storm Protection Charge | *781 kWh @ $0.00577/kWh* | $4.51 |
| Clean Energy Transition Mechanism | *781 kWh @ $0.00418/kWh* | $3.26 |
| Storm Surcharge | *781 kWh @ $0.02121/kWh* | $16.57 |
| Florida Gross Receipt Tax | | $3.55 |
| **Electric Service Cost** | | **$142.02** |
| State Tax | | $12.00 |
| **Total Electric Cost, Local Fees and Taxes** | | **$154.02** |

**Current Month's Electric Charges $154.02**

*Billing information continues on next page* →

## Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

**Sub-Account #: 211010865395**
**Statement Date: 09/30/2025**

**Service Address:** MIRA BAY PARCEL 12-A-2, APOLLO BEACH, FL 33572-0000

**Service Period:** 08/22/2025 - 09/22/2025 **Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 32 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *138 kWh @ $0.03412/kWh* | $4.71 |
| Fixture & Maintenance Charge | *7 Fixtures* | $135.28 |
| Lighting Pole / Wire | *7 Poles* | $198.24 |
| Lighting Fuel Charge | *138 kWh @ $0.03363/kWh* | $4.64 |
| Storm Protection Charge | *138 kWh @ $0.00559/kWh* | $0.77 |
| Clean Energy Transition Mechanism | *138 kWh @ $0.00043/kWh* | $0.06 |
| Storm Surcharge | *138 kWh @ $0.01230/kWh* | $1.70 |
| Florida Gross Receipt Tax | | $0.30 |
| **Lighting Charges** | | **$345.70** |

**Current Month's Electric Charges** **$345.70**

**Total Current Month's Charges** **$13,286.98**

# Business Observer

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

## INVOICE

**Legal Advertising**

**Invoice # 25-02990H** **Date 10/03/2025**

**Attn:**
Harbor Bay CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

| Description | Amount |
|---|---|
| **Serial #** 25-02990H<br>**Request for Proposals**<br>**RE:** Harbor Bay CDD for Property and Amenity Managment Services<br>**Published:** 10/3/2025 | $91.88 |

**Important Message**

**Please include our Serial # on your check**

**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**

| | |
|---|---|
| Paid | () |
| **Total** | **$91.88** |

**Payment is expected within 30 days of the first publication date of your notice.**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

**NOTICE**
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

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Sarasota, FL 34236
, 941-906-9386 x322


# INVOICE

## Legal Advertising

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR PROPERTY AND AMENITY MANAGMENT SERVICES**

The Harbor Bay Community Development District (the "District") is seeking proposals from qualified firms interested in providing property and amenity management services. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, have been in continuous operation for at least five years, and otherwise meet any applicable requirements set forth by the District. The proposal package for property and amenity management services is available upon request to Daniel P. Lewis, Assistant District Counsel at dlewis@flgovlaw.com, acohen@flgovlaw.com, and fwiener@flgovlaw.com.

All proposals should include the following information, among other things described herein:

A. Completed proposal forms.

B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, e-mail address, and phone number of a contact person.

C. Complete pricing showing the total cost of providing the Service(s), broken down as set forth on the provided price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these Services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer. Three years of pricing shall be included by the Proposer.

Entities desiring to provide a proposal should submit an electronic copy of the proposal no later than October 31, 2025, at 5:00 p.m. (EST) to Daniel P. Lewis, Assistant District Counsel, at dlewis@flgovlaw.com, acohen@flgovlaw.com, and fwiener@flgovlaw.com.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal or to make no award at all. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The District, in its sole and absolute discretion, may make an award to one or more proposers or make no award at all.

Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

Any and all questions related to this project shall be directed in writing by e-mail only to Daniel P. Lewis, Assistant District Counsel, at dlewis@flgovlaw.com. Questions received after 4:00 p.m. (EST) on October 15, 2025, will not be answered. Answers to all questions will be provided to all proposers via e-mail.

October 3, 2025 25-02990H

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**


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## INVOICE

**Legal Advertising**

RECEIVED 10/16/25

**Invoice # 25-03153H** **Date 10/17/2025**

**Attn:**
Harbor Bay CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

| Description | Amount |
|---|---|
| **Serial #** 25-03153H<br>**Notice of Regular Meeting and Public Hearing**<br>**RE:** Harbor Bay CDD Board of Supervisors Meeting on 11/20/25 at 6:00 PM<br>**Published:** 10/17/2025 | $85.31 |

**Important Message**

**Please include our Serial # on your check**

**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**

| | |
|---|---|
| Paid | () |
| **Total** | **$85.31** |

**Payment is expected within 30 days of the first publication date of your notice.**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

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Sarasota, FL 34236
, 941-906-9386 x322


# INVOICE

## Legal Advertising

**NOTICE OF REGULAR MEETING AND NOTICE OF PUBLIC HEARING TO ADOPT AMENDMENTS TO THE RULES AND FEES FOR USAGE OF THE AMENITIES FACILITIES OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Harbor Bay Community Development District on **Thursday, November 20, 2025,** during a regular meeting of the Board of Supervisors beginning at **6:00 p.m.** at the MiraBay Clubhouse Lagoon Room, 107 Manns Harbor Drive, Apollo Beach, FL 33572.

In accordance with Chapters 120 and 190, Florida Statutes (2025), as amended, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider amendments to the rules and fees relating to the usage of the District's amenities facilities at the Harbor Bay Community Development District. The proposed changes may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

Legal authority for the amendments, and the provisions of the Florida Statutes being implemented, includes Chapter 120 and 190, Florida Statutes, generally, and Sections 190.011, 190.035 and 120.54, Florida Statutes (2025), as amended.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541, Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

Copies of the currently proposed amendments may be obtained by contacting Lynn Hayes, District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (813-994-1001). On the 10 day of October 2025, a Notice of Rule Development was published in the Business Observer.

The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the hearing/meeting. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting/hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, that includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the meeting/hearing because of a disability or physical impairment should contact the District at the address and number below.

One or more Supervisors may participate by telephone. At the above location, there will be present a speaker telephone so that Supervisors and Staff can attend at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Lynn Hayes, District Manager
October 17, 2025 25-03153H

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**


**NOTICE**

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# INVOICE

**Triangle Pool Service**
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

TRIANGLE POOL SERVICES
Since 1959

RECEIVED 10/06/25

**Bill to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

**Ship to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
107 MANNS HARBOR DRIVE
APOLLO BEACH, FLORIDA 33572

**Invoice details**
Invoice no.: 0113211682233
Terms: Net 30
Invoice date: 10/16/2025
Due date: 11/15/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | 10/15/2025 | **6800** | 6800 GALLONS LIQUID CHLORINE | 151 | $2.50 | $377.50 |

**Total** **$377.50**

Date- 10-16-25
GL Code- 5720004833
Approved by- JM

# INVOICE

**Triangle Pool Service**
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

TRIANGLE POOL SERVICES
Since 1959

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HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
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C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

**Ship to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
107 MANNS HARBOR DRIVE
APOLLO BEACH, FLORIDA 33572

**Invoice details**
Invoice no.: 0320003548
Terms: Net 30
Invoice date: 10/06/2025
Due date: 11/05/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | 10/02/2025 | **15 GAL DRUM - SULFURIC ACID** | 15 GAL DRUM - SULFURIC ACID | 2 | $112.50 | $225.00 |
| 2. | | **6800** | 6800 GALLONS LIQUID CHLORINE | 193 | $2.50 | $482.50 |
| | | | **Total** | | | **$707.50** |

Date- 10-09-25
GL Code- 572004833
Approved by- JM

# INVOICE

**Triangle Pool Service**
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

TRIANGLE POOL SERVICES
Since 1959

**Bill to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

**Ship to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
107 MANNS HARBOR DRIVE
APOLLO BEACH, FLORIDA 33572

**Invoice details**
Invoice no.: 0320003549
Terms: Net 30
Invoice date: 10/06/2025
Due date: 11/05/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | 10/02/2025 | | ADMIRAL POOL | | | |
| 2. | | 6800 | 6800 GALLONS LIQUID CHLORINE | 121 | $2.50 | $302.50 |
| | | | | **Total** | | **$302.50** |

Date- 10-09-25

GL Code- 573004833

Approved by-

# INVOICE

**Triangle Pool Service**
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

TRIANGLE POOL SERVICES
Since 1959

**Bill to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

**Ship to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
107 MANNS HARBOR DRIVE
APOLLO BEACH, FLORIDA 33572

**Invoice details**
Invoice no.: 0320003695
Terms: Net 30
Invoice date: 10/09/2025
Due date: 11/08/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | 10/08/2025 | 6800 | 6800 GALLONS LIQUID CHLORINE | 127 | $2.50 | $317.50 |
| | | | **Total** | | | **$317.50** |

Date- 10-09-25
GL Code- 572004833
Approved by- JN

# INVOICE

**Triangle Pool Service**
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

TRIANGLE POOL SERVICES
Since 1959

**Bill to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

**Ship to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
107 MANNS HARBOR DRIVE
APOLLO BEACH, FLORIDA 33572

**Invoice details**
Invoice no.: 19112000
Terms: Net 30
Invoice date: 09/18/2025
Due date: 10/18/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | 09/17/2025 | **15 GAL DRUM - SULFURIC ACID** | 15 GAL DRUM - SULFURIC ACID | 1 | $112.50 | $112.50 |
| 2. | | **6800** | 6800 GALLONS LIQUID CHLORINE | 174 | $2.50 | $435.00 |
| | | | **Total** | | | **$547.50** |

Date- [redacted] 09-25-25

GL Code- 572004833

Approved by- JA

# INVOICE

**Triangle Pool Service**
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

TRIANGLE POOL SERVICES
Since 1959

**Bill to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

**Ship to**
HARBOR BAY COMMUNITY
DEVELOPMENT DISTRICT (MIRABAY
CLUB)
107 MANNS HARBOR DRIVE
APOLLO BEACH, FLORIDA 33572

**Invoice details**
Invoice no.: 32555819-27
Terms: Net 30
Invoice date: 09/25/2025
Due date: 10/25/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | 09/24/2025 | **6800** | 6800 GALLONS LIQUID CHLORINE | 218 | $2.50 | $545.00 |

**Total** **$545.00**

Date- 09-25-25

GL Code- 572004833

Approved by-

RECEIVED
10/06/25

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7908789

000003180 02 SP 106481541037992 P

Harbor Bay Community Dev District
C/O District Manager
3434 Colwell Ave, Ste 200
Tampa, FL 33614
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

| | |
|---|---|
| Invoice Number: | 7908789 |
| Account Number: | 215835000 |
| Invoice Date: | 09/25/2025 |
| Direct Inquiries To: | Duffy, Leanne M |
| Phone: | (407)-835-3807 |

Harbor Bay Community Dev District
C/O District Manager
3434 Colwell Ave, Ste 200
Tampa, FL 33614
United States

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1 AND CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS SERIES 2019A-2 (AREA ONE & AREA TWO)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

| | |
|---|---|
| TOTAL AMOUNT DUE | $7,003.75 |

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1 AND CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS SERIES 2019A-2 (AREA ONE & AREA TWO)**

| | |
|---|---|
| Invoice Number: | 7908789 |
| Account Number: | 215835000 |
| Current Due: | $7,003.75 |
| Direct Inquiries To: | Duffy, Leanne M |
| Phone: | (407)-835-3807 |

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 215835000
Invoice # 7908789
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1 AND CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS SERIES 2019A-2 (AREA ONE & AREA TWO)**

| | |
|---|---|
| Invoice Number: | 7908789 |
| Invoice Date: | 09/25/2025 |
| Account Number: | 215835000 |
| Direct Inquiries To: | Duffy, Leanne M |
| Phone: | (407)-835-3807 |

Accounts Included 215835000 215835001 215835002 215835003 215835004 215835005
In This Relationship: 215835006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
|---|---|---|---|---|
| 04200 Trustee | 1.00 | 3,750.00 | 100.00% | $3,750.00 |
| 04200 Trustee | 1.00 | 2,750.00 | 100.00% | $2,750.00 |
| **Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026** | | | | **$6,500.00** |
| Incidental Expenses 09/01/2025 to 08/31/2026 | 6,500.00 | 0.0775 | | $503.75 |
| **Subtotal Incidental Expenses** | | | | **$503.75** |
| **TOTAL AMOUNT DUE** | | | | **$7,003.75** |

# MIRA BAY
# COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures**
**October 2025**
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$23,201.80**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

# Development District

Paid Operation &
Maintenance Expenditures
October 1, 2025 Through
October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Alsco, Inc. | 200058 | MB LTAM1098373 | Housekeeping 10/25 | $ 160.67 |
| Alsco, Inc. | 200058 | MB LTAM1099308 | Housekeeping 10/25 | $ 160.07 |
| Alsco, Inc. | 200062 | MB LTAM1100214 | Housekeeping 10/25 | $ 160.67 |
| Alsco, Inc. | 200070 | MB LTAM1101143 | Housekeeping 10/25 | $ 160.67 |
| Alsco, Inc. | 200070 | MB LTAM1101146 | Housekeeping 10/25 | $ 96.00 |
| Aroma Coffee Service Inc. | 200063 | MB 022317216 | Supplies 08/25 | $ 547.16 |
| Aroma Coffee Service Inc. | 200063 | MB 022317120 CM | Supplies 08/25 | $ (82.95) |
| Aroma Coffee Service Inc. | 200063 | MB 022317333 | Supplies 08/25 | $ 694.67 |
| Aroma Coffee Service Inc. | 200063 | MB 022317508 | Supplies 09/25 | $ 554.11 |
| Aroma Coffee Service Inc. | 200063 | MB 022317614 | Supplies 09/25 | $ 613.05 |
| Aroma Coffee Service Inc. | 200063 | MB 022317719 | Supplies 09/25 | $ 675.45 |
| Aroma Coffee Service Inc. | 200063 | MB 022317900 | Supplies 10/25 | $ 672.29 |
| Cintas Corporation | 200069 | MB 1905866976 | Housekeeping 09/25 | $ 160.00 |

**Development District**

Paid Operation &

Maintenance Expenditures

October 1, 2025 Through

October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Cintas Corporation | 200057 | MB 1905889978 | Hand Wipes 09/25 | $ 160.00 |
| Cintas Corporation | 200069 | MB 1905901846 | Housekeeping 09/25 | $ 320.00 |
| Cintas Corporation | 200069 | MB 4242496270 | Housekeeping 09/25 | $ 491.64 |
| Cintas Corporation | 200069 | MB 4243908173 | Housekeeping 09/25 | $ 491.64 |
| Cintas Corporation | 200057 | MB 4244618121 | Housekeeping 09/25 | $ 558.48 |
| Cintas Corporation | 200059 | MB 4245348896 | Housekeeping 09/25 | $ 491.64 |
| Cintas Corporation | 200064 | MB 4246830257 | Housekeeping 10/25 | $ 491.64 |
| Coca-Cola Beverages Florida, LL | 200071 | MB 43554999019 | Beverages 10/24 | $ 255.00 |
| Coca-Cola Beverages Florida, LL | 200071 | MB 38542898041 CM | Beverages 11/24 | $ (225.00) |
| Coca-Cola Beverages Florida, LL | 200071 | MB 44219200018 | Beverages 11/24 | $ 295.47 |
| Coca-Cola Beverages Florida, LL | 200071 | MB 38795961016 CM | Beverages 11/24 | $ (62.80) |
| Coca-Cola Beverages Florida, LL | 200071 | MB 45346944004 | Beverages 01/25 | $ 69.50 |
| Coca-Cola Beverages Florida, LL | 200071 | MB 45455455015 | Beverages 02/25 | $ 335.98 |

# Development District

Paid Operation &
Maintenance Expenditures
October 1, 2025 Through
October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Coca-Cola Beverages Florida, LL | 200071 | MB 45455455016 | Beverages 02/25 | $ 69.50 |
| Coca-Cola Beverages Florida, LL | 200071 | MB 45670381015 | Beverages 02/25 | $ 69.50 |
| Coca-Cola Beverages Florida, LL | 200071 | MB 46525107008 | Beverages 04/25 | $ 69.50 |
| Coca-Cola Beverages Florida, LL | 200065 | MB 49288308011 | Beverages 10/25 | $ 399.72 |
| DeConna Ice Cream Company, Ir | 200060 | MB INV00401865 | Food 09/25 | $ 288.90 |
| DeConna Ice Cream Company, Ir | 200060 | MB INV00404461 | Food 10/25 | $ 385.60 |
| Facilities Management Express, L | 200066 | MB 40081 | Annual Subscription 10/16/25 to 11/1 | $ 465.76 |
| Florida Department of Revenue | 20251014-2 | 39-8012897341-5 08/25 | Sales Tax 08/25 | $ 1,473.60 |
| Florida Department of Revenue | 20251030-2 | 39-8012897341-5 09/25 | Sales Tax 09/25 | $ 1,783.85 |
| JJ Taylor Distributing Co of Florid | 20251015-1 | MB 5193931 ACH | Beer 10/24 | $ 148.95 |
| JJ Taylor Distributing Co of Florid | 20251015-1 | MB 5202880 ACH | Beer 10/25 | $ 559.30 |
| Pepin | 200068 | MB 4156646 | Beer 08/25 | $ 227.10 |
| Pepin | 200061 | MB 4193393 | Beer 10/25 | $ 391.37 |

# Development District

Paid Operation &
Maintenance Expenditures
October 1, 2025 Through
October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Pepin | 200067 | MB 4197601 | Beer 10/25 | $ 283.60 |
| Southern Glazer's Wine and Spiri | 20251027-1 | MB 4547751 ACH | Liquor & Wine 10/25 | $ 2,042.16 |
| Sysco Food Services West Coast | 20251021-1 | MB 137A3037M ACH | Paper Cups 10/25 | $ 82.02 |
| Sysco Food Services West Coast | 20251014-1 | MB 137A6994Z ACH | Sponge Eraser 09/25 | $ 51.34 |
| Sysco Food Services West Coast | 20251006-1 | MB 737411832 ACH | Food 09/25 | $ 1,555.26 |
| Sysco Food Services West Coast | 20251006-1 | MB 737413915 ACH | Food & Supplies 09/25 | $ 220.78 |
| Sysco Food Services West Coast | 20251014-1 | MB 737422467 ACH | Food & Supplies 09/25 | $ 805.90 |
| Sysco Food Services West Coast | 20251014-1 | MB 737424661 ACH | Kitchen Cutlery 09/25 | $ 101.68 |
| Sysco Food Services West Coast | 20251014-1 | MB 737428302 ACH | Food 09/25 | $ 521.91 |
| Sysco Food Services West Coast | 20251021-1 | MB 737436876 ACH | Food 09/25 | $ 835.52 |
| Sysco Food Services West Coast | 20251021-1 | MB 737441886 ACH | Food & Supplies 10/25 | $ 861.74 |
| Sysco Food Services West Coast | 20251021-1 | MB 737446442 ACH | Food 10/25 | $ 288.97 |
| Sysco Food Services West Coast | 20251028-1 | MB 737457120 ACH | Food & Supplies 10/25 | $ 727.76 |

**Development District**

Paid Operation &

Maintenance Expenditures

October 1, 2025 Through

October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Sysco Food Services West Coast | 20251028-1 | MB 737461280 ACH | Food 10/25 | $ 245.46 |
| **Report Total** | | | | **$ 23,201.80** |

ALSCO UNIFORMS®

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

# INVOICE

**LTAM1098373**

Invoice Date: Oct 01 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 10 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |

****SPECIAL****
Gloves starting at $25 per case of 1000
Can liners starting at $18.90 per case of 1000
Need gloves or can liners, ask your RSR or call 813-253-0431to place an order.

**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.**
https://atrack.alsco.com/Account/Login

Current Month: $160.67; Last Month: $484.30; Total Balance: $644.97

COGS-3137

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $160.67 |
| Tax EXEMPT | ~~$0.00~~ |
| **Invoice Total** | **$160.67** |

ALSCO UNIFORMS®

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

RECEIVED 10/08/25

# INVOICE

**LTAM1099308**

Invoice Date: Oct 08 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 10 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |

****SPECIAL****
Gloves starting at $25 per case of 1000
Can liners starting at $18.90 per case of 1000
Need gloves or can liners, ask your RSR or call 813-253-0431to place an order.

**Want to add a credit card to your account for payment. Go to the website below and click register for A-Track to view invoices, statements and add payment methods.**
https://atrack.alsco.com/Account/Login

Current Month: $160.67; Last Month: $0.00; Total Balance: $160.67

COGS - 4519

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $160.67 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$160.67** |

# INVOICE

**LTAM1100214**

Invoice Date: Oct 15 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

RECEIVED 10/15/25

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 10 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |
| | | ****SPECIAL**** | | | | |
| | | Gloves starting at $25 per case of 1000 | | | | |
| | | Can liners starting at $18.90 per case of 1000 | | | | |
| | | Need gloves or can liners, ask your RSR or call 813-253-0431to place an order. | | | | |
| | | **Want to add a credit card to your account for payment. Go to the website below and click register for | | | | |
| | | A-Track to view invoices, statements and add payment methods.** | | | | |
| | | https://atrack.alsco.com/Account/Login | | | | |

SM Oct 15 2025, 9:21 AM 27.7284, -82.4742

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $160.67 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$160.67** |

# INVOICE

RECEIVED 10/22/25

**LTAM1101143**

Invoice Date: Oct 22 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 - 133

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 10 | 60118-WH | 85X85 Tablecloth, White | | | 22 | 26.95 |
| 10 | 60118-BK | 85X85 Tablecloth, Black | | | 22 | 26.95 |
| 2 | 9650 | Laundry Bag Stand | | | 2 | 0.00 |
| 10 | 5505-GN | Laundry Bag, Green | | | 20 | 0.00 |
| 2 | 2405 | 3x10 Mirabay Club | | | 4 | 29.38 |
| 4 | 2405 | 4x6 Mirabay Club | | | 8 | 48.42 |
| | 9925 | Special Delivery Charge | | | | 0.00 |
| | SVCCHG% | Service Charge | | | | 28.97 |
| | | ****SPECIAL**** | | | | |
| | | Gloves starting at $25 per case of 1000 | | | | |
| | | Can liners starting at $18.90 per case of 1000 | | | | |
| | | Need gloves or can liners, ask your RSR or call 813-253-0431to place an order. | | | | |
| | | **Want to add a credit card to your account for payment. Go to the website below and click register for | | | | |
| | | A-Track to view invoices, statements and add payment methods.** | | | | |
| | | https://atrack.alsco.com/Account/Login | | | | |

SG Oct 22 2025, 8:43 AM 27.7486, -82.4177

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $160.67 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$160.67** |

# INVOICE

**LTAM1101146**

Alsco
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

RECEIVED
10/22/25

Invoice Date: Oct 22 2025
Customer No: 369181
Location No: 369181
Route: 24 Stop: 170
Terms: Net 10 EOM
Purchase Order:

**Invoice For**

**Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

**Delivery To**

**Harbor Bay Mirabay Club**
107 Manns Harbor Dr
Apollo Beach, FL 33572-3340

Phone : 813-649-1500 ext

| Quantity | Item Code | Item Description | Wearer | Wearer Name | Invty | Item Value |
|---|---|---|---|---|---|---|
| 5 | 60001-WH | 120 Round Tablecloth, White | | | | 75.00 |
| | SVCCHG% | Service Charge | | | | 21.00 |
| | | ****SPECIAL**** | | | | |
| | | Gloves starting at $25 per case of 1000 | | | | |
| | | Can liners starting at $18.90 per case of 1000 | | | | |
| | | Need gloves or can liners, ask your RSR or call 813-253-0431to place an order. | | | | |
| | | **Want to add a credit card to your account for payment. Go to the website below and click register for | | | | |
| | | A-Track to view invoices, statements and add payment methods.** | | | | |
| | | https://atrack.alsco.com/Account/Login | | | | |

SG Oct 22 2025, 8:43 AM 27.7486, -82.4177

The services for which these charges are made are being furnished to you pursuant to a service agreement between our company as supplier and the above named customer. Said merchandise is not to be cleaned or laundered other than by our company. Customers are responsible for articles lost or damaged.

| | |
|---|---|
| Sub Total | $96.00 |
| Tax EXEMPT | $0.00 |
| **Invoice Total** | **$96.00** |

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Invoice # 022317216**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

08/14/25 11:27 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 434 | Aroma Hot Cups | 1 | CAS | 82.95 | 82.95 | T |
| | | | | | 82.95 | |

**Non-Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 196 | Twinings Lemon Ginger Tea | 1 | EA | 7.82 | 7.82 | |
| 549 | Sweet Creme | 1 | EA | 39.95 | 39.95 | |
| 546 | Twinings Green Tea | 2 | EA | 7.82 | 15.64 | |
| 346 | Cappuccino Topping | 12 | EA | 8.00 | 96.00 | |
| 2004 | JN Latin Espresso Bean | 3 | CAS | 72.95 | 218.85 | |
| 1117 | Katies Donut Shop Beans | 1 | CAS | 72.95 | 72.95 | |
| 000 | Fuel / Equipment Charge | 1 | EA | 13.00 | 13.00 | |

Number of Items: 8
Total Quantity: 22

| | |
|---|---|
| **Taxable** | **$82.95** |
| **Non-Taxable** | **$464.21** |
| **Subtotal:** | **$ 547.16** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| **DUE:** | **$ 547.16** |

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

Customer Signature: ☒
Printed Name:
Date: **08/14/25**

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Credit # 022317120**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

08/05/25 12:39 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 434 | Aroma Hot Cups | -1 | CAS | 82.95 | -82.95 | T |
| | | | | | -82.95 | |

**Non-Taxable Items**
**NONE**

Number of Items: 1
Total Quantity: -1

| | |
|---|---|
| **Taxable** | **$82.95** |
| **Non-Taxable** | **$.00** |
| **Subtotal:** | **$ -82.95** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| **DUE:** | **$ -82.95** |

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

Customer Signature: ☒
Printed Name:
Date: **08/05/25**

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Invoice # 022317333**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

08/26/25 15:26 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1427 | Cup Sleeves | 1 | CAS | 79.95 | 79.95 | T |
| | | | | | 79.95 | |

**Non-Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 549 | Sweet Creme | 1 | EA | 39.95 | 39.95 | |
| 421 | Lg Liq Non Dairy Cream | 1 | CAS | 26.20 | 26.20 | |
| 346 | Cappuccino Topping | 24 | EA | 8.00 | 192.00 | |
| 2004 | JN Latin Espresso Bean | 3 | CAS | 72.95 | 218.85 | |
| 196 | Twinings Lemon Ginger Tea | 2 | EA | 7.82 | 15.64 | |
| 098 | Vending Cocoa | 6 | EA | 10.00 | 60.00 | |
| 084 | Sugar Packets | 1 | BOX | 21.66 | 21.66 | |
| 067 | Half n Half | 1 | CAS | 27.42 | 27.42 | |
| 000 | Fuel / Equipment Charge | 1 | EA | 13.00 | 13.00 | |

Number of Items: 10
Total Quantity: 41

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

| | |
|---|---|
| **Taxable** | **$79.95** |
| **Non-Taxable** | **$614.72** |
| **Subtotal:** | **$ 694.67** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| **DUE:** | **$ 694.67** |

Customer Signature: ☒
Printed Name:
Date: **08/26/25**

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Invoice # 022317508**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

09/05/25 12:40 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 434 | Aroma Hot Cups | 1 | CAS | 82.95 | 82.95 | T |
| | | | | | 82.95 | |

**Non-Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 549 | Sweet Creme | 1 | EA | 39.95 | 39.95 | |
| 546 | Twinings Green Tea | 2 | EA | 7.82 | 15.64 | |
| 526 | Hazelnut Liquid Creamer Lg | 1 | CS | 39.95 | 39.95 | |
| 425 | Vanilla Liquid Creamer Lg | 1 | EA | 39.95 | 39.95 | |
| 346 | Cappuccino Topping | 12 | EA | 8.00 | 96.00 | |
| 2004 | JN Latin Espresso Bean | 3 | CAS | 72.95 | 218.85 | |
| 196 | Twinings Lemon Ginger Tea | 1 | EA | 7.82 | 7.82 | |
| 000 | Fuel / Equipment Charge | 1 | EA | 13.00 | 13.00 | |

Number of Items: 9
Total Quantity: 23

| | |
|---|---|
| **Taxable** | **$82.95** |
| **Non-Taxable** | **$471.16** |
| **Subtotal:** | **$ 554.11** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| **DUE:** | **$ 554.11** |

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

Customer Signature: ☒
Printed Name:
Date: **09/05/25**

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Invoice # 022317614**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

09/17/25 14:06 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1586 | Aroma Hot Cup Lids | 1 | EA | 79.95 | 79.95 | T |
| | | | | | 79.95 | |

**Non-Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 549 | Sweet Creme | 1 | EA | 39.95 | 39.95 | |
| 526 | Hazelnut Liquid Creamer Lg | 1 | CS | 39.95 | 39.95 | |
| 421 | Lg Liq Non Dairy Cream | 2 | CAS | 26.20 | 52.40 | |
| 346 | Cappuccino Topping | 12 | EA | 8.00 | 96.00 | |
| 2004 | JN Latin Espresso Bean | 4 | CAS | 72.95 | 291.80 | |
| 000 | Fuel / Equipment Charge | 1 | EA | 13.00 | 13.00 | |

Number of Items: 7
Total Quantity: 22

| | |
|---|---|
| **Taxable** | **$79.95** |
| **Non-Taxable** | **$533.10** |
| | --- |
| **Subtotal:** | **$ 613.05** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| | --- |
| **DUE:** | **$ 613.05** |

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

Customer Signature: ×
Printed Name:
Date: **09/17/25**

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Invoice # 022317719**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

# 3137

09/26/25 12:44 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 071 | Stir Stick | 3 | BOX | 5.50 | 16.50 | T |
| | | | | | 16.50 | |

**Non-Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 576 | Twinings Chai Tea | 2 | EA | 7.82 | 15.64 | |
| 549 | Sweet Creme | 1 | EA | 39.95 | 39.95 | |
| 546 | Twinings Green Tea | 4 | EA | 7.82 | 31.28 | |
| 526 | Hazelnut Liquid Creamer Lg | 1 | CS | 39.95 | 39.95 | |
| 425 | Vanilla Liquid Creamer Lg | 1 | EA | 39.95 | 39.95 | |
| 421 | Lg Liq Non Dairy Cream | 1 | CAS | 26.20 | 26.20 | |
| 346 | Cappuccino Topping | 12 | EA | 8.00 | 96.00 | |
| 342 | Twinings Breakfast Tea | 1 | EA | 7.82 | 7.82 | |
| 238 | Stevia | 1 | CAS | 49.95 | 49.95 | |
| 2004 | JN Latin Espresso Bean | 2 | CAS | 72.95 | 145.90 | |
| 196 | Twinings Lemon Ginger Tea | 4 | EA | 7.82 | 31.28 | |
| 1117 | Katies Donut Shop Beans | 1 | CAS | 72.95 | 72.95 | |
| 084 | Sugar Packets | 1 | BOX | 21.66 | 21.66 | |
| 067 | Half n Half | 1 | CAS | 27.42 | 27.42 | |
| 000 | Fuel / Equipment Charge | 1 | EA | 13.00 | 13.00 | |

Number of Items: 16
Total Quantity: 37

| | |
|---|---|
| **Taxable** | **$16.50** |
| **Non-Taxable** | **$658.95** |
| **Subtotal:** | **$ 675.45** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| **DUE:** | **$ 675.45** |

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

Customer Signature:
Printed Name:
Date: **09/26/25**

**Aroma Coffee Service, Inc.**
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

**Invoice # 022317900**

**Customer # 8153**
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

10/08/25 14:34 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

**Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 434 | Aroma Hot Cups | 1 | CAS | 82.95 | 82.95 | T |
| | | | | | 82.95 | |

**Non-Taxable Items**

| | | | | | | |
|---|---|---|---|---|---|---|
| 546 | Twinings Green Tea | 2 | EA | 7.82 | 15.64 | |
| 526 | Hazelnut Liquid Creamer Lg | 1 | CS | 39.95 | 39.95 | |
| 346 | Cappuccino Topping | 12 | EA | 8.00 | 96.00 | |
| 2004 | JN Latin Espresso Bean | 4 | CAS | 72.95 | 291.80 | |
| 1117 | Katies Donut Shop Beans | 1 | CAS | 72.95 | 72.95 | |
| 098 | Vending Cocoa | 6 | EA | 10.00 | 60.00 | |
| 000 | Fuel / Equipment Charge | 1 | EA | 13.00 | 13.00 | |

Number of Items: 8
Total Quantity: 28

| | |
|---|---|
| **Taxable** | **$82.95** |
| **Non-Taxable** | **$589.34** |
| **Subtotal:** | **$ 672.29** |
| **Tax:** | **$.00** |
| Cash: | $.00 |
| Check: | $.00 |
| **DUE:** | **$ 672.29** |

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

| Description | Qty |
|---|---|
| Everpure Scale Filter | 1 |
| VITRO X5 TOUCH | 1 |

COG-3137

Customer Signature: ×
Printed Name:
Date: **10/08/25**

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| | |
|---|---|
| **CUSTOMER SVC/BILLING** | **833-290-0514** |
| **CINTAS FAX #** | **813-626-8852** |
| **PAYMENT INQUIRY** | **813-644-8357** |

# INVOICE

**SHIP TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

RECEIVED
10/23/25

| | |
|---|---|
| **INVOICE #** | 1905866976 |
| **INVOICE DATE** | 09/04/2025 |
| **SERVICE TICKET #** | 9336687864 |
| **CUSTOMER REF #** | HARBOR BAY COMMUNITY DEVELOPMENT |

**BILL TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

| | |
|---|---|
| **SOLD TO #** | 13475047 |
| **PAYER #** | 13475047 |
| **PAYMENT TERMS** | NET 10 EOM |
| **SORT #** | 00740015438 |
| **CINTAS ROUTE** | 76 / DAY 4 / STOP 014 |

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | 452030000 | SANIT HAND WIPE/23X10X4/50CT- | D | | 4 | 40.000 | 160.00 | N |
| | | SUBTOTAL | | | | | 160.00 | |

| | |
|---|---|
| **SUBTOTAL** | 160.00 |
| **TAX** | 0.00 |
| **TOTAL USD** | 160.00 |

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| | |
|---|---|
| CUSTOMER SVC/BILLING | 833-290-0514 |
| CINTAS FAX # | 813-626-8852 |
| PAYMENT INQUIRY | 813-644-8357 |

# INVOICE

SHIP TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

BILL TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

RECEIVED
09/25/25

| | |
|---|---|
| INVOICE # | 1905889978 |
| INVOICE DATE | 09/18/2025 |
| CUSTOMER REF # | HARBOR BAY COMMUNITY DEVELOPMENT |
| SOLD TO # | 13475047 |
| PAYER # | 13475047 |
| PAYMENT TERMS | NET 10 EOM |
| SORT # | 00740015438 |
| CINTAS ROUTE | 76 / DAY 4 / STOP 014 |

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | 452030000 | SANIT HAND WIPE/23X10X4/50CT- | D | | 4 | 40.000 | 160.00 | N |
| | | SUBTOTAL | | | | | 160.00 | |

| | |
|---|---|
| SUBTOTAL | 160.00 |
| TAX | (0.00) |
| TOTAL USD | 160.00 |

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

COG-
4519

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|---|---|
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| **CINTAS FAX #** | **813-626-8852** |
| **PAYMENT INQUIRY** | **813-644-8357** |

# INVOICE

**SHIP TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

RECEIVED
10/23/25

| | |
|---|---|
| **INVOICE #** | 1905901846 |
| **INVOICE DATE** | 09/27/2025 |
| **SERVICE TICKET #** | 9339786449 |
| **CUSTOMER REF #** | HARBOR BAY COMMUNITY DEVELOPMENT |

**BILL TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

| | |
|---|---|
| **SOLD TO #** | 13475047 |
| **PAYER #** | 13475047 |
| **PAYMENT TERMS** | NET 10 EOM |
| **SORT #** | 00740015438 |
| **CINTAS ROUTE** | 76 / DAY 4 / STOP 014 |

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | 452030000 | SANIT HAND WIPE/23X10X4/50CT- | D | | 8 | 40.000 | 320.00 | N |
| | | | SUBTOTAL | | | | 320.00 | |

| | |
|---|---|
| **SUBTOTAL** | 320.00 |
| **TAX** | 0.00 |
| **TOTAL USD** | 320.00 |

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

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|---|---|
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| **CINTAS FAX #** | **813-626-8852** |
| **PAYMENT INQUIRY** | **813-644-8357** |

# INVOICE

**SHIP TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

| | |
|---|---|
| **INVOICE #** | 4242496270 |
| **INVOICE DATE** | 09/05/2025 |
| **SERVICE TICKET #** | 4242496270 |
| **CUSTOMER REF #** | HARBOR BAY COMMUNITY DEVELOPMENT |

**BILL TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

| | |
|---|---|
| **SOLD TO #** | 13475047 |
| **PAYER #** | 13475047 |
| **PAYMENT TERMS** | NET 10 EOM |
| **SORT #** | 00740015438 |
| **CINTAS ROUTE** | 76 / DAY 4 / STOP 014 |

**DEPT:** DEPT 1

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X10186 | 4X6 ACTIVE SCRAPER | 01 | F | 2 | 12.466 | 24.93 | N |
| | X27000 | SIG ZFOLD DSP ALU- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27006 | SIG ZFOLD CVR BLUE- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27012 | SIG ZFOLD RFL PAPER/CS- | 01 | F | 4 | 60.280 | 241.12 | N |
| | X27071 | SIG DUALTP DSP ALU- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27077 | SIG DUALTP CVR BLUE- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27083 | SIG DUALTP RFL PAPER/CS- | 01 | F | 2 | 33.761 | 67.52 | N |
| | X7190 | DISP RESTROOM MAT SVC | 01 | F | 5 | 3.800 | 19.00 | N |
| | X7515 | SANIS COMMODE MAT- | 01 | F | 12 | 5.346 | 64.15 | N |
| | X7699 | C PULL TOWEL CASE- | 01 | F | 1 | 74.915 | 74.92 | N |
| | | DEPT 1 SUBTOTAL | | | | | 491.64 | |

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0074 / 7101 PARK EAST BLVD. / TAMPA, FL 33610

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**CINTAS FAX #** **813-626-8852**
**PAYMENT INQUIRY** **813-644-8357**

# INVOICE

**SHIP TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

**BILL TO:** HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

**DEPT:** DEPT 1

| | |
|---|---|
| **INVOICE #** | 4243908173 |
| **INVOICE DATE** | 09/18/2025 |
| **SERVICE TICKET #** | 4243908173 |
| **CUSTOMER REF #** | HARBOR BAY COMMUNITY DEVELOPMENT |
| **SOLD TO #** | 13475047 |
| **PAYER #** | 13475047 |
| **PAYMENT TERMS** | NET 10 EOM |
| **SORT #** | 00740015438 |
| **CINTAS ROUTE** | 76 / DAY 4 / STOP 014 |

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X10186 | 4X6 ACTIVE SCRAPER | 01 | F | 2 | 12.466 | 24.93 | N |
| | X27000 | SIG ZFOLD DSP ALU- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27006 | SIG ZFOLD CVR BLUE- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27012 | SIG ZFOLD RFL PAPER/CS- | 01 | F | 4 | 60.280 | 241.12 | N |
| | X27071 | SIG DUALTP DSP ALU- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27077 | SIG DUALTP CVR BLUE- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27083 | SIG DUALTP RFL PAPER/CS- | 01 | F | 2 | 33.761 | 67.52 | N |
| | X7190 | DISP RESTROOM MAT SVC | 01 | F | 5 | 3.800 | 19.00 | N |
| | X7515 | SANIS COMMODE MAT- | 01 | F | 12 | 5.346 | 64.15 | N |
| | X7699 | C PULL TOWEL CASE- | 01 | F | 1 | 74.915 | 74.92 | N |
| | | DEPT 1 SUBTOTAL | | | | | 491.64 | |

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PAYMENT INQUIRY 813-644-8357

# INVOICE

SHIP TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

INVOICE # 4244618121
INVOICE DATE 09/25/2025
CUSTOMER REF # HARBOR BAY COMMUNITY DEVELOPMENT

SOLD TO # 13475047
PAYER # 13475047
PAYMENT TERMS NET 10 EOM
SORT # 00740015438
CINTAS ROUTE 76 / DAY 4 / STOP 014

BILL TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

DEPT: DEPT 1

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X10186 | 4X6 ACTIVE SCRAPER | 01 | F | 2 | 12.466 | 24.93 | N |
| | X27000 | SIG ZFOLD DSP ALU- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27006 | SIG ZFOLD CVR BLUE- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27012 | SIG ZFOLD RFL PAPER/CS- | 01 | F | 4 | 60.280 | 241.12 | N |
| | X27071 | SIG DUALTP DSP ALU- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27077 | SIG DUALTP CVR BLUE- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27083 | SIG DUALTP RFL PAPER/CS- | 01 | F | 2 | 33.761 | 67.52 | N |
| | X6680 | DISP URINAL MAT SVC | 04 | F | 3 | 22.280 | 66.84 | N |
| | X7190 | DISP RESTROOM MAT SVC | 01 | F | 5 | 3.800 | 19.00 | N |
| | X7191 | DISP RESTROOM MAT RFL- | 04 | F | 5 | 0.000 | 0.00 | N |
| | X7463 | DISP COMMODE MAT RFL- | 04 | F | 12 | 0.000 | 0.00 | N |
| | X7464 | DISP URINAL MAT RFL- | 04 | F | 3 | 0.000 | 0.00 | N |
| | X7515 | SANIS COMMODE MAT- | 01 | F | 12 | 5.346 | 64.15 | N |
| | X7699 | C PULL TOWEL CASE- | 01 | F | 1 | 74.915 | 74.92 | N |
| | | DEPT 1 SUBTOTAL | | | | | 558.48 | |

COG-
4519

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MANAGE | SHOP | PAY

| | |
|---|---|
| CUSTOMER SVC/BILLING | 833-290-0514 |
| CINTAS FAX # | 813-626-8852 |
| PAYMENT INQUIRY | 813-644-8357 |

# INVOICE

SHIP TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

BILL TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

| | |
|---|---|
| INVOICE # | 4245348896 |
| INVOICE DATE | 10/02/2025 |
| CUSTOMER REF # | HARBOR BAY COMMUNITY DEVELOPMENT |
| SOLD TO # | 13475047 |
| PAYER # | 13475047 |
| PAYMENT TERMS | NET 10 EOM |
| SORT # | 00740015438 |
| CINTAS ROUTE | 76 / DAY 4 / STOP 014 |

DEPT: DEPT 1

| EMP#/LOCK# | MATERIAL | DESCRIPTION | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X10186 | 4X6 ACTIVE SCRAPER | 01 | F | 2 | 12.466 | 24.93 | N |
| | X27000 | SIG ZFOLD DSP ALU- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27006 | SIG ZFOLD CVR BLUE- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27012 | SIG ZFOLD RFL PAPER/CS- | 01 | F | 4 | 60.280 | 241.12 | N |
| | X27071 | SIG DUALTP DSP ALU- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27077 | SIG DUALTP CVR BLUE- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27083 | SIG DUALTP RFL PAPER/CS- | 01 | F | 2 | 33.761 | 67.52 | N |
| | X7190 | DISP RESTROOM MAT SVC | 01 | F | 5 | 3.800 | 19.00 | N |
| | X7515 | SANIS COMMODE MAT- | 01 | F | 12 | 5.346 | 64.15 | N |
| | X7699 | C FULL TOWEL CASE- | 01 | F | 1 | 74.915 | 74.92 | N |
| | | DEPT 1 SUBTOTAL | | | | | 491.64 | |

COG-4519

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MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 813-626-8852
PAYMENT INQUIRY 813-644-8357

# INVOICE

SHIP TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

INVOICE # 4246830257
INVOICE DATE 10/16/2025
CUSTOMER REF # HARBOR BAY COMMUNITY DEVELOPMENT

SOLD TO # 13475047
PAYER # 13475047
PAYMENT TERMS NET 10 EOM
SORT # 00740015438
CINTAS ROUTE 76 / DAY 4 / STOP 014

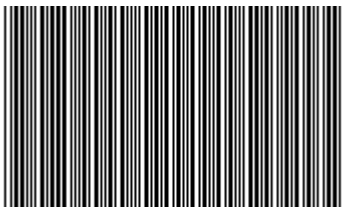
BILL TO: HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

DEPT: DEPT 1

| EMP#/LOCK# | MATERIAL | DESCRIPTION# | FREQ | EXCH | QTY | UNIT PRICE | LINE TOTAL | TAX |
|---|---|---|---|---|---|---|---|---|
| | X10186 | 4X6 ACTIVE SCRAPER | 01 | F | 2 | 12.466 | 24.93 | N |
| | X27000 | SIG ZFOLD DSP ALU- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27006 | SIG ZFOLD CVR BLUE- | 01 | F | 10 | 0.000 | 0.00 | N |
| | X27012 | SIG ZFOLD REL PAPER/CS- | 01 | F | 4 | 60.260 | 241.12 | N |
| | X27071 | SIG DUALTP DSP ALU- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27077 | SIG DUALTP CVR BLUE- | 01 | F | 30 | 0.000 | 0.00 | N |
| | X27083 | SIG DUALTP REL PAPER/CS- | 01 | F | 2 | 33.761 | 67.52 | N |
| | X7190 | DISP RESTROOM MAT SVC | 01 | F | 5 | 3.800 | 19.00 | N |
| | X7515 | SANIS COMMODE MAT- | 01 | F | 12 | 5.346 | 64.15 | N |
| | X7699 | C FULL TOWEL CASE- | 01 | F | 1 | 74.915 | 74.92 | N |
| | | DEPT 1 SUBTOTAL | | | | | 491.64 | |

COG-4519

CUSTOMER SERVICE 1-844-863-2653



43554999019
INVOICE

SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 43554999019**
**STORE# VENDOR#**

| | | | |
|---|---|---|---|
| PO# | | DSD# | |
| SHP# | 43554999 | DRV# 899061134 | Edwin Melendez |
| RTE# | I000RD1 | PLT# I000 | |
| VHL# | 200005811 | TRL# 200172238 | |
| DEL/ASN# | 3242148744 | DEL DATE: | 10/01/2024 1:58:10 PM |

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **CORE SPA 5GA 1-Ls** | | | | | | | |
| **2/2** | | | **255.00** | | | | |
| 5GBIB COKE | 103936 | 1 | 127.50 | | 0.00 | 127.50 | 127.50 |
| 049000981025 | 1 | | | | | | |
| 5GBIB SPRITE | 103944 | 1 | 127.50 | | 0.00 | 127.50 | 127.50 |
| 049000980776 | 1 | | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| CORE SPA 5GA 1-Ls | 2/2 |
| NET PRODUCT QTY | 2 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 2 |

TOTAL PRODUCTS 255.00

**AMOUNT DUE 255.00**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 43554999
Stop: 12
Signer Role: Driver
Signer ID: FL022425
Delivery: 3242148744
Sales Qty: 2 / 0
Return Qty: 0 / 0
Invoice: 43554999019
Total amount: $255.00
Terms: CN15
Net 15
Amount Paid $0.00



DRIVER

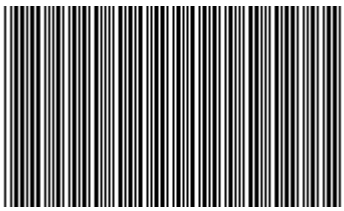
Route: 43554999
Stop: 12
Signer Role: Customer
Signer ID: 0500130057
Delivery: 3242148744
Sales Qty: 2 / 0
Return Qty: 0 / 0
Invoice: 43554999019
Total amount: $255.00
Terms: CN15
Net 15
Amount Paid $0.00



CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



38542898041
INVOICE

SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 38542898041**
**STORE# VENDOR#**

| | | | |
|---|---|---|---|
| PO# | | DSD# | |
| SHP# | 38542898 | DRV# 899064032 | Jose Colon |
| RTE# | I000SL1 | PLT# I000 | |
| VHL# | 200030822 | TRL# | |
| DEL/ASN# | 38542898040 | DEL DATE: | 11/15/2023 2:45:22 PM |

**DEPOSITS ON RETURNS**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| CYL EMTY 20LB CO2 #1 | 100251 | -3 | 75.00 | | | | -225.00 |

**DELIVERY RECAP**

| | |
|---|---|
| NET PRODUCT QTY | 0 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 0 |

| | |
|---|---|
| TOTAL PRODUCTS | 0.00 |
| TOTAL EMPTIES | -225.00 |

**AMOUNT DUE -225.00**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 38542898
Stop: 13
Signer Role: Driver
Signer ID: FL023518
Delivery: 38542898040
Sales Qty: 0 / 0
Return Qty: 3 / 0
Invoice: 38542898041
Total amount: $225.00
Terms: CN15
Net 15
Amount Paid $0.00



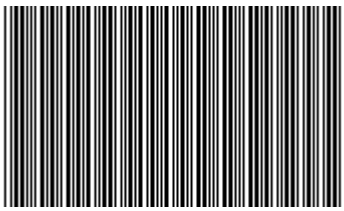
Route: 38542898
Stop: 13
Signer Role: Customer
Signer ID: 0500130057
Delivery: 38542898040
Sales Qty: 0 / 0
Return Qty: 3 / 0
Invoice: 38542898041
Total amount: $225.00
Terms: CN15
Net 15
Amount Paid $0.00



DRIVER CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



44219200018
INVOICE

SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 44219200018**
**STORE# VENDOR#**

| | | | |
|---|---|---|---|
| PO# | | DSD# | |
| SHP# | 44219200 | DRV# 899061134 | Edwin Melendez |
| RTE# | I000RD1 | PLT# I000 | |
| VHL# | 200005811 | TRL# 200172238 | |
| DEL/ASN# | 3245953639 | DEL DATE: | 11/12/2024 12:54:19 PM |

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **CORE SPA 12OZ 12-Pk 24** | | | | | | | |
| **2/4** | | | **35.00** | | | | |
| 12ZCAN12FP COKE CHRY | 116305 | 2 | 17.50 | | 0.00 | 17.50 | 35.00 |
| 049000031034 | 4 | | | | | | |
| **CORE SPA 5GA 1-Ls** | | | | | | | |
| **1/1** | | | **127.50** | | | | |
| 5GBIB DT COKE | 103938 | 1 | 127.50 | | 0.00 | 127.50 | 127.50 |
| 049000980912 | 1 | | | | | | |
| **FRUIT/VE 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **66.50** | | | | |
| 2.5GBIB HI C PNK LMND | 103895 | 1 | 66.50 | | 0.00 | 66.50 | 66.50 |
| 049000983005 | 1 | | | | | | |
| **TEA 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **66.47** | | | | |
| 2.5GBIB GP STHN STL T | 132838 | 1 | 66.47 | | 0.00 | 66.47 | 66.47 |
| 083900900670 | 1 | | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| CORE SPA 12OZ 12-Pk 24 | 2/4 |
| CORE SPA 5GA 1-Ls | 1/1 |
| FRUIT/VE 2.5GA 1-Ls | 1/1 |
| TEA 2.5GA 1-Ls | 1/1 |

| | |
|---|---|
| NET PRODUCT QTY | 5 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 7 |

TOTAL PRODUCTS 295.47

**AMOUNT DUE 295.47**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 44219200
Stop: 8
Signer Role: Driver
Signer ID: FL022425
Delivery: 3245953639
Sales Qty: 5 / 0
Return Qty: 0 / 0
Invoice: 44219200018
Total amount: $295.47
Terms: CN15
Net 15
Amount Paid $0.00



Route: 44219200
Stop: 8
Signer Role: Customer
Signer ID: 0500130057
Delivery: 3245953639
Sales Qty: 5 / 0
Return Qty: 0 / 0
Invoice: 44219200018
Total amount: $295.47
Terms: CN15
Net 15
Amount Paid $0.00



DRIVER CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653

38795961016
INVOICE

SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 38795961016**
**STORE# VENDOR#**

| | | | |
|---|---|---|---|
| PO# | | DSD# | |
| SHP# | 38795961 | DRV# 899068310 | Walter Vasconcelos |
| RTE# | I000RD1 | PLT# I000 | |
| VHL# | 200005811 | TRL# 200172238 | |
| DEL/ASN# | 38795961015 | DEL DATE: | 12/04/2023 11:08:39 AM |

**RETURNS**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **ENHNCD W 2.5GA 1-Ls** | | | | | | | |
| **-1/-1** | | | **-62.80** | | | | |
| 2.5GBIB VW ZRO SQUEEZED | 146931 | -1 | 62.80 | | 0.00 | 62.80 | -62.80 |
| 786162910097 | | -1 | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| ENHNCD W 2.5GA 1-Ls | -1/-1 |
| NET PRODUCT QTY | -1 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | -1 |

TOTAL PRODUCTS -62.80

**AMOUNT DUE -62.80**
**AMOUNT PAID 0.00**

**TERMS Net 15**

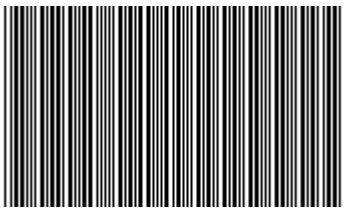
Route: 38795961
Stop: 10
Signer Role: Driver
Signer ID: FL025262
Delivery: 38795961015
Sales Qty: 0 / 0
Return Qty: 1 / 0
Invoice: 38795961016
Total amount: -$62.80
Terms: CN15
Net 15
Amount Paid $0.00

Route: 38795961
Stop: 10
Signer Role: Customer
Signer ID: 0500130057
Delivery: 38795961015
Sales Qty: 0 / 0
Return Qty: 1 / 0
Invoice: 38795961016
Total amount: -$62.80
Terms: CN15
Net 15
Amount Paid $0.00

DRIVER CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



45346944004
INVOICE

PAYER:CAFE AT MIRA BAY
SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 45346944004**
**STORE# VENDOR#**
PO# DSD#
SHP# 45346944 DRV# 899112899 Tito Lloyd
RTE# I032SL2 PLT# I032
VHL# 200406587 TRL#
DEL/ASN# 3252350413 DEL DATE: 01/28/2025 1:29:50 PM

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **CORE SPA 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **69.50** | | | | |
| 2.5GBIB BQ RTBR | 104235 | 1 | 69.50 | | 0.00 | 69.50 | 69.50 |
| 049000986600 | 1 | | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| CORE SPA 2.5GA 1-Ls | 1/1 |
| NET PRODUCT QTY | 1 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 1 |

TOTAL PRODUCTS 69.50

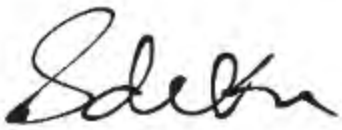
**AMOUNT DUE 69.50**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 45346944
Stop: 2
Signer Role: Driver
Signer ID: FL030393
Delivery: 3252350413
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 45346944004
Total amount: $69.50
Terms: GN15
Net 15
Amount Paid $0.00



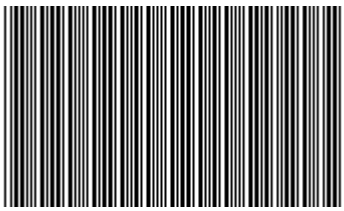
Route: 45346944
Stop: 2
Signer Role: Customer
Signer ID: 0500130057
Delivery: 3252350413
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 45346944004
Total amount: $69.50
Terms: GN15
Net 15
Amount Paid $0.00



DRIVER CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



45455455015
INVOICE

PAYER:CAFE AT MIRA BAY
SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 45455455015**
**STORE# VENDOR#**
PO# DSD#
SHP# 45455455 DRV# 899061134 Edwin Melendez
RTE# I032RD1 PLT# I032
VHL# 200406586 TRL# 200406563
DEL/ASN# 3252430712 DEL DATE: 02/04/2025 10:00:06 AM

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **CORE SPA 5GA 1-Ls** | | | | | | | |
| **2/2** | | | **266.48** | | | | |
| 5GBIB DT COKE | 103938 | 1 | 133.24 | | 0.00 | 133.24 | 133.24 |
| 049000980912 | 1 | | | | | | |
| 5GBIB SPRITE | 103944 | 1 | 133.24 | | 0.00 | 133.24 | 133.24 |
| 049000980776 | 1 | | | | | | |
| **ENHNCD W 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **69.50** | | | | |
| 2.5GBIB VW XXX | 146932 | 1 | 69.50 | | 0.00 | 69.50 | 69.50 |
| 786162910080 | 1 | | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| CORE SPA 5GA 1-Ls | 2/2 |
| ENHNCD W 2.5GA 1-Ls | 1/1 |

| | |
|---|---|
| NET PRODUCT QTY | 3 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 3 |

TOTAL PRODUCTS 335.98

**AMOUNT DUE 335.98**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 45455455
Stop: E
Signer Role: Driver
Signer ID: FL022426
Delivery: 3252430712
Sales Qty: 3 / 0
Return Qty: 0 / 0
Invoice: 45455455015
Total amount: $335.98
Terms: CN15
Net 15
Amount Paid $0.00



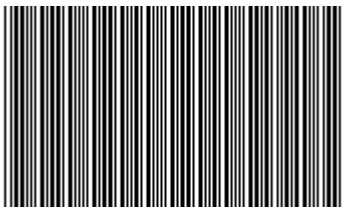
Route: 45455455
Stop: E
Signer Role: Customer
Signer ID: 0500190057
Delivery: 3252430712
Sales Qty: 3 / 0
Return Qty: 0 / 0
Invoice: 45455455015
Total amount: $335.98
Terms: CN15
Net 15
Amount Paid $0.00



DRIVER CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



45455455016
INVOICE

PAYER:CAFE AT MIRA BAY
SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 45455455016**
**STORE# VENDOR#**
PO# DSD#
SHP# 45455455 DRV# 899061134 Edwin Melendez
RTE# I032RD1 PLT# I032
VHL# 200406586 TRL# 200406563
DEL/ASN# 3252890416 DEL DATE: 02/04/2025 10:00:22 AM

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **FRUIT/VE 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **69.50** | | | | |
| 2.5GBIB HI C PNK LMND | 103895 | 1 | 69.50 | | 0.00 | 69.50 | 69.50 |
| 049000983005 | | 1 | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| FRUIT/VE 2.5GA 1-Ls | 1/1 |
| NET PRODUCT QTY | 1 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 1 |

TOTAL PRODUCTS 69.50

**AMOUNT DUE 69.50**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 45455455
Stop: E
Signer Role: Driver
Signer ID: FL022425
Delivery: 3252890416
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 45455455016
Total amount: $69.50
Terms: CN15
Net 15
Amount Paid $0.00



DRIVER

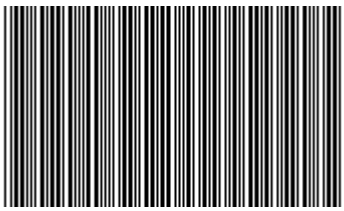
Route: 45455455
Stop: E
Signer Role: Customer
Signer ID: 0500190057
Delivery: 3252890416
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 45455455016
Total amount: $69.50
Terms: CN15
Net 15
Amount Paid $0.00



CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



45670381015
INVOICE

PAYER:CAFE AT MIRA BAY
SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 45670381015**
**STORE# VENDOR#**
PO# DSD#
SHP# 45670381 DRV# 899107265 Celso Machado
RTE# I032RD1 PLT# I032
VHL# 200406586 TRL# 200406563
DEL/ASN# 3253497026 DEL DATE: 02/18/2025 1:33:29 PM

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **FRUIT/VE 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **69.50** | | | | |
| 2.5GBIB HI C FRPN | 104148 | 1 | 69.50 | | 0.00 | 69.50 | 69.50 |
| 049000983142 | 1 | | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| FRUIT/VE 2.5GA 1-Ls | 1/1 |
| NET PRODUCT QTY | 1 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 1 |

TOTAL PRODUCTS 69.50

**AMOUNT DUE 69.50**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 45570381
Stop: 9
Signer Role: Driver
Signer ID: FL028647
Delivery: 3258497026
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 4567038|015
Total amount: $69.50
Terms: CN15
Net 15
Amount Paid $0.00

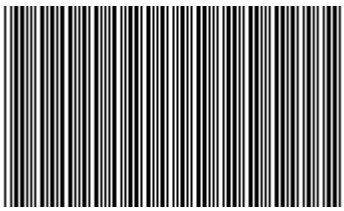
Route: 45570381
Stop: 9
Signer Role: Customer
Signer ID: 0560130057
Delivery: 3258497026
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 4567038|015
Total amount: $69.50
Terms: CN15
Net 15
Amount Paid $0.00



DRIVER CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



46525107008
INVOICE

PAYER:CAFE AT MIRA BAY
SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

**OUTLET 500130057 INV# 46525107008**
**STORE# VENDOR#**
PO# DSD#
SHP# 46525107 DRV# 899112899 Tito Lloyd
RTE# I032SL2 PLT# I032
VHL# 200406587 TRL#
DEL/ASN# 3258590565 DEL DATE: 04/15/2025 3:18:15 PM

**SALES**

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| **CORE SPA 2.5GA 1-Ls** | | | | | | | |
| **1/1** | | | **69.50** | | | | |
| 2.5GBIB BQ RTBR | 104235 | 1 | 69.50 | | 0.00 | 69.50 | 69.50 |
| 049000986600 | 1 | | | | | | |

**DELIVERY RECAP**

| | |
|---|---|
| CORE SPA 2.5GA 1-Ls | 1/1 |
| NET PRODUCT QTY | 1 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 1 |

TOTAL PRODUCTS 69.50

**AMOUNT DUE 69.50**
**AMOUNT PAID 0.00**

**TERMS Net 15**

Route: 46525107
Stop: 5
Signer Role: Driver
Signer ID: FL030393
Delivery: 3258590565
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 46525107008
Total amount: $69.50
Terms: GN15
Net 15
Amount Paid $0.00



DRIVER

Route: 46525107
Stop: 5
Signer Role: Customer
Signer ID: 0500130057
Delivery: 3258590565
Sales Qty: 1 / 0
Return Qty: 0 / 0
Invoice: 46525107008
Total amount: $69.50
Terms: GN15
Net 15
Amount Paid $0.00



CUSTOMER

---

CUSTOMER SERVICE 1-844-863-2653



49288308011

INVOICE

PAYER:CAFE AT MIRA BAY
SHIP TO:
CAFE AT MIRA BAY
MIRABAY HOA INC
107 MARNS HARBOR DR
APOLLO BEACH, FL 33572-3340

REMIT TO:
Coca-Cola Beverages Florida LLC

PO Box: 740909
Atlanta, GA 30374-0909

OUTLET STORE# 500130057 INV# 49288308011
VENDOR#

| | | | |
|---|---|---|---|
| PO# | | DSD# | |
| SHP# | 49288308 | DRV# 899115274 | Dutravious Broadwa |
| RTE# | I032RD1 | PLT# I032 | |
| VHL# | 200406586 | TRL# 200406563 | |
| DEL/GEN# | 2271192332 | DEL DATE: | 10/14/2025 1:53:51 PM |

## SALES

| DESCRIPTION | MAT# | QTY | PRICE | CON# | RATE | NET | EXTENDED |
|---|---|---|---|---|---|---|---|
| CORE SPA 5GA 1-Ls 3/3 | | | | | | | 399.72 |
| 5GBIB COKE | 103936 | 1 | 133.24 | | 0.00 | 133.24 | 133.24 |
| 049000981025 | 1 | | | | | | |
| 5GBIB DT COKE | 103938 | 1 | 133.24 | | 0.00 | 133.24 | 133.24 |
| 049000960912 | 1 | | | | | | |
| 5GBIB SPRITE | 103944 | 1 | 133.24 | | 0.00 | 133.24 | 133.24 |
| 049000980776 | 1 | | | | | | |

## DELIVERY RECAP

| | |
|---|---|
| CORE SPA 5GA 1-Ls | 3/3 |
| NET PRODUCT QTY | 3 |
| NET SINGLES QTY | 0 |
| NET CONSUMER QTY | 3 |

| | |
|---|---|
| DUCTS | 399.72 |
| AMOUNT DUE | 399.72 |
| AMOUNT PAID | 0.00 |

TERMS Net 15

COG - 3137

# STATEMENT

DeConna Ice Cream Company, Inc.
6300 WEST HWY 318
REDDICK FL 32686

(352) 591-1530 Ext. 0000

| | |
|---|---|
| Date: | 9/30/2025 |
| Account: | THEMIRABAYCLUB |

| Amount Paid: |
|---|
| |

THE MIRABAY CLUB
ROXANAE BENTON
107 MANNS HARBOR DRIVE
APOLLO BEACH FL 33572

Credit Limit: $0.00
Payment Terms: Check
Finance Charge Currency Amount $0.00
Deposits Received: $0.00

^Please return this portion with your payment^

| Document No. | Date | Code | Description | Amount | Balance |
|---|---|---|---|---|---|
| INV00401865 | 9/18/2025 | SLS | INV00401865 | $288.90 | $288.90 |

3122

If payment has been made, please disregard this statement.

| Amount Due: | $288.90 |
|---|---|

| Current | 0-30 Days | 31 - 60 Days | 61 and Over | - | - | - |
|---|---|---|---|---|---|---|
| $0.00 | $288.90 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |

Codes:
SLS = Sales / Invoices
SCP = Scheduled Payments
DR = Debit Memos
FIN = Finance Charges
SVC = Service / Repairs
WRN = Warranties
CR = Credit Memos
RTN = Returns
PMT = Payments

DeConna ICE CREAM

REMIT TO:
DECONNA ICE CREAM
6300 W Hwy 318
Reddick, FL 32686
(352) 591-1530

CORRESPONDENCE TO:
Tampa
4605 N. Clark Avenue
Tampa, FL 33614

# Invoice

| NUMBER | DEL DATE |
|---|---|
| INV00404461 | 10/2/2025 |
| **ORDER NUMBER** | **ORD DATE** |
| TP2481524 | 9/30/2025 |

INVOICE DUE: 10/2/2025
TERMS: Check



Ship To:
The Mirabay Club
107 Manns Harbor Drive
Apollo Beach, FL 33572
(813)649-1500-Extn.0000

Bill To:
The Mirabay Club
Roxanae Benton
107 Manns Harbor Drive
Apollo Beach, FL 33572
Hillsborough

| CUSTOMER NUMBER | PO ORDER NUMBER | SALESPERSON ID | SHIPPING METHOD | DELIVERY DATE | ROUTE |
|---|---|---|---|---|---|
| THEMIRABAYCLUB | | Jeremy Osman | LOCAL DELIVERY | 10/2/2025 | TP-F-7A |

| CUSTOMER CLASS ID | | DRIVER | REFERENCE NUMBER |
|---|---|---|---|
| FRZR-TAMPA | TAMPA | Reggie Hearns | 0 |

| ITEM NUMBER | UPC | DESCRIPTION | U OF M | ORDERED | SHIPPED | UNIT PRICE | EXT PRICE |
|---|---|---|---|---|---|---|---|
| DOV001 | 4767737681 | 1-12 Dove Bar Milk Chocolate | Box | 1 | 1 | 29.40 | 29.40 |
| DOV015 | 4767737688 | 1-12 Dove Bar Original - Vanilla/Dark Chocolate | Box | 1 | 1 | 29.40 | 29.40 |
| DEC124 | 1848924246 | 1-12 Gator Tracks Cone 8oz | Box | 2 | 2 | 33.60 | 67.20 |
| DOV016 | 4767748255 | 1-12 Starburst Strawberry Sorbet Bar 2.6oz | Box | 1 | 1 | 19.20 | 19.20 |
| DEC117 | 1848924203 | 1-12 Sundae Classic Chocolate 6oz Cup | Box | 1 | 1 | 29.40 | 29.40 |
| DEC115 | 1848924202 | 1-12 Sundae Classic Cotton Candy 6oz Cup | Box | 1 | 1 | 29.40 | 29.40 |
| WON033 | 2391100004 | 1-24 Dino Sour Orange Sherb Push Up 2.75oz | Box | 2 | 2 | 38.40 | 76.80 |
| DEC029 | 1848924242 | 1-24 Everyday Sundae Cone 4.5oz | Box | 1 | 1 | 48.00 | 48.00 |
| DEC086 | 1848924284 | 1-24 Jolly Roger Cone Cup-Watermelon Sour Apple 3.75 oz | Box | 1 | 1 | 38.40 | 38.40 |
| DEC028 | 1848924322 | 1-24 Strawberry Shortcake (6/case) | Box | 1 | 1 | 38.40 | 38.40 |

COG-3122

Past Due Balances Subject to 1.5% Monthly Late Fee

0.00

0.00

| Invoice Summary | QUANTITY ORDERED | QUANTITY SHIPPED | GROSS AMOUNT | SALES TAX | Disc./Credit | TOTAL AMOUNT |
|---|---|---|---|---|---|---|
| | 12.00 | 12.00 | 405.60 | 0.00 | 20.00 | 385.60 |

# Invoice #40081

RECEIVED
10/16/25

**From**

FMX
Facilities Management Express, LLC
800 Yard Street, Suite 115
Columbus, OH 43212
(844) 664-4400
billing@gofmx.com

**Invoice Summary**

| | |
|---|---|
| **Invoice Number** | 40081 |
| **Date** | 10/16/2025 |
| **Terms** | Net 30 |
| **Due Date** | 11/15/2025 |
| **Amount Due (USD)** | $ 465.76 |

**Bill To**

Harbor Bay CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States
cddinvoice@rizzetta.com, fieldops@mirabayclub.com

| Item / Description | Amount |
|---|---|
| **FMX Annual Subscription Fee**<br>FMX Software Sales<br>Annual Software License (10/16/2025 to 11/15/2025) | 423.42 |
| **FMX Admin Fee**<br>FMX Admin Fee<br>(10/16/2025 to 11/15/2025) | 42.34 |
| **Amount Due (USD)** | $ 465.76 |

**Payment via ACH or through Stripe (links below) is preferred.**

**By Wire Transfer or ACH:**

- Huntington National Bank
- International Services EA2E85
- 7 Easton Oval, Columbus, OH 43219
- Routing & Transit: 044000024
- Account No: 01893040205
- For the Credit of: Facilities Management Express, LLC.
- SWIFT ID: HUNTUS33 (for International transfers)
- Remittance Advice: billing@gofmx.com

**Checks can be mailed to the following address:**

- Facilities Management Express, LLC
- L-4410
- Columbus, OH 43260

FMX Terms of Use

State of Florida
# Department of Revenue



Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

**Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.**

## Access Source:

## Confirmation Number: 251019343484

DR-15

| Certificate Number | Collection Period | Confirm Date and Time |
|---|---|---|
| | 08/2025 | 10/19/2025 5:46:10 PM ET |

### Location Address

107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

HARBOR BAY COMMUNITY
DEVELOPMENT DISTRIC
THE MIRABAY CLUB
4530 EAGLE FALLS PL
TAMPA, FL 33619-9611

| Contact Information | |
|---|---|
| Name | |
| Phone | ( ) - |
| Email | |

| | |
|---|---|
| Debit Date: | 10/21/2025 |
| Amount for Check: | $1473.60 |
| Bank Routing Number: | |
| Bank Account Number: | |
| Bank Account Type: | Checking Corporate |
| Corporate/Personal: | THE MIRABAY CLUB |
| Name on Bank Account: | |

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:

Phone Number:

**EMail Address:**

| Florida | 1. Gross Sales | 2. Exempt Sales | 3. Taxable Amount | 4. Tax Due |
|---|---|---|---|---|
| A. Sales/Services/Electricity | $ 19648.05 | $ 0.00 | $ 19648.05 | $ 1473.60 |
| B. Taxable Purchases | | | $ 0.00 | $ 0.00 |
| C. Commercial Rentals | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| C(a). Less Sales Tax Scholarship Credits | | | | $ 0.00 |
| D. Transient Rentals | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| E. Food & Beverage Vending | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |

| | | |
|---|---|---|
| | 5. Total Amount of Tax Due | $ 1473.60 |
| | 6. Less Lawful Deductions | $ 0.00 |
| | 7. Net Tax Due | $ 1473.60 |
| | 8. Less Est Tax Pd/DOR Cr Memo | $ 0.00 |
| | 9. Plus Est. Tax Due Current Month | $ 0.00 |
| | 10. Amount Due | $ 1473.60 |
| **You have chosen not to donate your collection allowance to education.** | 11. Less Collection Allowance | $ 0.00 |
| | 12. Plus Penalty | $ 0.00 |
| | 13. Plus Interest | $ 0.00 |
| | 14. Amount Due with Return | $ 1473.60 |
| | **Payment you have authorized** | 1473.60 |

| | | |
|---|---|---|
| 15(a). Exempt Amount of Items Over $5000 (included in Column 3) | 15(a). $ | 0.00 |
| 15(b). Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3) | 15(b). $ | 0.00 |
| 15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3) | 15(c). $ | 0.00 |
| 15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4) | 15(d). $ | 294.72 |
| 16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6) | 16. $ | 0.00 |
| 17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A) | 17. $ | 0.00 |
| 18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A) | 18. $ | 0.00 |
| 19. Taxable Sales from Amusement Machines (included in Line A) | 19. $ | 0.00 |
| 20. Rural or Urban High Crime Area Job Tax Credits | 20. $ | 0.00 |
| 21(a). Scholarship Funding Tax Credit | 21(a). $ | 0.00 |
| 21(b). Film and Entertainment Industry Credit | 21(b). $ | 0.00 |
| 21(c). Economic Energy Zone Credit | 21(c). $ | 0.00 |
| 21(d). Strong Families Tax Credit | 21(d). $ | 0.00 |
| 21(e). New Worlds Reading Initiative Tax Credit | 21(e). $ | 0.00 |
| 21(f). Child Care Tax Credits | 21(f). $ | 0.00 |
| 21. Other Authorized Credits | 21. $ | 0.00 |

State of Florida
# Department of Revenue



Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

**Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.**

## Access Source:

## Confirmation Number: 251029881964

DR-15

| Certificate Number | Collection Period | Confirm Date and Time |
|---|---|---|
| | 09/2025 | 10/29/2025 3:22:41 PM ET |

### Location Address

107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

HARBOR BAY COMMUNITY
DEVELOPMENT DISTRIC
THE MIRABAY CLUB
4530 EAGLE FALLS PL
TAMPA, FL 33619-9611

| Contact Information | |
|---|---|
| Name | |
| Phone | |
| Email | |

| | |
|---|---|
| Debit Date: | 10/30/2025 |
| Amount for Check: | $1783.85 |
| Bank Routing Number: | |
| Bank Account Number: | |
| Bank Account Type: | Checking Corporate |
| Corporate/Personal: | THE MIRABAY |
| Name on Bank Account: | CLUB |

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:
Phone Number:

**EMail Address:**

| Florida | 1. Gross Sales | 2. Exempt Sales | 3. Taxable Amount | 4. Tax Due |
|---|---|---|---|---|
| A. Sales/Services/Electricity | $ 23784.56 | $ 0.00 | $ 23784.56 | $ 1783.85 |
| B. Taxable Purchases | | | $ 0.00 | $ 0.00 |
| C. Commercial Rentals | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| C(a). Less Sales Tax Scholarship Credits | | | | $ 0.00 |
| D. Transient Rentals | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| E. Food & Beverage Vending | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |

| | | |
|---|---|---|
| | 5. Total Amount of Tax Due | $ 1783.85 |
| | 6. Less Lawful Deductions | $ 0.00 |
| | 7. Net Tax Due | $ 1783.85 |
| | 8. Less Est Tax Pd/DOR Cr Memo | $ 0.00 |
| | 9. Plus Est. Tax Due Current Month | $ 0.00 |
| | 10. Amount Due | $ 1783.85 |
| **You have chosen not to donate your collection allowance to education.** | 11. Less Collection Allowance | $ 0.00 |
| | 12. Plus Penalty | $ 0.00 |
| | 13. Plus Interest | $ 0.00 |
| | 14. Amount Due with Return | $ 1783.85 |
| | **Payment you have authorized** | 1783.85 |

| | | |
|---|---|---|
| 15(a). Exempt Amount of Items Over $5000 (included in Column 3) | 15(a). $ | 0.00 |
| 15(b). Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3) | 15(b). $ | 0.00 |
| 15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3) | 15(c). $ | 0.00 |
| 15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4) | 15(d). $ | 356.77 |
| 16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6) | 16. $ | 0.00 |
| 17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A) | 17. $ | 0.00 |
| 18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A) | 18. $ | 0.00 |
| 19. Taxable Sales from Amusement Machines (included in Line A) | 19. $ | 0.00 |
| 20. Rural or Urban High Crime Area Job Tax Credits | 20. $ | 0.00 |
| 21(a). Scholarship Funding Tax Credit | 21(a). $ | 0.00 |
| 21(b). Film and Entertainment Industry Credit | 21(b). $ | 0.00 |
| 21(c). Economic Energy Zone Credit | 21(c). $ | 0.00 |
| 21(d). Strong Families Tax Credit | 21(d). $ | 0.00 |
| 21(e). New Worlds Reading Initiative Tax Credit | 21(e). $ | 0.00 |
| 21(f). Child Care Tax Credits | 21(f). $ | 0.00 |
| 21. Other Authorized Credits | 21. $ | 0.00 |

J.J. TAYLOR DIST. FL, INC
5102 S. 16th Ave
Tampa, FL 33619
BEV3909377
(813) 247 – 4000
www.jjtaylor.com

34707 THE MIRABAY CL
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572
BEV3909377

Adelina B. Baker

Paylink – JJT

| Date | Invoice | Load Sheet | PO Number | Route | Deliveryman | Salesman |
|---|---|---|---|---|---|---|
| 10/14/2025 | 5193931 | 138924 | 27080242 | 1077 Tue | 15827 | API_11825 |

| DEL | PRODUCT | PRICE | DISC | NET | TOTAL |
|---|---|---|---|---|---|
| CA | | | | | |
| 1 | Blue Moon 2/12/12 C | $39.95 | | $39.95 | $39.95 |
| 1 | TAP Sam Adams Seasonal Handle_Short | | | | |
| KE | | | | | |
| 1 | Sam Adams Octbfest 1/6 K | $79.00 | | $79.00 | $109.00 |
| 2 | 2 BEER 7.4166 Gallons | $0.00 | | | |

Total U without pick ups: 2
Total Pick up: (0)

Total $148.95 **$148.95**

Piece Count: 3
Received by:

$0.00
Receipt Check Num

COGS -
3138

J.J. TAYLOR DIST. FL, INC
5102 S. 16th Ave
Tampa, FL 33619
BEV3909377
(813) 247 - 4000
www.jjtaylor.com

34707 THE MIRABAY CL
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572
BEV3909377

Adelina B. Baker

Paylink - JJT

| Date | Invoice | Load Sheet | PO Number | Route | Deliveryman | Salesman |
|---|---|---|---|---|---|---|
| 10/14/2025 | 5202880 | 138924 | 27447139 | 1077 Tue | 15827 | API_11825 |

| DEL | PRODUCT | PRICE | DISC | NET | TOTAL |
|---|---|---|---|---|---|
| CA | | | | | |
| 4 | Angry Orchard Crisp Apple 2/12/12 C | $39.95 | | $39.95 | $159.80 |
| 2 | Sam Adams Jack - O 4/6/12 B | $39.95 | | $39.95 | $79.90 |
| 8 | Sam Adams Octblest 4/6/12 B | $39.95 | | $39.95 | $319.60 |

3 14 BEER 22.5000 Gallons $0.00

Total U without pick ups: 14
Total Pick up: (0)

Piece Count: 48
Received by:

Total $559.30

$559.30

$0.00
Receipt Check Num

COGS -
3138

**PEPIN DISTRIBUTING INC.**
4121 N. 50th Street,
Tampa, Florida 33610
Phone: 813.626.6176

RECEIVED
10/22/25

Wed Aug 06, 2025 1:07 PM
**Invoice#: 4156646** Load: 3055

(B) HARBOR BAY CDD
THE MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572
(813) 626-6176

Account : 99377 PO#:
License : 3909377 Expires Sep 30, 2025
Terms : PREPAID
Driver : 055 - MATT GREAUX
Salesrep: 355 - RICK HILTON #(813) 309-0426

**Special Instructions**
**Invoice Comments**

| ITEM# | DESCRIPTION | QTY | PRICE | DISCOUNT | DEP | TOTAL |
|---|---|---|---|---|---|---|
| **PALLET 1750729** | | | | | | |
| 12177 | FA LUMINESCNCE 4/6/12 CAN | 2 | 39.20 | 0.00 | 0.00 | **78.40** |
| 02555 | TBB ELEPHANT 6/4/16 CAN | 1 | 54.70 | 0.00 | 0.00 | **54.70** |
| 13861 | SURF VDKSTRLMN 6/4/12 CAN | 2 | 47.00 | 0.00 | 0.00 | **94.00** |
| **PALLET 1750729 Subtotal** | | Cases: 5 | Units: 26 | | | |

Cases: **5** Total Selling Units: 26
Bottles: **0**
Kegs: **0**
Misc: **0**
Credits: **0**
Gallons: **12.0**

COG-3138

| | |
|---|---|
| Total Sales : | 227.10 |
| Total Discount: | -0.00 |
| Total Credits : | 0.00 |
| Total Deposit : | 0.00 |
| Invoice Total : | 227.10 |

## A/R DETAIL

| INVOICE# | DATE | BALANCE | AGE | TYPE |
|---|---|---|---|---|
| 4156646 | Aug 06 2025 | $227.10 | 0 | BEER |

## PAYMENT

| INVOICE# | PAYMENT TYPE | AMOUNT |
|---|---|---|
| 4156646 | Charge | 227.10 |

## PAYMENT TOTALS

| PAYMENT TYPE | AMOUNT |
|---|---|

**Invoice Total** **227.10**

Customer Signature:

Driver Signature:

Inv# 4156646 $227.10

HB

055 - MATT GREAUX

Please follow this QR code to sign up for Fintech EFT withdrawals:

RECEIVED
10/08/25

**PEPIN DISTRIBUTING INC.**
4121 N. 50th Street,
Tampa, Florida 33610
Phone: 813.626.6176

Wed Oct 08, 2025 6:19 AM
**Invoice#: 4193393** Load: 3055

(B) HARBOR BAY CDD
THE MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572
(813) 626-6176

Account : 99377 PO#:
License : 3909377 Expires Sep 30, 2025
Terms : PREPAID
Driver : 055 - MATT GREAUX
Salesrep: 355 - RICK HILTON #(813) 309-0426

**Special Instructions**
**Invoice Comments**

| ITEM# | DESCRIPTION | QTY | PRICE | DISCOUNT | DEP | TOTAL |
|---|---|---|---|---|---|---|
| 00004 | EMPTY AB 1/2 BBL | -1 | 0.00 | 0.00 | 30.00 | **-30.00** |
| 00095 | EMPTY THIRSTYB 1/6 BBL | -1 | 0.00 | 0.00 | 30.00 | **-30.00** |
| | **Subtotal** | Cases: -2 | Units: -2 | | | |
| | **PALLET 1791397** | | | | | |
| 07794 | ULT 1/2 BBL | 1 | 148.55 | 0.00 | 30.00 | **178.55** |
| | **PALLET 1791397 Subtotal** | Cases: 1 | Units: 1 | | | |
| | **PALLET 1791407** | | | | | |
| 11123 | FB FLORIDIAN 2/12/12 CAN | 2 | 34.30 | 0.00 | 0.00 | **68.60** |
| 05354 | SY PUMPKINHEAD 4/6/12 CAN | 4 | 39.20 | 0.00 | 0.00 | **156.80** |
| 05445 | BUD LIGHT CALNR 20/16 | 2 | 23.71 | 1.60 | 0.00 | **47.42** |
| | **PALLET 1791407 Subtotal** | Cases: 8 | Units: 22 | | | |

Cases: 8 Total Selling Units: 23
Bottles: 0
Kegs: 1
Misc: 0
Credits: -2
Gallons: 34.0

| | |
|---|---|
| Total Sales : | 424.57 |
| Total Discount: | -3.20 |
| Total Credits : | -60.00 |
| Total Deposit : | 30.00 |
| Invoice Total : | 391.37 |

**A/R DETAIL**

| INVOICE# | DATE | BALANCE | AGE | TYPE |
|---|---|---|---|---|
| 4193393 | Oct 08 2025 | $391.37 | 0 | BEER |

**PAYMENT TOTALS**

| PAYMENT TYPE | AMOUNT |
|---|---|

**Invoice Total** **391.37**

Customer Signature: Driver Signature:

**PEPIN DISTRIBUTING INC.**
4121 N. 50th Street,
Tampa, Florida 33610
Phone: 813.626.6176

**Invoice#: 4197601**

Wed Oct 15, 2025 6:09 AM
Load: 3055

(B) HARBOR BAY CDD
THE MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572
(813) 626-6176

Account : 99377 PO#:
License : 3909377 Expires Sep 30, 2025
Terms : PREPAID
Driver : 055 - MATT GREAUX
Salesrep: 355 - RICK HILTON #(813) 309-0426

**Special Instructions**
**Invoice Comments**

| ITEM# | DESCRIPTION | QTY | PRICE | DISCOUNT | DEP | TOTAL |
|---|---|---|---|---|---|---|
| 00084 | EMPTY RED KEG 1/6 BBL | -1 | 0.00 | 0.00 | 30.00 | **-30.00** |
| **Subtotal** | | Cases: -1 | Units: -1 | | | |

**PALLET 1795589**

| | | | | | | |
|---|---|---|---|---|---|---|
| 14376 | CT SEAS RELIEF 4/6/12 CAN | 4 | 39.20 | 0.00 | 0.00 | **156.80** |
| 05354 | SY PUMPKINHEAD 4/6/12 CAN | 4 | 39.20 | 0.00 | 0.00 | **156.80** |
| **PALLET 1795589 Subtotal** | | Cases: 8 | Units: 32 | | | |

Cases: 8 Total Selling Units: 32
Bottles: 0
Kegs: 0
Misc: 0
Credits: -1
Gallons: 18.0

| | |
|---|---|
| Total Sales : | 313.60 |
| Total Discount: | -0.00 |
| Total Credits : | -30.00 |
| Total Deposit : | 0.00 |
| Invoice Total : | 283.60 |

**A/R DETAIL**

| INVOICE# | DATE | BALANCE | AGE | TYPE |
|---|---|---|---|---|
| 4197601 | Oct 15 2025 | $283.60 | 0 | BEER |

**PAYMENT TOTALS**

| PAYMENT TYPE | AMOUNT |
|---|---|

**Invoice Total** **283.60**

Customer Signature:

Driver Signature:

COG-3138

Southern Glazer's of FL
License# 6305005 (Lakeland)

# DRAFT INVOICE
4547751

REMIT TO:
1 – 866 – 375 – 9555
P.O. BOX 947921
ATLANTA GA 30394 – 7921

Stop #: 4
Route #: 079
Delivered By: Ellery Magwood
Sales Person: 451
Sales Person Phone:

| SOLD TO | SHIP TO |
|---|---|
| THE MIRABAY CLUB/HARBOR BAY CO<br>107 MANNS HARBOR DR.<br>APOLLO BEACH FL 33572 | THE MIRABAY CLUB/HARBOR BAY CO<br>107 MANNS HARBOR DR.<br>APOLLO BEACH FL 33572<br>813 – 649 – 1500 |

Customer Notes: FINTECH

| PO NUMBER | DEX | PERMIT | PERMIT EXP | INVOICE DATE | DELIVERY DATE/TIME |
|---|---|---|---|---|---|
| | N | 39 – 09377 | 9/30/26 | 10/15/2025 | |

| ACCOUNT# | VENDOR# | [illegible] | REFERENCE# |
|---|---|---|---|
| 15004516 | | | |

| CS/BT | ITEM | UNIT NET PRICE | UNIT DISCOUNT | UNIT AMOUNT | TAXES | TOTAL |
|---|---|---|---|---|---|---|
| 1 / 0 | **CHRISTIAN BROS BRANDY VS 80**<br>**ITEM#: 570738** BPC: 6 – 1.75L<br>HYBRIS – | 127.50<br>21.25 | 0.00<br>0.00 | 127.50<br>21.25 | 0.00 | 127.50 |
| 1 / 0 | **COOKS BRUT CHAMPAGNE**<br>**ITEM#: 931304** BPC: 12 – 750ML<br>HYBRIS – PART OF A DEAL D000332 | 117.00<br>9.75 | 27.00<br>2.25 | 90.00<br>7.50 | 0.00 | 90.00 |
| 1 / 0 | **MALIBU RUM COCONUT 42**<br>**ITEM#: 33451** BPC: 12 – 1L<br>HYBRIS – PART OF A DEAL D000310 | 255.96<br>21.33 | 42.00<br>3.50 | 213.96<br>17.83 | 0.00 | 213.96 |
| 4 / 0 | **MONDAVI PRV SEL CHARD CA(SC)**<br>**ITEM#: 550559** BPC: 12 – 750ML<br>HYBRIS – PART OF A DEAL D000312 | 144.00<br>12.00 | 78.00<br>6.50 | 66.00<br>5.50 | 0.00 | 264.00 |
| 2 / 0 | **MONDAVI PRV SEL SAUV BL CA(S**<br>**ITEM#: 416976** BPC: 12 – 750ML<br>HYBRIS – PART OF A DEAL D000300 | 144.00<br>12.00 | 57.00<br>4.75 | 87.00<br>7.25 | 0.00 | 174.00 |
| 2 / 0 | **TITOS HANDMADE VODKA 80**<br>**ITEM#: 46599** BPC: 12 – 1L<br>HYBRIS – PART OF A DEAL D000310 | 340.56<br>28.38 | 34.56<br>2.88 | 306.00<br>25.50 | 0.00 | 612.00 |
| 0 / 6 | **ABSOLUT VOD VANILIA 76**<br>**ITEM#: 546235** BPC: 12 – 750ML<br>HYBRIS – | 24.33 | 0.00 | 24.33 | 0.00 | 145.98 |
| 0 / 2 | **BAILEYS IRISH CREAM 34**<br>**ITEM#: 332086** BPC: 12 – 750ML<br>HYBRIS – | 30.60 | 0.00 | 30.60 | 0.00 | 61.20 |
| 0 / 6 | **DEKUYPER PEACHTREE SCHN 30**<br>**ITEM#: 25213** BPC: 12 – 1L<br>HYBRIS – PART OF A DEAL D000310 | 14.23 | 2.11 | 12.12 | 0.00 | 72.72 |
| 0 / 6 | **DEKUYPER TRIPLE SEC 30**<br>**ITEM#: 33497** BPC: 12 – 1L<br>HYBRIS – PART OF A DEAL D000310 | 12.83 | 3.13 | 9.70 | 0.00 | 58.20 |
| 0 / 5 | **FULTONS HARVEST PUMPKIN PIE**<br>**ITEM#: 296372** BPC: 12 – 750ML<br>HYBRIS – PART OF A DEAL D000302 | 14.85 | 4.50 | 10.35 | 0.00 | 62.10 |
| 0 / 5 | **KAHLUA 40**<br>**ITEM#: 93175** BPC: 12 – 750ML<br>HYBRIS – | 32.10 | 0.00 | 32.10 | 0.00 | 160.50 |

| TOTAL CS/BTLS | TOTAL BOTTLES | TOTAL GROSS AMT | TOTAL DISCOUNTS | ESTIMATED NET AMOUNT | TOTAL TAXES |
|---|---|---|---|---|---|
| 11/31 | 157 | 2,664.72 | 622.56 | 2,042.16 | 0.00 |

| PAYMENT DUE DATE |
|---|
| 10/27/25 |

**PAY THIS AMOUNT**
**2,042.16**

PAYMENT TERMS: FINTECH

| TERMS AND CONDITIONS | TERMS |
|---|---|
| Buyer represents that it is authorized under applicable law to purchase all the products delivered in this invoice; and, that all such products were ordered by buyer and have been received without any damage, unless noted on invoice at time of delivery. SELLER EXPRESSLY DISCLAIMS ANY WARRANTY, INCLUDING OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. BUYER WAIVES CONSEQUENTIAL, PUNITIVE, TREBLE, OR STATUTORY DAMAGES OR PENALTIES. The parties agree to arbitrate any disputes between them on an individual basis | If not paid according to invoice terms, seller may revoke credit, rescind discounts, report buyer as delinquent to appropriate agencies, and, if seller prevails, recover its costs of collection and attorney's fees. Returned checks are subject to the lower of $30 or the highest fee allowed by law. Past due balance will accrue interest at the lesser of the highest rate permitted or required by law, or 1.5% per month pro - rated. Buyer hereby grants, as security for the payment of the purchase price, a lien on and security interest in all |

COG-3124
COG-3139

CONFIDENTIAL PROPERTY OF SYSCO FOODS

Sysco
At the heart of food and service

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

SFS OF WEST COAST FLORIDA, INC
3000 69TH STREET EAST
PALMETTO, FL 34221
941-721-1450

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 10/02/25 | 313080 | 137A3037M | 1 |
| TRUCK STOP | | | |
| ROUTE | PURCHASE ORDER | | |
| | TERMS - PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | CRO2E Rollin 2 weeks due Monday | | |
| | MA: TCEEL Glenn Everist | | |

| LOC | QTY | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT | RETURNS | BEYOND | THE TIME OF DELIVERY | | | | | |
| | 1 | CS | 2500 | 7 FOZ | Cup Cold Dart Y7 High-Impact Polystyrene 7 oz. C | 6057563 | 82.02 | | 82.02 | | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 1.0 | 0.0 | 1.0 | | 0.00 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGN X SIGNED INVOICE EVIDENCES OF ALL ITEMS

NO. PCS REC.

REMIT TO
SFS OF WEST COAST FLORIDA, INC
3000 69TH STREET EAST
PALMETTO FL 34221

AMOUNT DUE: 0.00
IF PAID BEFORE:

PAYABLE ON OR BEFORE
10/21/25

| | |
|---|---|
| SUB TOTAL | 82.02 |
| TAX TOTAL | 0.00 |
| INVOICE TOTAL | 82.02 |

LAST PAGE

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

CONFIDENTIAL PROPERTY OF SYSCO FOODS

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

Sysco At the heart of food and service

SFS OF WEST COAST FLORIDA, INC
3000 69TH STREET EAST
PALMETTO, FL 34221
941-721-1450

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 09/25/25 | 313080 | 137A6994Z | 1 |
| TRUCK STOP | | | |
| ROUTE | PURCHASE ORDER | | |
| | TERMS - PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | CRO2E Rollin 2 weeks due Monday | | |
| | MA: TCEEL Glenn Everist | | |

| LOC | QTY | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT | RETURNS | BEYOND | THE TIME OF DELIVERY | | | | | |
| D | 1 | CS | 1 | 24 EA | Sponge Scrubber Eraser White 4.5" Length | 7395292 | 39.89 | | 39.89 | | | | |
| | 1 | | | | Charge Freight | 8376931 | 11.45 | | 11.45 | | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 1.0 | 0.0 | 1.0 | | 3.00 |

REMIT TO
SFS OF WEST COAST FLORIDA, INC
3000 69TH STREET EAST
PALMETTO FL 34221

| | |
|---|---|
| SUB TOTAL | 51.34 |
| TAX TOTAL | 0.00 |
| INVOICE TOTAL | 51.34 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGN X SIGNED INVOICE EVIDENCES OF ALL ITEMS

NO. PCS REC.

AMOUNT DUE: 0.00
IF PAID BEFORE:

PAYABLE ON OR BEFORE
10/14/25

LAST PAGE

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CONFIDENTIAL PROPERTY OF SYSCO

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

Sysco At the heart of food and service

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/18/25 | | | |
| TRUCK STOP 509 /010 | 313080 | 737411832 | 6 1 |
| ROUTE | PURCHASE ORDER | | |
| 4227 | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1207149 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: | | |

| LOC | QTY | | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | | *** DAIRY *** | | | | | | | | |
| C | 3 | S | | ONLY | 5LB | CASAIMP CHEESE CHEDDAR JACK FTHR SHRE 2907C4 | 2819458 | 18.85 | | 56.55 | | | | |
| C | 1 | | CS | 6 | 64 OZ | WHLFCLS ICE CREAM MIX SFTSR CHOC 5% 1011850 | 7087725 | 39.95 | | 39.95 | | | | |
| C | 1 | | CS | 6 | 64 OZ | WHLFCLS ICE CREAM MIX SFTSR VAN 5% 1011849 | 7087727 | 37.95 | | 37.95 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 134.45 | | | | |
| | | | | | | *** MEATS *** | | | | | | | | |
| F | 1 | | CS | 40 | 8 OZ | FIRECLS BEEF PATTY 77/23 HMSTL SEA 130067007 | 7264932 | 96.95 | | 96.95 | | | | |
| F | 1 | | CS | 27 | 7 OZ | HEARTLD BEEF STEAK PHILLY SIR BR 10000021170 | 7559503 | 102.95 | | 102.95 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 199.90 | | | | |
| | | | | | | *** FROZEN *** | | | | | | | | |
| F | 1 | | CS | 9 | 16 IN | VILAPRM PIZZA CHEESE FOUR 16 BULK 73140 | 0136663 | 98.53 | | 98.53 | | | | |
| F | 1 | | CS | 6 | 4 LB | MCCAIN POTATO FRY SPIRAL SEASD B 1000004108 | 4295669 | 53.95 | | 53.95 | | | | |
| F | 1 | | CS | 8 | 8CT | BKRSCLS BUN HAMBURGER PLAIN 5 IN 51877 | 7219655 | 29.20 | | 29.20 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 181.68 | | | | |
| | | | | | | *** CANNED & DRY *** | | | | | | | | |
| D | 1 | | CS | 48 | 6OZ | DOLE JUICE PNAPL 100% 00914 | 4121950 | 41.95 | | 41.95 | | | | |
| D | 1 | | CS | 12 | 32 OZ | KEYWEST JUICE LIME | 4773933 | 39.85 | | 39.85 | | | | |
| D | 3 | | CS | 24 | 20 OZ | LIFEWTR WATER BOTTLED PREMIUM 20012000171639 | 5145570 | 36.95 | | 110.85 | | | | |
| D | 1 | | CS | 1 | 60CT | LAYS CHIP VARIETY FRITO LA 00028400318310 | 6586721 | 51.78 | | 51.78 | | | | |
| D | 1 | | CS | 2 | 1 GAL | SYS REL MAYONNAISE CHIPOTLE SPRD&DIP REL | 8110934 | 29.49 | | 29.49 | | | | |
| D | 2 | S | | ONLY | 66.5OZ | PORTCLS TUNA WHITE ALBACORE CHUNK WT 29564SY | 8576274 | 25.69 | | 51.38 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 325.30 | | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 14 | 5 | 19 | 15.8 | 362 |
| | | | | |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

SUB TOTAL

TAX TOTAL

INVOICE TOTAL

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGN X SIGNED INVOICE EVIDENCES OF ALL ITEMS

NO. PCS REC.

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PAYABLE ON OR BEFORE

CONT. ON PAGE 2

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107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
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SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/18/25 | | | |
| TRUCK STOP | 313080 | 737411832 | 6 2 |
| 509 /010 | | | |
| ROUTE | PURCHASE ORDER | | |
| 4227 | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1207149 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: | | |

| LOC | QTY | | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | *** PAPER & DISPOSABLES *** | | | | | | | | |
| D | 1 | CS | | 1 | 750CT | KEYSTON LABEL ROLL SHLF LFE DISS 10332-50-21 | 4219004 | 36.59 | | 36.59 | | | | |
| D | 1 | CS | | 1 | 500CT | SUPPCLS LABEL ROLL USE FRST 2 TR 10606-61-31 | 4768038 | 10.85 | | 10.85 | | | | |
| D | 1 | CS | | 12 | 70CT | ERTHPLS CUP PLAS RPET CLR 16 OZ YP160CSYSA | 7064617 | 97.99 | | 97.99 | | | | |
| D | 2 | CS | | 1 | 100 CT | SYS IMP KIT CUTLERY PLAS F/K/S/ CMFSKX100NSY | 7067330 | 77.87 | | 155.74 | | | | |
| D | 2 | CS | | 1 | 100 CT | SYS IMP KIT CUTLERY PLAS F/K/S/ CMFSKX100NSY | 7067330 | 77.87 | | 155.74 | | | | |
| D | OUT | CS | | 4 | 30 CT | RFLCTNS KIT CUTLERY NPKN REF ROLL REFR0112 | 7158316 | 101.68 | | | | | | |
| | | | | | | REMOTE-STOCK 1 | | | | | | | | |
| | | | | | | GROUP TOTAL**** | | | | 456.91 | | | | |
| | | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | CS | | 1 | 60 CT | IMPFRSH TOMATO 2 LAYER 5X6 FRESH | 1008663 | 37.95 | | 37.95 | | | | |
| C | 1 | CS | | 1 | 48 CT | PACKER LIME FRESH | 1079425 | 15.99 | | 15.99 | | | | |
| C | 1 | CS | | 15 | LB | IMPFRSH PEPPER JALAPENO FRESH | 1185156 | 16.99 | | 16.99 | | | | |
| C | 1 | S | ONLY | 6 | CT | SYFPNAT LETTUCE ICEBERG TRIMM 10074865102091 | 1675610 | 11.69 | | 11.69 | | | | |
| C | 1 | S | ONLY | 6 | CT | SYFPNAT LETTUCE ROMAINE FRESH | 1675891 | 14.99 | | 14.99 | | | | |
| C | 2 | S | ONLY | .5 | PT | PROPACK BLUEBERRY FRESH | 2036481 | 3.99 | | 7.98 | | | | |
| C | 2 | S | ONLY | 1 | LB | PROPACK STRAWBERRY FRESH | 6235501 | 4.95 | | 9.90 | | | | |
| C | 1 | CS | | 1 | 12 LB | STCLAIR SALAD POTATO BKNG SOUR CRM/BA 101205 | 6661425 | 38.59 | | 38.59 | | | | |
| C | 1 | CS | | 1 | 5 LB | IMPFRSH PEPPER GREEN BELL FRSH LG PPRGRN | 6902340 | 15.95 | | 15.95 | | | | |
| C | 1 | CS | | 1 | 5 LB | SYS IMP ONION RED RING SLAB 3/16 | 6979607 | 29.99 | | 29.99 | | | | |
| C | 1 | CS | | 1 | 12 LB | SYS CLS SALAD MACARONI 202101 | 7166416 | 34.95 | | 34.95 | | | | |
| C | 1 | S | ONLY | 5 | LB | IMPFRSH LEMON FRESH LF85IMPF | 7289542 | 15.55 | | 15.55 | | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 14 | 7 | 21 | 12.2 | 171 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

SUB TOTAL

TAX TOTAL

INVOICE TOTAL

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGN X SIGNED INVOICE EVIDENCES OF ALL ITEMS

NO. PCS REC.

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PAYABLE ON OR BEFORE

CONT. ON PAGE 3

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APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

Sysco At the heart of food and service

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/18/25 | | | |
| TRUCK STOP 509/010 | 313080 | 737411832 | 6 3 |
| ROUTE 4227 | PURCHASE ORDER | | |
| | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1207149 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: | | |

| LOC | QTY | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | GROUP TOTAL**** | | | | 250.52 | | | | |
| | MISC CHARGES | | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | : 4827377 4827430 4827651 4827683 4827387 4827391 | | | | | | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 28 | 12 | 40 | 28.0 | 533 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 1555.26 |
| TAX TOTAL | |
| INVOICE TOTAL | 1555.26 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGN X SIGNED INVOICE EVIDENCES OF ALL ITEMS

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/06/25

LAST PAGE

EQUAL OPPORTUNITY AND AFFRIMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

Sysco At the heart of food and service

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | | PAGE |
|---|---|---|---|---|
| 9/19/25 | | | | |
| TRUCK STOP 591 /010 | 313080 | 737413915 | 7 | 1 |
| ROUTE | PURCHASE ORDER | | | |
| 5130 | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | | |
| | Rollin 2 weeks due Monday | | | |
| | MANIFEST# 1207394 NORMAL DELIVERY | | | |
| | MA: TCEEL GLENN EVERIST | | | |
| | DRIVER: | | | |

| LOC | QTY | COST | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | PACK | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | *** MEATS *** | | | | | | | | |
| C | 1 | CS | 115 | LB | SYS REL BACON LAYFLAT 14/18 APPL 10262100895 | 3134838 | 74.79 | | 74.79 | | | | |
| | | | | | GROUP TOTAL**** | | | | 74.79 | | | | |
| | | | | | *** PAPER & DISPOSABLES *** | | | | | | | | |
| D | 1 | CS | 12000 | CT | SYS CLS LINER BASKET RED CHECK 12X12 60-1001 | 7267374 | 65.95 | | 65.95 | - | | 4613 | |
| | | | | | GROUP TOTAL**** | | | | 65.95 | | | | |
| | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | CS | 112 | LB | STCLAIR SALAD POTATO BKNG SOUR CRM/BA 101205 | 6661425 | 38.59 | | 38.59 | | | | |
| C | 1 | CS | 112 | LB | SYS CLS SALAD MACARONI 202101 | 7166416 | 34.95 | | 34.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 73.54 | | | | |
| | MISC CHARGES | | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | : 4832467 | | | | | | | | |

4613 $65.95 → $220.78
3122 - 154.83

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 4 | | 4 | 1.7 | 55 |
| 4 | | 4 | 1.7 | 55 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 220.78 |
| TAX TOTAL | |
| INVOICE TOTAL | 220.78 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/06/25

LAST PAGE

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*IN3130807374224678001L*

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

Sysco At the heart of food and service

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | | PAGE |
|---|---|---|---|---|
| 9/23/25 | | | | |
| TRUCK STOP 275 /015 | 313080 | 737422467 | 8 | 1 |
| ROUTE 2260 | PURCHASE ORDER | | | |
| | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | | |
| | Rollin 2 weeks due Monday | | | |
| | MANIFEST# 1207893 NORMAL DELIVERY | | | |
| | MA: TCEEL GLENN EVERIST | | | |
| | DRIVER: WEEKS | | | |

| LOC | QTY | | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | | *** DAIRY *** | | | | | | | | |
| C | 1 | | CS | 115 | DZ | WHLFCLS EGG SHELL XLRG GRD AA USDA WH 41L2SW | 2105849 | 53.49 | | 53.49 | | | | |
| C | 1 | | CS | 81 | LB | AREZIMP CHEESE MOZZ FRSH LOG SLI CRYO 01003 | 4099418 | 37.99 | | 37.99 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 91.48 | | | | |
| | | | | | | *** MEATS *** | | | | | | | | |
| F | 1 | | CS | 1601 | OZ | SYS CLS SAUSAGE PORK LNK MAPLE SYRUP 120257 | 1570191 | 46.45 | | 46.45 | | | | |
| C | 1 | | CS | 115 | LB | SYS REL BACON LAYFLAT 14/18 APPL 10262100895 | 3134838 | 74.79 | | 74.79 | | | | |
| F | 1 | | CS | 408 | OZ | FIRECLS BEEF PATTY 77/23 HMSTL SEA 130067007 | 7264932 | 96.95 | | 96.95 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 218.19 | | | | |
| | | | | | | *** POULTRY *** | | | | | | | | |
| F | 1 | | CS | 25 | LB | TYSONRL CHICKEN FAJ BRST STRIP F 10383580928 | 0845410 | 57.33 | | 57.33 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 57.33 | | | | |
| | | | | | | *** FROZEN *** | | | | | | | | |
| F | 1 | | CS | 64 | LB | MCCAIN POTATO FRY SPIRAL SEASD B 1000004108 | 4295669 | 53.95 | | 53.95 | | | | |
| F | 1 | | CS | 124 | EA | PINSA PIZZA CRUST PINSA CLASSICA | 7198464 | 75.40 | | 75.40 | | | | |
| F | 1 | | CS | 126 | CT | BKRSCLS ROLL HOAGIE WHT HEARTH 8 HN 54306860 | 7223077 | 53.75 | | 53.75 | | | | |
| F | 1 | | CS | 722 | OZ | BKRSCLS MUFFIN ENGLISH FRK SPLIT PLAI 237687 | 7230068 | 21.59 | | 21.59 | | | | |
| F | 1 | | CS | 634 | OZ | ROTELLA BREAD VIENNA WHEAT BRY 00195 | 9916750 | 40.95 | | 40.95 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 245.64 | | | | |
| | | | | | | *** CANNED & DRY *** | | | | | | | | |
| D | 1 | | CS | 812 | CT | LA BAND WRAP TORTILLA FLOUR 12 27128 | 4049195 | 31.55 | | 31.55 | | | | |
| D | 1 | S | ONLY | 1 | GAL | SYS CLS SYRUP PANCAKE & WAFFLE 0460 | 4186086 | 12.99 | | 12.99 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 44.54 | | | | |

4613 - 89.08
3122 - 716.82
V
$805.90

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 12 | 1 | 13 | 12.7 | 213 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

SUB TOTAL
TAX TOTAL
INVOICE TOTAL

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE

CONT. ON PAGE 2

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

Sysco At the heart of food and service

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | | PAGE |
|---|---|---|---|---|
| 9/23/25 | | | | |
| TRUCK STOP 275/015 | 313080 | 737422467 | 8 | 2 |
| ROUTE 2260 | PURCHASE ORDER | | | |
| | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | | |
| | Rollin 2 weeks due Monday | | | |
| | MANIFEST# 1207893 NORMAL DELIVERY | | | |
| | MA: TCEEL GLENN EVERIST | | | |
| | DRIVER: WEEKS | | | |

| LOC | QTY | | COST | PACK | SIZE | ITEM DESCRIPTION | | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | HDX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | *** CHEMICAL & JANITORIAL *** | | | | | | | | | |
| D | 1 | CS | | 290 | PK | SYS REL CLEANER FLOOR NEUTRAL PWDR R 6100214 | | 8458780 | 50.11 | | 50.11 | | | | |
| D | 1 | CS | | 303.6OZ | | KEYSTON CLEANER DEGRSR HGH TMP GRL R 6102060 | | 9901417 | 38.97 | | 38.97 | | | | |
| | | | | | | GROUP TOTAL**** | | | | | 89.08 | | | 4613 | |
| | | | | | | *** PRODUCE *** | | | | | | | | | |
| C | 1 | CS | | 160 | CT | IMPFRSH TOMATO 2 LAYER 5X6 FRESH | | 1008663 | 34.45 | | 34.45 | | | | |
| C | 1S | | ONLY | 5 | LB | IMPFRSH CELERY STICK FRESH | 1675776 | 1675776 | 18.69 | | 18.69 | | | | |
| | | | | | | GROUP TOTAL**** | | | | | 53.14 | | | | |
| | MISC CHARGES | | | | | CHGS FOR FUEL SURCHARGE | | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | | : 4835643 | | | | | | | | | |

4613 - 89.08
3122 - 716.82 ⇒ 805.90

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 3 | 1 | 4 | 1.8 | 41 |
| 15 | 2 | 17 | 14.5 | 254 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 805.90 |
| TAX TOTAL | |
| INVOICE TOTAL | 805.90 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

PAYABLE ON OR BEFORE 10/13/25

LAST PAGE

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DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

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3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/25/25 | | | |
| TRUCK STOP /000 | 313080 | 737424661 4 | 1 |
| ROUTE | PURCHASE ORDER | | |
| | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# DROP-SHIP | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: | | |

| LOC | QTY | | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | | P.O. 37265220 | | | | | | | | |
| | | | | | | BJH/CS | | | | | | | | |
| | | | | | | SHIPPER INVOICE # 587117061 | | | | | | | | |
| | | | | | | *** PAPER & DISPOSABLES *** | | | | | | | | |
| D | 1 | CS | | 430 | CT | RFLCTNS KIT CUTLERY NPKN REF ROLL REFR0112 | 7158316 | 101.68 | | 101.68 | | | | |
| | | | | | | DROP-SHIP | | | | | | | | |
| | | | | | | GROUP TOTAL**** | | | | 101.68 | | | | |
| | | | | | | ORDER SUMMARY : 4827378 | | | | | | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 1 | | 1 | 1.0 | 10 |
| 1 | | 1 | 1.0 | 10 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 101.68 |
| TAX TOTAL | |
| INVOICE TOTAL | 101.68 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGN X SIGNED INVOICE EVIDENCES OF ALL ITEMS

NO. PCS REC.

PAYABLE ON OR BEFORE 10/13/25

LAST PAGE

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813-649-1500

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(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/26/25 | | | |
| TRUCK STOP 591 /004 | 313080 | 737428302 | 1 1 |
| ROUTE 5130 | PURCHASE ORDER | | |

TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE
Rollin 2 weeks due Monday
MANIFEST# 1208402 NORMAL DELIVERY
MA: TCEEL GLENN EVERIST
DRIVER:

| LOC | QTY | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | *** DAIRY *** | | | | | | | | |
| C | 4 | S | ONLY | 1.5 LB | BBRLIMP CHEESE PROV NONSMK SLI .75 170754 | 3546386 | 5.99 | | 23.96 | | | | |
| C | 3 | S | ONLY | 1.5 LB | BBRLIMP CHEESE CHDR SHRP SLI INT .75 170746 | 3554611 | 6.99 | | 20.97 | | | | |
| C | 3 | S | ONLY | 5 LB | AREZCLS CHEESE MOZZARELLA PZ SHRD 100000900 | 6809638 | 14.69 | | 44.07 | | | | |
| | | | | | GROUP TOTAL**** | | | | 89.00 | | | | |
| | | | | | *** MEATS *** | | | | | | | | |
| C | 1 | CS | | 42.5 LB | BBRLCLS HAM SMK SLI .67OZ SH850SLB | 8286445 | 68.49 | | 68.49 | | | | |
| | | | | | GROUP TOTAL**** | | | | 68.49 | | | | |
| | | | | | *** POULTRY *** | | | | | | | | |
| F | 2 | CS | | 25 LB | SYS CLS CHICKEN TNDR BRD GLDN FLAT L 1400464 | 1400464 | 56.74 | | 113.48 | | | | |
| C | 1 | CS | | 42.5 LB | BBRLCLS TURKEY BREAST SLI O/RSTD . TRK940SLB | 7094635 | 80.95 | | 80.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 194.43 | | | | |
| | | | | | *** CANNED & DRY *** | | | | | | | | |
| D | 1 | CS | | 160CT | LAYS CHIP VARIETY FRITO LA 00028400318310 | 6586721 | 51.78 | | 51.78 | | | | |
| D | 1 | CS | | 230 CT | MSVICKI CHIP POTATO CUBE VARI 00028400775397 | 7365359 | 49.38 | | 49.38 | | | | |
| D | 2 | S | ONLY | 66.5OZ | PORTCLS TUNA WHITE ALBACORE CHUNK WT 29564SY | 8576274 | 25.69 | | 51.38 | | | | |
| | | | | | GROUP TOTAL**** | | | | 152.54 | | | | |
| | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | S | ONLY | 6 CT | SYFPNAT LETTUCE ICEBERG TRIMM 10074865102091 | 1675610 | 10.95 | | 10.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 10.95 | | | | |
| | MISC CHARGES | | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | : 4847193 | | | | | | | | |

COGS-3122 $521.91

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 6 | 13 | 19 | 9.2 | 106 |
| 6 | 13 | 19 | 9.2 | 106 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 521.91 |
| TAX TOTAL | |
| INVOICE TOTAL | 521.91 |

DRIVER'S SIGN | NO. PCS DELVD. | CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X | NO. PCS REC.

PAYABLE ON OR BEFORE 10/13/25

LAST PAGE

Sent 9/29 to V. Smith

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

*IN3130807374368764001Q*

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

Sysco At the heart of food and service

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/30/25 | | | |
| TRUCK STOP 275/011 | 313080 | 737436876 4 | 1 |
| ROUTE | PURCHASE ORDER | | |
| 2260 | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1209019 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: BUNCE JR | | |

| LOC | QTY | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | *** DAIRY *** | | | | | | | | |
| C | 1 | CS | 100 | 1OZ | DAISY CREAM SOUR PURE GRD A SQ PACK IDP100 | 5321906 | 18.17 | | 18.17 | | | | |
| | | | | | GROUP TOTAL**** | | | | 18.17 | | | | |
| | | | | | *** MEATS *** | | | | | | | | |
| F | 1 | CS | 25 | LB | NATHANS FRANK ALL-BEEF 4X1 6 97114 | 2430951 | 63.65 | | 63.65 | | | | |
| F | 1 | CS | 65 | #AVG | HORMEL PORK CARNITAS MEAT PRCK CAFE H 37785 | 2814978 | 5.359 | | 171.22 | | | | |
| | | | | | 31.950 T/WT= 31.950 | | | | | | | | |
| F | 1 | CS | 45 | LB | CASACLS BEEF TACO MEAT PRCK 46641 | 7082417 | 82.55 | | 82.55 | | | | |
| | | | | | GROUP TOTAL**** | | | | 317.42 | | | | |
| | | | | | *** POULTRY *** | | | | | | | | |
| F | 1 | CS | 25 | LB | HORMEL CHICKEN SHREDDED CARNITAS 54188 | 7079819 | 73.59 | | 73.59 | | | | |
| | | | | | GROUP TOTAL**** | | | | 73.59 | | | | |
| | | | | | *** FROZEN *** | | | | | | | | |
| F | 1 | CS | 63 | LB | CASAIMP GUACAMOLE SOUTHWESTERN HPP F 1627256 | 1627256 | 95.75 | | 95.75 | | | | |
| F | 2 | S | ONLY | 30 OZ | AREZIMP SAUCE PESTO BASIL 1045F | 5141502 | 16.95 | | 33.90 | | | | |
| F | 1 | CS | 168 | CT | BKRSCLS BUN HOT DOG BRIOCHE 6IN 53711 | 7219691 | 68.69 | | 68.69 | | | | |
| F | 1 | CS | 65 | LB | LAMB POTATO FRY 3/8 COLSSL CRISP C0057 | 9808262 | 56.25 | | 56.25 | | | | |
| | | | | | GROUP TOTAL**** | | | | 254.59 | | | | |
| | | | | | *** CANNED & DRY *** | | | | | | | | |
| D | 1 | CS | 12 | 24 CT | LA BAND TORTILLA FLOUR 5IN PRSSD 27123 | 2581128 | 28.99 | | 28.99 | | | | |
| D | 2 | S | ONLY | 24 OZ | IMP/MCC SEASONING TACO 974371 | 5229752 | 20.89 | | 41.78 | | | — | |
| D | 2 | S | ONLY | 135 OZ | CASACLS SALSA CHUNKY MED AUTHENT 48549040211 | 7775069 | 25.95 | | 51.90 | | | | |
| | | | | | GROUP TOTAL**** | | | | 122.67 | | | — 3122 | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 9 | 6 | 15 | 8.3 | 194 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

SUB TOTAL
TAX TOTAL
INVOICE TOTAL

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE

CONT. ON PAGE 2

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

*IN3130807374368764002R*

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

Sysco At the heart of food and service

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 9/30/25 | | | |
| TRUCK STOP 275/011 | 313080 | 737436876 4 | 2 |
| ROUTE 2260 | PURCHASE ORDER | | |
| | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1209019 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: BUNCE JR | | |

| LOC | QTY | COST | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | S | ONLY | 6 CT | SYFPNAT LETTUCE ICEBERG TRIMM 10074865102091 | 1675610 | 10.89 | | 10.89 | | | | |
| C | 1 | S | ONLY | 6 CT | SYFPNAT LETTUCE ROMAINE FRESH | 1675891 | 14.85 | | 14.85 | | | | |
| C | 1 | S | ONLY | 10 LB | IMPFRSH ONION YELLOW JUMBO FRESH SACK | 7201992 | 11.85 | | 11.85 | | | | |
| C | 1 | S | ONLY | 5 LB | IMPFRSH ONION RED JUMBO SACK JROS10-5 | 7210106 | 4.99 | | 4.99 | | | | |
| | | | | | GROUP TOTAL**** | | | | 42.58 | | | -3122 | |
| | MISC CHARGES | | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | : 4853600 | | | | | | | | |

Cogs - 3122
↓
$ 835.52

Sent 9/30 to V.Smith

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| | 4 | 4 | 1.7 | 34 |
| 9 | 10 | 19 | 10.0 | 228 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 835.52 |
| TAX | |
| TOTAL | |
| INVOICE TOTAL | 835.52 |

DRIVER'S SIGN | NO. PCS DELVD. | CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X | NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/20/25

LAST PAGE

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*IN3130E0737441668600TP*

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

Sysco At the heart of food and service

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 10/01/25 | | | |
| TRUCK STOP 382/017 | 313080 | 737441886 6 | 1 |
| ROUTE 3128 | PURCHASE ORDER | | |

TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE
Rollin 2 weeks due Monday
MANIFEST# 1209239 NORMAL DELIVERY
MA: TCEEL GLENN EVERIST
DRIVER:

| LOC | QTY | COST | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | *** DAIRY *** | | | | | | | | |
| C | 4 | S | ONLY | 5LB | CASAIMP CHEESE CHEDDAR JACK FTHR SHRE 2907C4 | 2819458 | 17.95 | | 71.80 | | | | |
| C | 1 | CS | | 6 64 OZ | WHLFCLS ICE CREAM MIX SFTSR CHOC 5% 1011850 | 7087725 | 39.95 | | 39.95 | | | | |
| C | 1 | CS | | 6 64 OZ | WHLFCLS ICE CREAM MIX SFTSR VAN 5% 1011849 | 7087727 | 37.95 | | 37.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 149.70 | | | | |
| | | | | | *** POULTRY *** | | | | | | | | |
| F | 1 | CS | | 35LB | SYS CLS CHICKEN WING RSTD PCK LG 10249760895 | 9077454 | 77.99 | | 77.99 | | | | |
| | | | | | GROUP TOTAL**** | | | | 77.99 | | | | |
| | | | | | *** FROZEN *** | | | | | | | | |
| F | 1 | CS | | 505.3 OZ | RICHS BREAD FLAT THIN O/FIRED 12X12 06423 | 6105298 | 65.99 | | 65.99 | | | | |
| F | 1 | CS | | 25LB | DOLE MANGO CUBED 10550 | 6677492 | 49.95 | | 49.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 115.94 | | | | |
| | | | | | *** CANNED & DRY *** | | | | | | | | |
| D | 1 | CS | | 4 64 OZ | SWTBABY SAUCE MANGO HABANERO WING G SJ2814HA | 3370386 | 67.99 | | 67.99 | | | | |
| | | | | | GROUP TOTAL**** | | | | 67.99 | | | | |
| | | | | | *** PAPER & DISPOSABLES *** | | | | | | | | |
| D | 2 | SCS | | 10100CT | SYS CLS GLOVE NITRILE FDSRV PF BLU 304363284 | 2306781 | 87.95 | | 175.90 | | | | |
| D | 1 | CS | | 4125 CT | SYSTRNZ PLATE PAPER COATED 10.06I 3303106SYS | 3303106 | 98.79 | | 98.79 | | | | |
| D | 1 | CS | | 1270CT | ERTHPLS CUP PLAS RPET CLR 16 OZ YP160CSYSA | 7064617 | 97.99 | | 97.99 | | | | |
| | | | | | GROUP TOTAL**** | | | | 372.68 | | | -4613 | |
| | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | CS | | 15 LB | IMPFRSH PEPPER GREEN BELL FRSH LG PPRGRN | 6902340 | 15.95 | | 15.95 | | | | |
| C | 1 | CS | | 28 LB | SYS IMP PINEAPPLE CHUNK 74865.51396 | 8179939 | 54.99 | | 54.99 | | | | |
| | | | | | GROUP TOTAL**** | | | | 70.94 | | | | |
| | MISC | CHARGES | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 12 | 4 | 16 | 12.8 | 253 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | |
| TAX TOTAL | |
| INVOICE TOTAL | |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE

CONT. ON PAGE 2

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

*IN3130607374186660020*

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

Sysco At the heart of food and service

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 10/01/25 | | | |
| TRUCK STOP 382 /017 | 313080 | 737441886 | 6 2 |
| ROUTE | PURCHASE ORDER | | |
| 3128 | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1209239 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: | | |

| LOC | QTY | CONT | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | ORDER SUMMARY : 4857971 4858119 | | | | | | | | |

COGS - 4613
↓
$372.68

COG - 3122
↓
$489.06

→ $861.74

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 12 | 4 | 16 | 12.8 | 253 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 861.74 |
| TAX TOTAL | |
| INVOICE TOTAL | 861.74 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/20/25

LAST PAGE

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

*IN3130807374464423001F*

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

Sysco At the heart of food and service

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | | PAGE |
|---|---|---|---|---|
| 10/03/25 | | | | |
| TRUCK STOP 570 /011 | 313080 | 737446442 | 3 | 1 |
| ROUTE 5194 | PURCHASE ORDER | | | |

TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE
Rollin 2 weeks due Monday
MANIFEST# 1209713 NORMAL DELIVERY
MA: TCEEL GLENN EVERIST
DRIVER:

| LOC | QTY | CS/EA | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | F=FIX | P/I | INVOICE ADJUSTMENTS CODE | QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | *** POULTRY *** | | | | | | | | |
| F | 1 | CS | 25 | LB | HORMEL CHICKEN SHREDDED CARNITAS 54188 | 7079819 | 73.59 | | 73.59 | | | | |
| F | 1 | CS | 35 | LB | SYS CLS CHICKEN WING RSTD PCK LG 10249760895 | 9077454 | 77.99 | | 77.99 | | | | |
| | | | | | GROUP TOTAL**** | | | | 151.58 | | | | |
| | | | | | *** CANNED & DRY *** | | | | | | | | |
| D | 1 | CS | 12 | 24 CT | LA BAND TORTILLA FLOUR 5IN PRSSD 27123 | 2581128 | 28.99 | | 28.99 | | | | |
| C | 1 | EA | 6 | 32 OZ | ITLROSE SALSA MANGO WITH PEACHES 005170 | 4106528 | 69.95 | | 69.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 98.94 | | | | |
| | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | CS | 160 | CT | IMPFRSH TOMATO 2 LAYER 5X6 FRESH | 1008663 | 31.95 | | 31.95 | | | | |
| | | | | | GROUP TOTAL**** | | | | 31.95 | | | | |
| | MISC CHARGES | | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |

ORDER SUMMARY : 4861452

COG-3122

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 5 | | 5 | 16.0 | 77 |
| 5 | | 5 | 16.0 | 77 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 288.97 |
| TAX TOTAL | |
| INVOICE TOTAL | 288.97 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/20/25

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CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

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3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 10/08/25 | | | |
| TRUCK STOP 382/019 | 313080 | 737457120 1 | 1 |
| ROUTE 3128 | PURCHASE ORDER | | |

TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE
Rollin 2 weeks due Monday
MANIFEST# 1210586 NORMAL DELIVERY
MA: TCEEL GLENN EVERIST
DRIVER:

| LOC | QTY | | COST | PACK | SIZE | ITEM DESCRIPTION | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | |
| | | | | | | *** MEATS *** | | | | | | | | |
| F | 1 | | CS | 1 | 12 LB | FONTANI SAUSAGE ITAL LNK MILD 4X1 6 IN 82428 | 1467406 | 71.99 | | 71.99 | | | | |
| F | 1 | | CS | 27 | 6 OZ | PHLYBST BEEF PHILLY STEAK 6 OZ 1660-PAC | 7122953 | 47.95 | | 47.95 | | | | |
| F | 2 | | CS | 30 | 8 OZ | CAB BEEF PATTY CHK ULT SEA RND 130061473 | 7266274 | 85.99 | | 171.98 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 291.92 | | | | |
| | | | | | | *** POULTRY *** | | | | | | | | |
| F | 1 | | CS | 25 | LB | TYSONRL CHICKEN FAJ BRST STRIP F 10383580928 | 0845410 | 57.33 | | 57.33 | | | | |
| F | 2 | | CS | 25 | LB | SYS CLS CHICKEN TNDR BRD GLDN FLAT L 1400464 | 1400464 | 56.74 | | 113.48 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 170.81 | | | | |
| | | | | | | *** FROZEN *** | | | | | | | | |
| F | 1 | | CS | 88 | CT | BKRSCLS BUN HAMBURGER PLAIN 5 IN 51877 | 7219655 | 29.20 | | 29.20 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 29.20 | | | | |
| | | | | | | *** PAPER & DISPOSABLES *** | | | | | | | | |
| D | 1 | | CS | 10 | 100CT | HANGARD PICK SANDWICH BAMBOO KNOT 305214005 | 2102038 | 35.65 | | 35.65 | | | | |
| D | 1 | | CS | 12 | 400CT | SYS CLS NAPKIN DNR 15X17 1/8F WHT 1P 4458513 | 4458513 | 72.95 | | 72.95 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 108.60 | | | | |
| | | | | | | *** PRODUCE *** | | | | | | | | |
| C | 1 | | CS | 25 | LB | SYS CLS SALAD PASTA ITALIAN 203001 | 1527597 | 30.75 | | 30.75 | | | | |
| C | 1 | | CS | 212 | LB | SYS CLS SALAD POTATO SOTHRN W/EGG 201003 | 6733190 | 59.99 | | 59.99 | | | | |
| C | 1 | | CS | 15 | LB | SYS IMP ONION RED RING SLAB 3/16 | 6979607 | 29.99 | | 29.99 | | | | |
| | | | | | | GROUP TOTAL**** | | | | 120.73 | | | | |
| | MISC CHARGES | | | | | CHGS FOR FUEL SURCHARGE | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | | : 4872988 4873081 | | | | | | | | |

- 4613 - 108.60
- 3122 - 619.14
727.74

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 13 | | 13 | 11.9 | 179 |
| 13 | | 13 | 11.9 | 179 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 727.76 |
| TAX TOTAL | |
| INVOICE TOTAL | 727.76 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED.FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY,OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS,IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/27/25

LAST PAGE

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

CUSTOMER'S ORIGINAL INVOICE CONFIDENTIAL PROPERTY OF SYSCO

Sysco At the heart of food and service

MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH FL 33572-3340

813-649-1500

HARBOR BAY COMM DEVEL DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614 -8390

SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FLORIDA 34221
(800) 797-2655
SEAFOOD LICENSE #WD-6312

| DELV. DATE | CUSTOMER | INVOICE NUMBER | PAGE |
|---|---|---|---|
| 10/10/25 | | | |
| TRUCK STOP 611/009 | 313080 | 737461280 7 | 1 |
| ROUTE 5197 | PURCHASE ORDER | TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE | |
| | Rollin 2 weeks due Monday | | |
| | MANIFEST# 1211005 NORMAL DELIVERY | | |
| | MA: TCEEL GLENN EVERIST | | |
| | DRIVER: | | |

| LOC | QTY | CS/EA | PACK | SIZE | ITEM DESCRIPTION | | ITEM CODE | UNIT PRICE | UNIT TAX AMOUNT | EXTENDED PRICE | TAX | PI | INVOICE ADJUSTMENTS CODE | INVOICE ADJUSTMENTS QTY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | HACCP REGULATIONS PROHIBIT FRESH SEAFOOD AND MEAT RETURNS BEYOND THE TIME OF DELIVERY | | | | | | | | | |
| | | | | | *** DAIRY *** | | | | | | | | | |
| C | 2 | CS | 6 | 64 OZ | WHLFCLS ICE CREAM MIX SFTSR CHOC 5% | 1011850 | 7087725 | 39.95 | | 79.90 | | | | |
| C | 2 | CS | 6 | 64 OZ | WHLFCLS ICE CREAM MIX SFTSR VAN 5% | 1011849 | 7087727 | 37.95 | | 75.90 | | | | |
| | | | | | GROUP TOTAL**** | | | | | 155.80 | | | | |
| | | | | | *** CANNED & DRY *** | | | | | | | | | |
| D | 1 | S | ONLY | 16OZ | BADIA SPICE CINNAMON GRND | 90511 | 5061601 | 9.15 | | 9.15 | | | | |
| D | 1 | S | ONLY | 1LB | IMP/MCC SPICE NUTMEG GROUND | 974301 | 5229067 | 30.26 | | 30.26 | | | | |
| | | | | | GROUP TOTAL**** | | | | | 39.41 | | | | |
| | | | | | *** PRODUCE *** | | | | | | | | | |
| C | 2 | CS | 1 | 5 LB | IMPFRSH PEPPER GREEN BELL FRSH LG | PPRGRN | 6902340 | 15.95 | | 31.90 | | | | |
| C | 1 | S | ONLY | 10 LB | IMPFRSH ONION YELLOW JUMBO FRESH SACK | | 7201992 | 11.85 | | 11.85 | | | | |
| | | | | | GROUP TOTAL**** | | | | | 43.75 | | | | |
| | MISC CHARGES | | | | CHGS FOR FUEL SURCHARGE | | | | | 6.50 | * | | | |
| | ORDER SUMMARY | | | | : 4877618 | | | | | | | | | |

COGS - 3122
$245.46

| CASES | SPLIT | TOT.PCS | CUBE | GROSS WT. |
|---|---|---|---|---|
| 6 | 3 | 9 | 4.1 | 141 |
| 6 | 3 | 9 | 4.1 | 141 |

OPEN: 8:00 AM CLOSE: 6:30 PM

REMIT TO
SYSCO WEST COAST FLORIDA, INC.
3000 69TH STREET EAST
PALMETTO, FL 34221

| | |
|---|---|
| SUB TOTAL | 245.46 |
| TAX TOTAL | |
| INVOICE TOTAL | 245.46 |

DRIVER'S SIGN

NO. PCS DELVD.

CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN X

NO. PCS REC.

PAYABLE ON OR BEFORE 10/27/25

LAST PAGE

IMPORTANT PACA PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E(C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY, OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

# EVERGREEN
# COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures**
**October 2025**
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$2,760.60**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

# Evergreen Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Hillsborough County Sheriffs Of | 100012 | CI-2025-30100 EG | Boat Fees 09/25 | $ 280.00 |
| Kevin Withey | 100010 | EG 093025 Withey | Off Duty Water Patrol 09/25 | $ 1,080.00 |
| Off Duty Management, Inc | 100013 | INV267953 EG | Off Duty - Alexa Lohnes 10/16/25 | $ 320.60 |
| Scott Jones | 100011 | EG 093025 Jones | Off Duty Water Patrol 09/25 | $ 1,080.00 |
| **Report Total** | | | | **$ 2,760.60** |

Hillsborough County Sheriff's Office
2008 East 8th Avenue
Tampa, FL 33605

accountsreceivable@hcso.tampa.fl.us
https://www.teamhcso.com/
(813) 247-8000

# INVOICE

| Date | Invoice Number |
|---|---|
| 10/08/2025 | CI-2025-30100 |

| Payment Terms | Due Date |
|---|---|
| Net 30 | 11/07/2025 |

**Bill To**

Harbor Bay Community Development Distric
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States of America

**Remit-To**

Hillsborough County Sheriff's Office
2008 East 8th Avenue
Tampa, FL 33605
United States of America
(813) 247-8000



| Purchase Order Number | Customer ID |
|---|---|
| | CID-251068 |

| Quantity | Sales Item | Item Description | Price Each | Amount |
|---|---|---|---|---|
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Jones | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Withey | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Withey | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Jones | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Jones | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Withey | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Jones | 7.00 | 35.00 |
| 5 | O/D Admin Fee Marine | Boat Fees 0925/Withey | 7.00 | 35.00 |

| | |
|---|---|
| **Net Amount** | **280.00** |
| **Tax** | **0.00** |
| **Total** | **USD 280.00** |

If you would like to pay this invoice by credit card, please provide the following information and return a copy of this invoice to the attention of the Accounts Receivable Department at the "Remit To" address above:

Credit Card Type (please check one) ☐ VISA ☐ MasterCard ☐ American Express ☐ Discover

Credit Card Number _____ Expiration Date (MM/YY) _____

CSV Number _____

Card Holder Name (please print) _____ Signature _____

# Mira Bay Off Duty Water Patrol

| | |
|---|---|
| Name: Kevin Withey | ABN: 224867 |
| Address: 102 Springsong Rd<br>Lithia, FL 33547 | Phone #: 727-543-9087 |

| Date: | Times Worked: | Total Hours: |
|---|---|---|
| 09/11 | 0600 – 1100 | 5 Hrs |
| 09/19 | 0630 – 1130 | 5 Hrs |
| 09/25 | 1015 – 1515 | 5 Hrs |
| 09/30 | 0600 – 1100 | 5 Hrs |

| Total Hours: | X$54.00 Per Hour | Total Pay: |
|---|---|---|
| 20 | X$54.00 | $1080.00 |

| Date: | Safety Checks | Warnings | Citations | Citizen Contacts | Calls |
|---|---|---|---|---|---|
| 09/11 | | | | 7 | Docks/Boats/Lifts |
| 09/19 | | | | 6 | Docks/Boats/Lifts |
| 09/25 | | | | 13 | Docks/Boats/Lifts |
| 09/30 | | | | 7 | Docks/Boats/Lifts |

RECEIVED 10/24/25

# Invoice

## INV267953

Off Duty Management Inc.
1906 Avenue D #200
Katy, TX 77493
281-347-8500
invoicing@offdutymanagement.com

10/23/2025
Terms: Net 30
Due Date: 11/22/2025

**Bill To Attn To:**
Lynn Hayes
Harbor Bay Community Development District
3434 Colwell Avenue, Suite 200,
Tampa, Florida 33614
Tampa FL 33614
United States

**WorkSite Address**
Lynn Hayes
107 Manns Harbor Drive
Apollo Beach FL 33572
US

**Make Check Payable and Mail to:**
Off Duty Management, Inc.
P.O. Box 737377
Dallas ,TX 75373-7377
**Please include invoice number with payment**

| Project | PO | Job #/Ref # | Amount Due |
|---|---|---|---|
| 135647 Harbor Bay Community Development District : ODM-20250827-0112:Harbor Bay Community D | | | **$320.60** |

| Agency | Time IN - Time OUT | Officer | Type | Hours/ Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| Hillsborough County-SO-FL | 10/16/2025 5:30:00 PM - 10/16/2025 9:30:00 PM | Alexa Lohnes | Regular | 4 | $80.15 | $320.60 |
| | | | **Regular Total** | | | **$320.60** |

**Invoice Comments:**

**Request Id: ODM-20250827-0112**

| | |
|---|---|
| **Invoice Subtotal** | $320.60 |
| **Tax Total** | $0.00 |
| **Invoice Total** | $320.60 |
| **Total Paid** | $0.00 |
| **Amount Due** | $320.60 |




INV267953

# Mira Bay Off Duty Water Patrol

| | |
|---|---|
| Name:<br>Scott E. Jones | ABN:<br>33970 |
| Address:<br>8822 Thomas Oaks Dr. #201<br>Tampa FL 33626 | Phone #:<br>813-355-6224 |

| Date: | Times Worked: | Total Hours: |
|---|---|---|
| 09/09/2025 | 0600-1100 | 5 Hrs |
| 09/22/2025 | 1300-1800 | 5 Hrs |
| 09/24/2025 | 0600-1100 | 5 Hrs |
| 09/26/2025 | 1300-1800 | 5 Hrs |

| Total Hours: | X$54.00 Per Hour | Total Pay: |
|---|---|---|
| 20 | $ 54.00 | $1,080.00 |

| Date: | Safety Checks | Warnings | Citations | Citizen Contacts | Calls |
|---|---|---|---|---|---|
| 09/09/2025 | | | | 12 | |
| 09/22/2025 | | | | 15 | |
| 09/24/2025 | | | | 14 | |
| 09/26/2025 | 1 | | | 18 | |

# Tab 19

Rizzetta & Company

# Harbor Bay
# Community Development District

## Financial Statements
## (Unaudited)

## October 31, 2025

**Prepared by: Rizzetta & Company, Inc.**

**harborbaycdd.org**
**rizzetta.com**

**Harbor Bay Community Development District**
Balance Sheet
As of 10/31/2025
(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Mira Bay Fund | Evergreen Fund | Total Gvmnt Fund | Long-Term Debt |
|---|---|---|---|---|---|---|---|
| Assets | | | | | | | |
| Cash In Bank | 237,500 | 0 | 0 | 60,702 | 8,303 | 306,505 | 0 |
| Investments | 105,273 | 2,294,179 | 1,429,242 | 0 | 207,078 | 4,035,771 | 0 |
| Accounts Receivable | | | | | | | |
| Accounts Receivable - Other | 31,560 | 0 | 0 | 7,567 | 0 | 39,128 | 0 |
| Assessments Receivable-Tax Roll | 4,116,557 | 593,680 | 1,865,136 | 0 | 0 | 6,575,373 | 0 |
| Allowance for Uncollectible Accounts | (28,796) | 0 | 0 | (7,567) | 0 | (36,364) | 0 |
| Prepaid Expenses | 69,170 | 0 | 0 | 1,669 | 0 | 70,839 | 0 |
| Inventory | 0 | 0 | 0 | 27,576 | 0 | 27,577 | 0 |
| Due From Other | 38,931 | 0 | 18,200 | 500 | 5,725 | 63,356 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 3,312,578 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 18,182,422 |
| Total Assets | 4,570,195 | 2,887,859 | 3,312,578 | 90,447 | 221,106 | 11,082,185 | 21,495,000 |
| Liabilities | | | | | | | |
| Accounts Payable | 130,692 | 0 | 0 | 6,550 | 2,160 | 139,403 | 0 |
| Accrued Expenses | 33,199 | 0 | 0 | 0 | 0 | 33,198 | 0 |
| Other Current Liabilities | 0 | 0 | 0 | 4,224 | 0 | 4,224 | 0 |
| Due To Other | 32,322 | 0 | 0 | 28,194 | 1,582 | 62,098 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 0 | 21,495,000 |
| Deposits Payable | 0 | 0 | 0 | 100 | 0 | 100 | 0 |
| Total Liabilities | 196,213 | 0 | 0 | 39,068 | 3,742 | 239,023 | 21,495,000 |
| Fund Equity & Other Credits | | | | | | | |
| Beginning Fund Balance | 691,453 | 2,285,495 | 1,442,986 | 64,075 | 214,649 | 4,698,658 | 0 |
| Net Change in Fund Balance | 3,682,529 | 602,364 | 1,869,592 | (12,696) | 2,715 | 6,144,504 | 0 |
| Total Fund Equity & Other Credits | 4,373,982 | 2,887,859 | 3,312,578 | 51,379 | 217,364 | 10,843,162 | 0 |
| Total Liabilities & Fund Equity | 4,570,195 | 2,887,859 | 3,312,578 | 90,447 | 221,106 | 11,082,185 | 21,495,000 |

See Notes to Unaudited Financial Statements

815 General Fund

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 82,000 | 6,833 | 1,075 | (5,758) |
| Special Assessments | | | | |
| Tax Roll | 4,116,557 | 4,116,557 | 4,116,557 | 0 |
| Other Misc. Revenues | | | | |
| HOA Rental Revenue | 600 | 50 | 0 | (50) |
| Miscellaneous Revenue | 15,000 | 1,250 | 40 | (1,210) |
| Total Revenues | 4,214,157 | 4,124,690 | 4,117,672 | (7,018) |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 12,000 | 1,000 | 1,000 | 0 |
| Total Legislative | 12,000 | 1,000 | 1,000 | 0 |
| Financial & Administrative | | | | |
| Accounting Services | 58,146 | 4,845 | 4,317 | 529 |
| Arbitrage Rebate Calculation | 650 | 0 | 0 | 0 |
| Auditing Services | 5,200 | 0 | 0 | 0 |
| Disclosure Report | 5,600 | 467 | 416 | 50 |
| District Engineer | 55,000 | 4,583 | 4,610 | (27) |
| District Engineer - Special | 66,583 | 5,549 | 0 | 5,548 |
| District Management | 129,214 | 10,768 | 10,629 | 139 |
| Dues, Licenses & Fees | 4,500 | 175 | 895 | (720) |
| Financial & Revenue Collections | 9,692 | 807 | 417 | 391 |
| Legal Advertising | 1,800 | 150 | 315 | (165) |
| Miscellaneous Mailings | 1,500 | 125 | 0 | 125 |
| Property Taxes | 4,500 | 0 | 0 | 0 |
| Public Officials Liability Insurance | 20,261 | 20,261 | 4,800 | 15,461 |
| Trustees Fees | 7,100 | 5,837 | 6,420 | (584) |
| Website Hosting, Maintenance, Backup & E | 10,752 | 635 | 235 | 402 |
| Total Financial & Administrative | 380,498 | 54,202 | 33,054 | 21,149 |
| Legal Counsel | | | | |
| District Counsel | 130,000 | 10,834 | 20,657 | (9,824) |
| District Counsel - Special Counsel | 25,000 | 2,083 | 0 | 2,083 |
| Total Legal Counsel | 155,000 | 12,917 | 20,657 | (7,741) |
| Security Operations | | | | |
| Security Monitoring Services | 222,000 | 18,500 | 40,938 | (22,438) |
| Total Security Operations | 222,000 | 18,500 | 40,938 | (22,438) |
| Electric Utility Services | | | | |
| Utility - Irrigation | 26,000 | 2,167 | 1,956 | 211 |
| Utility - Recreation Facilities | 100,000 | 8,333 | 10,964 | (2,631) |
| Utility - Street Lights | 200,000 | 16,667 | 12,948 | 3,718 |
| Utility Services -Guard House | 6,500 | 541 | 337 | 206 |
| Total Electric Utility Services | 332,500 | 27,708 | 26,205 | 1,504 |

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Gas Utility Service | | | | |
| Utility Services | 6,500 | 542 | 357 | 184 |
| Total Gas Utility Service | 6,500 | 542 | 357 | 184 |
| Garbage/Solid Waste Control Services | | | | |
| Garbage - Recreation Facility | 17,400 | 1,450 | 1,315 | 135 |
| Total Garbage/Solid Waste Control Services | 17,400 | 1,450 | 1,315 | 135 |
| Water-Sewer Combination Services | | | | |
| Utilities - Amenities | 45,000 | 3,750 | 3,700 | 50 |
| Utility - Irrigation | 35,000 | 2,917 | 2,900 | 16 |
| Total Water-Sewer Combination Services | 80,000 | 6,667 | 6,600 | 66 |
| Stormwater Control | | | | |
| Aquatic Maintenance | 70,460 | 5,871 | 3,075 | 2,797 |
| Fountain Service Repair & Maintenance | 25,000 | 2,084 | 0 | 2,083 |
| Total Stormwater Control | 95,460 | 7,955 | 3,075 | 4,880 |
| Other Physical Environment | | | | |
| Flood Insurance | 8,315 | 8,315 | 0 | 8,315 |
| General Liability & Property Insurance | 199,948 | 199,948 | 158,364 | 41,584 |
| Landscape - Annuals/Flowers | 24,000 | 2,000 | 0 | 2,000 |
| Landscape - Mulch | 141,000 | 11,750 | 0 | 11,750 |
| Landscape Irrigation | 60,000 | 5,000 | 15,730 | (10,729) |
| Landscape Maintenance | 469,000 | 39,083 | 32,966 | 6,117 |
| Landscape Maintenance - Contingency | 100,000 | 8,333 | 0 | 8,333 |
| Landscape Maintenance - Park Square | 200,000 | 16,667 | 15,000 | 1,667 |
| Landscape Maintenance - Turf Grass | 283,220 | 23,601 | 23,601 | 0 |
| Landscape Plant Installation | 100,000 | 8,334 | 0 | 8,333 |
| Water Management Monitoring & Reporting | 6,000 | 500 | 500 | 0 |
| Total Other Physical Environment | 1,591,483 | 323,531 | 246,161 | 77,370 |
| Road & Street Facilities | | | | |
| Asphalt Repair & Maintenance | 19,500 | 1,625 | 0 | 1,625 |
| Street/Parking Lot Sweeping | 15,000 | 1,250 | 0 | 1,250 |
| Total Road & Street Facilities | 34,500 | 2,875 | 0 | 2,875 |
| Parks & Recreation | | | | |
| Basketball Court Maintenance & Supplies | 6,000 | 500 | 0 | 500 |
| Boat Lift Sling Repairs & Maintenance | 20,000 | 1,666 | 0 | 1,667 |
| Elevator Maintenance & Permit | 3,616 | 302 | 303 | (2) |
| Employee - Payroll Processing Fees | 0 | 0 | 2,121 | (2,120) |
| Employee - Workers Comp | 0 | 0 | 499 | (499) |
| Facility A/C & Heating Maintenance & Rep | 5,000 | 416 | 0 | 417 |
| Fitness Equipment Maintenance & Repair | 7,500 | 625 | 290 | 335 |
| Holiday Decorations | 12,000 | 0 | 0 | 0 |
| Janitorial Service | 89,627 | 7,469 | 3,152 | 4,317 |

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Maintenance & Repairs | 40,000 | 3,334 | 6,923 | (3,591) |
| Onsite Staffing/Employment | 417,035 | 34,753 | 27,585 | 7,169 |
| Pest Control | 5,210 | 434 | 2,722 | (2,288) |
| Playground Repairs | 10,000 | 833 | 0 | 833 |
| Pool Operations & Maintenance | 42,087 | 3,507 | 3,207 | 300 |
| Printing Supplies | 1,500 | 125 | 341 | (215) |
| Street Sign Repair & Replacement | 7,500 | 625 | 0 | 625 |
| Telephone, Internet, Cable | 40,000 | 3,334 | 219 | 3,114 |
| Tennis Court Maintenance & Supplies | 9,734 | 811 | 1,769 | (959) |
| Tennis Court Maintenance Personnel | 33,996 | 2,833 | 0 | 2,833 |
| Vehicle Maintenance | 3,500 | 292 | 0 | 292 |
| Total Parks & Recreation | 754,305 | 61,859 | 49,131 | 12,728 |
| Admiral Point Operations | | | | |
| Utility - Electricity | 21,600 | 1,800 | 394 | 1,407 |
| Utility - Water & Sewer | 5,500 | 458 | 0 | 458 |
| Total Admiral Point Operations | 27,100 | 2,258 | 394 | 1,865 |
| Special Events | | | | |
| Special Events | 0 | 0 | 6,255 | (6,256) |
| Total Special Events | 0 | 0 | 6,255 | (6,256) |
| Contingency | | | | |
| CDD Annual Contribution | 455,411 | 37,951 | 0 | 37,951 |
| Emergency Relief | 50,000 | 4,166 | 0 | 4,167 |
| Total Contingency | 505,411 | 42,117 | 0 | 42,118 |
| Total Expenditures | 4,214,157 | 563,581 | 435,142 | 128,439 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 3,561,109 | 3,682,530 | 121,421 |
| Fund Balance, Beginning of Period | 0 | 0 | 691,452 | 691,453 |
| Total Fund Balance, End of Period | 0 | 3,561,109 | 4,373,982 | 812,874 |

815 Reserve Fund

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 75,000 | 6,250 | 8,684 | 2,434 |
| Special Assessments | | | | |
| Tax Roll | 593,000 | 593,000 | 593,680 | 680 |
| Total Revenues | 668,000 | 599,250 | 602,364 | 3,114 |
| Expenditures | | | | |
| Contingency | | | | |
| Asphalt Repair & Maintenance | 288,822 | 24,069 | 0 | 24,069 |
| Facility A/C & Heating Maintenance & Rep | 60,000 | 5,000 | 0 | 5,000 |
| Fountain Repairs | 55,435 | 4,619 | 0 | 4,619 |
| Landscape Enhancements | 352,018 | 29,335 | 0 | 29,335 |
| Paint Finish Applications, Exterior | 72,067 | 6,005 | 0 | 6,006 |
| Tennis Courts Resurfacing | 39,393 | 3,283 | 0 | 3,282 |
| Total Contingency | 867,735 | 72,311 | 0 | 72,311 |
| Total Expenditures | 867,735 | 72,311 | 0 | 72,311 |
| Total Excess of Revenues Over(Under) Expenditures | (199,735) | 526,939 | 602,364 | 75,425 |
| Total Other Financing Sources(Uses) | | | | |
| Carry Forward Fund Balance | | | | |
| Carry Forward Fund Balance | 199,735 | 199,735 | 0 | (199,735) |
| Total Other Financing Sources(Uses) | 199,735 | 199,735 | 0 | (199,735) |
| Fund Balance, Beginning of Period | 0 | 0 | 2,285,495 | 2,285,495 |
| Total Fund Balance, End of Period | 0 | 726,674 | 2,887,859 | 2,161,185 |

815 Debt Service Fund S2019

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 4,456 | 4,456 |
| Special Assessments | | | | |
| Tax Roll | 1,865,136 | 1,865,136 | 1,865,136 | 0 |
| Total Revenues | 1,865,136 | 1,865,136 | 1,869,592 | 4,456 |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 805,136 | 805,136 | 0 | 805,136 |
| Principal | 1,060,000 | 1,060,000 | 0 | 1,060,000 |
| Total Debt Service | 1,865,136 | 1,865,136 | 0 | 1,865,136 |
| Total Expenditures | 1,865,136 | 1,865,136 | 0 | 1,865,136 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 0 | 1,869,592 | 1,869,592 |
| Fund Balance, Beginning of Period | 0 | 0 | 1,442,986 | 1,442,986 |
| Total Fund Balance, End of Period | 0 | 0 | 3,312,578 | 3,312,578 |

815 Mira Bay Enterprise Fund

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 5 | 5 |
| Amenity Center Revenue | | | | |
| Beer Sales | 29,962 | 2,497 | 3,618 | 1,121 |
| Beverages | 7,734 | 644 | 585 | (59) |
| Events & Sponsorships | 15,000 | 1,250 | 0 | (1,250) |
| Facilities Rentals | 41,778 | 3,482 | 6,952 | 3,470 |
| Facility Rental - Bar Services | 17,576 | 1,464 | 0 | (1,465) |
| Food | 84,090 | 7,008 | 10,105 | 3,098 |
| Gate Strike Income | 1,500 | 125 | 0 | (125) |
| Group Exercises | 1,680 | 140 | 192 | 52 |
| Liquor | 48,788 | 4,066 | 3,123 | (943) |
| Merchandise | 12,000 | 1,000 | 400 | (600) |
| Non-Resident Basketball | 2,500 | 208 | 0 | (208) |
| Non-Resident Pickleball | 4,000 | 333 | 0 | (333) |
| Non-Resident Tennis | 4,000 | 334 | 0 | (334) |
| Personal Training | 1,920 | 160 | 0 | (160) |
| Programs-After School Care | 56,500 | 4,708 | 0 | (4,708) |
| Programs-Camps | 54,000 | 4,500 | 0 | (4,500) |
| Programs-Youth Other | 1,500 | 125 | 0 | (125) |
| Proximity Card Replacements | 10,000 | 833 | 642 | (191) |
| Special Events Revenue | 3,154 | 263 | 0 | (263) |
| Tennis Lessons | 540 | 45 | 0 | (45) |
| Wine Sales | 14,240 | 1,187 | 1,207 | 20 |
| Other Misc. Revenues | | | | |
| Contribution From CDD | 455,411 | 37,951 | 0 | (37,951) |
| Total Revenues | 867,873 | 72,323 | 26,829 | (45,494) |
| Expenditures | | | | |
| Food & Beverage | | | | |
| COGS - Beer | 12,485 | 1,041 | 1,384 | (343) |
| COGS - Beverage | 3,653 | 304 | 2,172 | (1,868) |
| COGS - Coffee | 12,000 | 1,000 | 1,151 | (151) |
| COGS - Food | 72,914 | 6,076 | 3,838 | 2,239 |
| COGS - Liquor | 23,712 | 1,976 | 1,514 | 461 |
| COGS - Wine | 8,765 | 731 | 528 | 203 |
| Cafe Operating | 19,226 | 1,602 | 1,682 | (80) |
| Daily Ops Software | 9,000 | 750 | 465 | 284 |
| Dues, Licenses & Fees | 1,800 | 150 | 0 | 150 |
| Food & Fun Events | 5,000 | 417 | 0 | 417 |
| Refrigeration Repairs | 6,800 | 566 | 0 | 567 |
| Training & Education | 1,300 | 108 | 0 | 108 |
| Total Food & Beverage | 176,655 | 14,721 | 12,734 | 1,987 |
| Operating Expense | | | | |
| Amenity Management Service Contracts | 218,083 | 18,174 | 21,320 | (3,146) |
| Clubhouse Improvements | 15,000 | 1,250 | 0 | 1,250 |
| Employee Recognition | 2,500 | 208 | 0 | 208 |

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Food & Beverage Operations | 140,041 | 11,670 | 0 | 11,670 |
| Furniture, Fixtures, & Equipment | 12,000 | 1,000 | 0 | 1,000 |
| Gate Strikes | 3,840 | 320 | 0 | 320 |
| Gate Strikes - Mailing | 500 | 42 | 0 | 42 |
| General Operating | 11,500 | 958 | 0 | 958 |
| Gym Towels | 7,500 | 625 | 0 | 625 |
| Housekeeping Operating | 40,000 | 3,334 | 3,092 | 241 |
| ID & Access Cards | 16,000 | 1,333 | 0 | 1,334 |
| Marketing & Promotions | 3,012 | 251 | 0 | 251 |
| Member & Guest Supplies | 14,462 | 1,205 | 0 | 1,205 |
| Merchandise Retail | 6,200 | 517 | 0 | 517 |
| Office Supplies | 8,460 | 705 | 0 | 705 |
| Postage & Delivery | 300 | 25 | 0 | 25 |
| Uniforms & Laundry | 750 | 62 | 0 | 62 |
| Total Operating Expense | 500,148 | 41,679 | 24,412 | 17,267 |
| Parks & Recreation | | | | |
| After School Program | 4,100 | 342 | 0 | 342 |
| Camps | 15,000 | 1,250 | 0 | 1,250 |
| Continuing Education - CPR | 800 | 67 | 0 | 66 |
| Employee - Lifeguards | 91,030 | 7,586 | 2,379 | 5,208 |
| Lifeguard Supplies | 1,800 | 150 | 0 | 150 |
| Marketing & Promotions | 1,550 | 129 | 0 | 129 |
| Youth Programs | 1,000 | 83 | 0 | 83 |
| Total Parks & Recreation | 115,280 | 9,607 | 2,379 | 7,228 |
| Special Events | | | | |
| Back to School | 3,500 | 292 | 0 | 292 |
| Bartending Events | 11,290 | 941 | 0 | 941 |
| Eggstravaganza | 4,000 | 333 | 0 | 333 |
| Harvest Fest | 14,000 | 1,167 | 0 | 1,167 |
| Program Operating | 5,000 | 416 | 0 | 416 |
| Santa Brunch | 2,500 | 209 | 0 | 209 |
| Special Events | 20,000 | 1,666 | 0 | 1,666 |
| Sunday Market | 1,000 | 84 | 0 | 84 |
| Winter Wonderland | 14,500 | 1,208 | 0 | 1,208 |
| Total Special Events | 75,790 | 6,316 | 0 | 6,316 |
| Total Expenditures | 867,873 | 72,323 | 39,525 | 32,798 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 0 | (12,696) | (12,696) |
| Fund Balance, Beginning of Period | 0 | 0 | 64,075 | 64,075 |
| Total Fund Balance, End of Period | 0 | 0 | 51,379 | 51,379 |

815 Evergreen Fund

**Harbor Bay Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 10/31/2025 | Year To Date 10/31/2025 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 7,500 | 625 | 775 | 150 |
| Other Misc. Revenues | | | | |
| Boat Registrations | 12,000 | 1,000 | 1,500 | 500 |
| Boat Renewals | 5,000 | 417 | 3,200 | 2,784 |
| Total Revenues | 24,500 | 2,042 | 5,475 | 3,434 |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Canal Inspections | 1,200 | 100 | 0 | 100 |
| Harbor Patrol | 30,000 | 2,500 | 2,760 | (261) |
| Navigational Post & Sign Repairs | 22,000 | 1,834 | 0 | 1,833 |
| Save the Manatees | 50,000 | 4,166 | 0 | 4,167 |
| Total Other Physical Environment | 103,200 | 8,600 | 2,760 | 5,839 |
| Total Expenditures | 103,200 | 8,600 | 2,760 | 5,839 |
| Total Excess of Revenues Over(Under) Expenditures | (78,700) | (6,558) | 2,715 | 9,273 |
| Total Other Financing Sources(Uses) | | | | |
| Carry Forward Fund Balance | | | | |
| Carry Forward Fund Balance | 78,700 | 78,700 | 0 | (78,700) |
| Total Other Financing Sources(Uses) | 78,700 | 78,700 | 0 | (78,700) |
| Fund Balance, Beginning of Period | 0 | 0 | 214,649 | 214,649 |
| Total Fund Balance, End of Period | 0 | 72,142 | 217,364 | 145,222 |

**Harbor Bay CDD**
**Investment Summary**
**October 31, 2025**

| Account | Investment | | Balance as of October 31, 2025 |
|---|---|---|---|
| Florida Fixed Income Trust | Local Government Investment | $ | 105,273 |
| | **Total General Fund Investments** | **$** | **105,273** |
| Florida Fixed Income Trust | Local Government Investment | $ | 2,294,179 |
| | **Total General Reserve Fund Investments** | **$** | **2,294,179** |
| US Bank Series 2019 Reserve | First American Government Obligation Fund Class Y | $ | 931,008 |
| US Bank Series 2019 Revenue | First American Government Obligation Fund Class Y | | 497,065 |
| US Bank Series 2019A-1 Prepayment | First American Government Obligation Fund Class Y | | 430 |
| US Bank Series 2019A-2 A1 Prepayment | First American Government Obligation Fund Class Y | | 529 |
| US Bank Series 2019A-2 A2 Prepayment | First American Government Obligation Fund Class Y | | 210 |
| | **Total Debt Service Fund Investments** | **$** | **1,429,242** |
| Florida Fixed Income Trust | Local Government Investment | $ | 207,078 |
| | **Total Evergreen Fund Investments** | **$** | **207,078** |

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

# Harbor Bay Community Development District
## Summary A/R Ledger
## From 10/01/2025 to 10/31/2025

| | Fund_ID | Fund Name | Customer | Invoice Number | AR Account | Date | Balance Due |
|---|---|---|---|---|---|---|---|
| **815, 192** | | | | | | | |
| | 815-001 | 815 General Fund | Hillsborough County Tax Collector | AR00003098 | 12110 | 10/01/2025 | 4,116,557.46 |
| **Sum for 815, 192** | | | | | | | **4,116,557.46** |
| **815, 193** | | | | | | | |
| | 815-005 | 815 Reserve Fund | Hillsborough County Tax Collector | AR00003098 | 12110 | 10/01/2025 | 593,680.00 |
| **Sum for 815, 193** | | | | | | | **593,680.00** |
| **815, 196** | | | | | | | |
| | 815-200 | 815 Debt Service Fund S2019 | Hillsborough County Tax Collector | AR00003098 | 12110 | 10/01/2025 | 1,865,135.84 |
| **Sum for 815, 196** | | | | | | | **1,865,135.84** |
| **Sum for 815** | | | | | | | **6,575,373.30** |
| **Sum Total** | | | | | | | **6,575,373.30** |

# Harbor Bay Community Development District
## Summary A/P Ledger
## From 10/01/2025 to 10/31/2025

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|---|---|---|---|---|---|---|
| **815, 190** | | | | | | |
| | 815 Mira Bay Enterprise Fund | 10/29/2025 | Alsco, Inc. | MB LTAM1102067 | Housekeeping Supplies 10/25 | 160.67 |
| | 815 Mira Bay Enterprise Fund | 10/01/2025 | Aroma Coffee Service Inc. | MB 0022627210 | Coffee 10/25 | 423.85 |
| | 815 Mira Bay Enterprise Fund | 10/29/2025 | Aroma Coffee Service Inc. | MB 0223181120 | Supplies 10/25 | 1,100.68 |
| | 815 Mira Bay Enterprise Fund | 10/01/2025 | Aroma Coffee Service Inc. | MB 022317119 | Coffee 08/25 | 726.54 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Cintas Corporation | MB 4248336208 | Housekeeping 10/25 | 491.64 |
| | 815 Mira Bay Enterprise Fund | 10/23/2025 | Cintas Corporation | MB 4247595441 | Housekeeping 10/25 | 558.48 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Cintas Corporation | MB 1905950220 | Hand Wipes 10/25 | 160.00 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Sysco Food Services West Coast Florida, Inc. | MB 737472771 ACH | Food & Supplies 10/25 | 937.04 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Sysco Food Services West Coast Florida, Inc. | MB 737489915 ACH | Food & Supplies 10/25 | 80.99 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Sysco Food Services West Coast Florida, Inc. | MB 737472771 ACH | Food & Supplies 10/25 | 45.45 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Sysco Food Services West Coast Florida, Inc. | MB 737475105 ACH | Food & Supplies 10/25 | 39.50 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Sysco Food Services West Coast Florida, Inc. | MB 737475105 ACH | Food & Supplies 10/25 | 992.04 |
| | 815 Mira Bay Enterprise Fund | 10/30/2025 | Sysco Food Services West Coast Florida, Inc. | MB 737489915 ACH | Food & Supplies 10/25 | 833.20 |
| **Sum for 815, 190** | | | | | | **6,550.08** |
| **815, 191** | | | | | | |
| | 815 Evergreen Fund | 10/31/2025 | Kevin Withey | EG 103125 Withey | Off Duty Water Patrol 10/25 | 1,080.00 |
| | 815 Evergreen Fund | 10/31/2025 | Scott Jones | EG 103125 Jones | Off Duty Water Patrol 10/25 | 1,080.00 |
| **Sum for 815, 191** | | | | | | **2,160.00** |
| **815, 192** | | | | | | |
| | 815 General Fund | 10/01/2025 | Accurate Drilling Solutions, LLC | i7297 | Service Call 8/25 | 505.00 |
| | 815 General Fund | 10/30/2025 | Blue Water Aquatics, Inc. | 34369 | Pond/Waterway Treatment 10/25 | 3,075.00 |
| | 815 General Fund | 10/01/2025 | Century Fire Protection, LLC | 40010427 | Annual Fire Inspection 09/25 | 1,340.00 |
| | 815 General Fund | 10/23/2025 | Cintas Corporation | 4247595441 | Supplies 10/25 | 728.69 |
| | 815 General Fund | 10/30/2025 | Cintas Corporation | 4248336208 | House | 766.95 |
| | 815 General Fund | 10/31/2025 | Core Empire, LLC | 322 | Pressure Wash 1 | 2,200.00 |
| | 815 General Fund | 10/31/2025 | Culligan Water Conditioning | 5020130 | Service 10/25 | 207.00 |
| | 815 General Fund | 10/30/2025 | DEX Imaging, LLC | AR14066302 | Billing Period 10/01/25-12/31/25 | 340.57 |
| | 815 General Fund | 10/30/2025 | Gas South | 150653207805 ACH 10/25 | Utility Services 10/25 | 357.12 |
| | 815 General Fund | 09/22/2025 | Hidden Eyes, LLC | 760306 | Add Res 09/01/24-10/31/25 | 92.70 |
| | 815 General Fund | 10/31/2025 | Hidden Eyes, LLC | 120155 | Maintenance 10/25 | 2,881.50 |
| | 815 General Fund | 09/30/2025 | Hillsborough County BOCC | BOCC Summary 2 ACH 09/25 | Utilities 09/25 | 561.80 |
| | 815 General Fund | 09/30/2025 | Hillsborough County BOCC | BOCC Summary 2 ACH 09/25 | Utilities 09/25 | 2,300.61 |
| | 815 General Fund | 10/30/2025 | Lee Te Kim Lawn Care & Nursery | OCT 06810 | Turfgrass Management 10/25 | 23,601.67 |
| | 815 General Fund | 10/30/2025 | Lee Te Kim Lawn Care & Nursery | OCT 06809 | Water Use Permit 10/25 | 500.00 |
| | 815 General Fund | 10/30/2025 | Lee Te Kim Lawn Care & Nursery | OCT 06812 | Maintenance - Park Square 10/25 | 15,000.00 |

# Harbor Bay Community Development District
## Summary A/P Ledger
## From 10/01/2025 to 10/31/2025

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|---|---|---|---|---|---|---|
| | 815 General Fund | 10/30/2025 | Lee Te Kim Lawn Care & Nursery | OCT 06808 | Landscape Maintenance 10/25 | 41,166.66 |
| | 815 General Fund | 10/30/2025 | Lee Te Kim Lawn Care & Nursery | OCT 06811 | Irrigation Maintenance 10/25 | 5,166.67 |
| | 815 General Fund | 10/31/2025 | Lighthouse Engineering Inc., dba LHE | 30 | Engineering Services 10/25 | 4,610.00 |
| | 815 General Fund | 10/30/2025 | Oski Enterprises Inc | INVp-10557 | Signs 10/25 | 126.26 |
| | 815 General Fund | 10/06/2025 | Patrick Hanley | 1129 | Pool Maintenance 10/25 | 352.00 |
| | 815 General Fund | 10/30/2025 | Persson, Cohen & Mooney, P.A. | 6472 | Legal Services 10/25 | 20,657.26 |
| | 815 General Fund | 10/21/2025 | Phenomenal Exercise Equipment Repair Services, Inc. | 246547 | Equipment Maintenance 10/25 | 145.00 |
| | 815 General Fund | 10/01/2025 | Terminix | 463363474 | Pest Control 08/25 | 247.57 |
| | 815 General Fund | 10/01/2025 | Terminix | 462292687 | Pest Control 07/25 | 247.57 |
| | 815 General Fund | 10/10/2025 | Terminix | 465488515 | Pest Control 10/25 | 774.49 |
| | 815 General Fund | 10/01/2025 | Terminix | 464428015 | Pest Control 09/25 | 1,132.53 |
| | 815 General Fund | 10/01/2025 | Terminix | 463275768 | Pest COntrol | 320.00 |
| | 815 General Fund | 10/10/2025 | The Observer Group, Inc. | 25-03072H | Legal Advertising | 45.94 |
| | 815 General Fund | 10/30/2025 | The Observer Group, Inc. | 25-03377H | Legal Advertising 10/25 | 91.88 |
| | 815 General Fund | 10/01/2025 | Triangle Pool Service | 0113211682235 | Sulfuric Acid 10/25 | 112.50 |
| | 815 General Fund | 10/30/2025 | Triangle Pool Service | 00022840 | Sulfuric Acid & Chlorine 10/25 | 442.50 |
| | 815 General Fund | 10/30/2025 | Triangle Pool Service | 011127274 | Liquid Chlorine 10/25 | 452.50 |
| | 815 General Fund | 10/30/2025 | Triangle Pool Service | 011127276 | Chlorine | 142.50 |
| **Sum for 815, 192** | | | | | | **130,692.44** |
| **Sum for 815** | | | | | | **139,402.52** |
| **Sum Total** | | | | | | **139,402.52** |

**Harbor Bay Community Development District**
**Notes to Unaudited Financial Statements**
**October 31, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/25.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payments for Invoice AR00003098 totaling $667938.83 were received in November 2025.
6. Debt Service Fund 200 – Payments for Invoice AR00003098 totaling $264,487.01 were received in November 2025.