



Rizzetta & Company

Harbor Bay Community Development District

**Board of Supervisors'
Regular Meeting
March 19, 2026**

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

www.harborbaycdd.org

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

March 11, 2026

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, March 19, 2026 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 Seacrest Stormwater Drain Lid Proposals (under separate cover)
 - B. Consideration of Sidewalk Grinding & Replacement Proposals (under separate cover)
 - C. Discussion on Hurricane Preparedness and After Action Review
 - D. Consideration of Pet Waste Proposals..... Tab 1
 - E. Discussion of RFP for District Management Services
- 5. STAFF REPORTS**
 - A. Aquatic Report
 - i. Blue Water Fountain Report Tab 2
 - ii. Blue Water Aquatic Report Tab 3
 - iii. Consideration of Sump 33 Debris Removal Proposal (under separate cover)
 - iv. Consideration of CSD1 Shell Cove Wetland Removal of Brazilian Pepper Trees (under separate cover)

- B. Presentation of LT Kim Landscape Reports Tab 4
 - i. 8.2-Acre Parcel Entitlement Update..... Tab 5
- C. District Counsel
 - i. Discussion on Best Price Roofing Deposit
- D. District Engineer
 - i. Consideration of Dock & Lift Applications Tab 6
 - ii. Discussion of 1090 Signet Drive
Jet Ski Lift Application
 - iii. Consideration of Roadway RFP Scope Tab 7
 - iv. Discussion of Marisol Pointe Seawall
 - v. Consideration of Bathymetric Study Proposal..... Tab 8
- E. District Coordinator
 - i. Presentation of District Coordinator Report Tab 9
 - ii. Presentation of Project/Reserve/Contract/Tracker. Tab 10
- F. District Manager
 - i. Presentation of District Manager Report..... Tab 11
 - ii. Discussion of Vendor Invoice Process &
Payment Instructions Summary Tab 12
- G. Onsite Manager Reports
 - i. Director of Operations Report..... Tab 13
 - ii. Field Operations Manager Report..... Tab 14
 - 1. Update on Power Wash Schedule
- 6. CONSENT AGENDA/BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting Minutes of February 19, 2026 Tab 15
 - B. Ratification of Operation & Maintenance Expenditures
For January 2026 Tab 16
 - C. Presentation of January 2026 Financial Statement..... Tab 17
- 7. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**
- 8. SUPERVISOR REQUESTS**
- 9. 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 CDD - Mirabay Club 2026 Pet Waste Management Proposal

Harbor Bay CDD - Mirabay Club

107 Manns Harbor Dr
Apollo Beach , FL 33572

Joel Newton

fieldops@mirabayclub.com
(813) 649-1500 ext. 131

Reference: 20260214-222853722
Quote created: February 14, 2026
Quote expires: August 13, 2026
Quote created by: Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+19419815268

Comments from Kara Kelsey

Why DoodyCalls?

DoodyCalls is more than a station servicing vendor — we provide a complete, turnkey pet waste management solution. During our previous nine months of service at the community, we maintained a **zero-complaint record**, delivering consistent, reliable results for both management and residents.

We differentiate ourselves through:

- **Premium bag quality** — our durable header and roll bag options reduce waste, minimize ripping, and improve the resident experience. Header bags allow for easy one-at-a-time dispensing, which helps prevent overuse and keeps stations stocked longer.
- **Full-service station support** — in addition to routine servicing, we can source station parts and perform maintenance or repairs as needed, eliminating added burden on onsite staff.
- **Professional, proactive service standards** — our team focuses on cleanliness, consistency, and accountability so pet waste stations remain an asset to the community, not a recurring issue.

Products & Services

Item & Description

Quan

2x a Week Pet Waste Station Service

DoodyCalls Pet Waste Station Service includes: Removing the existing waste can liner and replacing it with a new liner. Restocking the litter bag dispenser as needed. Inspecting the station for functionality and defects that may cause a service, aesthetic, or safety concern to the community. Communicating any issues to the Community

Item & Description

Quan

Manager. Thoroughly disinfect stations to ensure a nice clean look and proper sanitation. Removing waste left on the ground within a 6-foot radius of the pet waste station.	
--	--

Weekly subtotal
\$660.00

Total/week
\$660.00

Purchase terms

1. Pet waste bags are included in weekly service cost.
2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
3. Equipment prices do not include state and local sales tax.
4. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
5. DoodyCalls reserve the right to charge an annual Administrative Fee of up to \$125*
6. Requests to be listed as an addition insured may incur an annual fee of up \$150*
7. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
8. This proposal is valid for 90 days.
9. Term Net 30

*These items fluctuate depending on the Harbor Bay CDD - Mirabay Club vendor requirements.



Projected Quote

QUOTE #0160

PREPARED FOR

Mira Bay (132649)
107 MANN'S HARBOR DR
APOLLO BEACH, FL 33572-3340

PREPARED DATE

March 5, 2026

Waste Station Refill & Empty

ITEM	QTY	Weekly Price
Waste Stations replace bags and remove waste and place in dumpster on site	33	\$224
Weekly Total		\$448

***We require the use of a dumpster to dispose of collected waste**

Pet Waste Station Maintenance Proposal

From: Stan Stark

 603-678-9169

To: Harbor Bay Community Development District

Scope of Services

This proposal outlines a comprehensive, twice-weekly maintenance plan for **36 pet waste stations** across Harbor Bay CDD. The objective is to maintain a clean, well-managed, and fully stocked system for the benefit of all residents and their pets.

Services Provided

Station Cleaning & Bag Refill

- Twice-per-week scheduled service
- Waste removal and disposal
- Bag dispenser refill
- Wipe-down and inspection of each unit as needed
- **All waste will be deposited in the district's designated dumpster**

New Installations & Replacements (as needed)

- Full installation of new pet waste stations
- Replacement of hardware or signage

Pet Waste Bag Supply

- Durable, eco-friendly bags
 - Managed and re-stocked during scheduled visits
-

Pricing Summary

- **Annual Service Fee:** \$16,500
 - **Monthly Billing:** \$1,375.00 (12 equal payments)
-

+ Additional Call-Outs

If a station runs out of bags between scheduled visits and an additional service call is requested, the following rate will apply:

- **\$10.00 per station serviced during the unscheduled call-out**
-

90-Day Review & Optimization

After the initial 90 days of service, we will evaluate usage patterns and identify high-volume stations. Based on that review, we will work with the Harbor Bay team to adjust the service schedule—either increasing visits to specific stations or adjusting the overall route—ensuring optimal efficiency and coverage.

Station Replacement Pricing (If Needed)

- **New Station Hardware:** \$250.00
 - **Installation Labor:** \$150.00
 - **Total Per-Unit Replacement Cost:** **\$400.00**
-

Start Date & Terms

Service may commence upon contract approval and completion of a walk-through. This proposal remains valid for 60 days and is based on current service volume and frequency. Any changes will be reflected in a revised agreement.

Tab 2

Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date	2/12/2026
Customer	Harbor Bay CDD
Weather Conditions	Cloudy
Wind	3 mph
Temperature	64°
Multiple Sites Treated	No
Pond Number	Fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	We removed the motor of fountain #2 and cleaned #1
Pictures	

Aquatic Services Report



Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date	2/26/2026
Customer	Harbor Bay CDD
Weather Conditions	Cloudy
Wind	7mph
Temperature	73°
Multiple Sites Treated	No
Pond Number	Fountain
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned the fountain floats, nozzle, lights, and intake screen. Reset and synchronized the timers.
Pictures	

Aquatic Services Report



Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

Feb 2, 2026 | 27 Photos



Harbor Bay/Mira Bay CDD

Monthly Aquatics Report



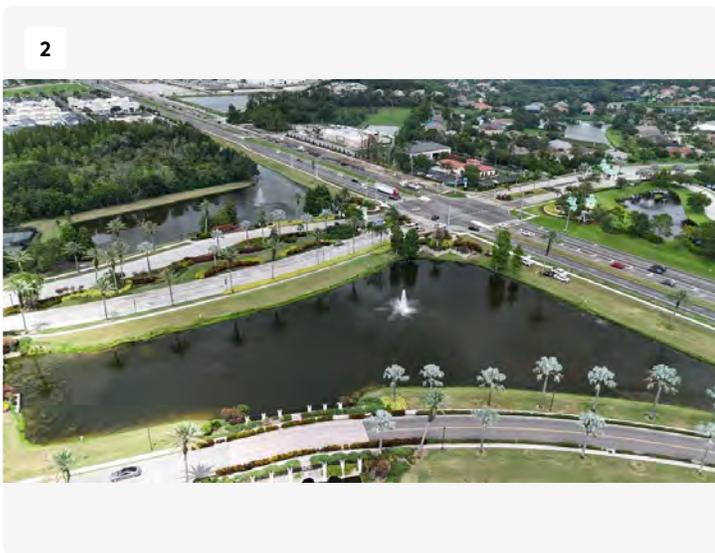
January Aquatics Report

- One fountain was pulled this month and shipped for warranty evaluation.
- We met with Clayton and Joel to evaluate pond 33 and Wetland Conservation D-1 proposals.
- Rainfall (Month-to-Date): As of January 26, 2026, Hillsborough County (Tampa International Airport) recorded 0.84" of rainfall month-to-date, which is about 1.59" below normal for this point in January.
- Temperatures (Month-to-Date): Warmest high:82°F (January 9) Coldest low:32.9°F (January 25)
Overall, temperatures have shown typical mid-winter swings with cooler nights.
- Seasonal changes and stormwater ponds: January typically brings cooler nights and fewer widespread storm events, leading to lower and more stable pond levels and fewer overflow conditions. With reduced runoff, ponds may appear clearer, but slower water turnover can allow nutrients and fine sediments to linger. Focus areas this month include inlet/outfall inspections, shoreline/littoral edge stability, and monitoring shallow areas for early nuisance vegetation.
- Wildlife observations: Wildlife patterns shift in winter: wading birds often concentrate near shallow margins as water levels dip. Sharp cold snaps can increase fish stress, especially in smaller or shallower ponds. Routine monitoring and maintenance continue to support stormwater capacity, shoreline protection, and healthy habitat through the cooler, drier season.



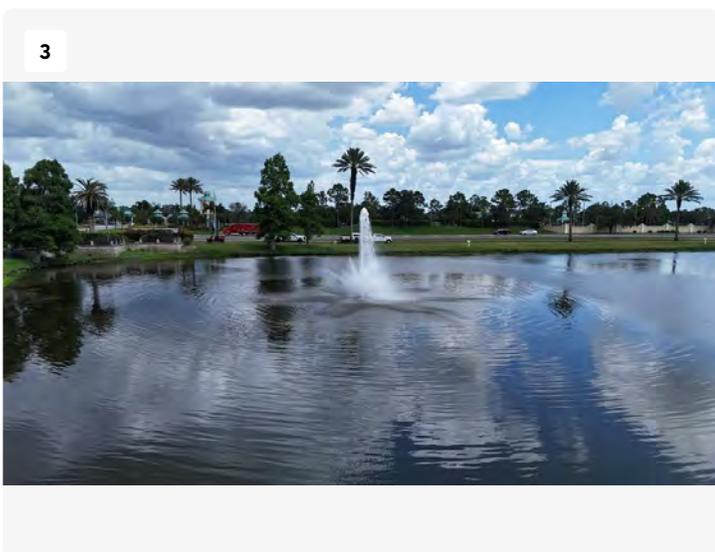
North fountain - removed for warranty evaluation

Project: The Mirabay Club
Creator: Chris Thompson



South fountain is operational

Project: The Mirabay Club
Creator: Chris Thompson



South fountain is operational

Project: The Mirabay Club
Creator: Chris Thompson



During this service visit, we treated Torpedo grass, alligator weed, Bacopa, and duckweed throughout the pond. The site was inspected for filamentous algae, and all water control structures were checked for proper operation, with treatment applied as needed.

Project: The Mirabay Club
Creator: Chris Thompson



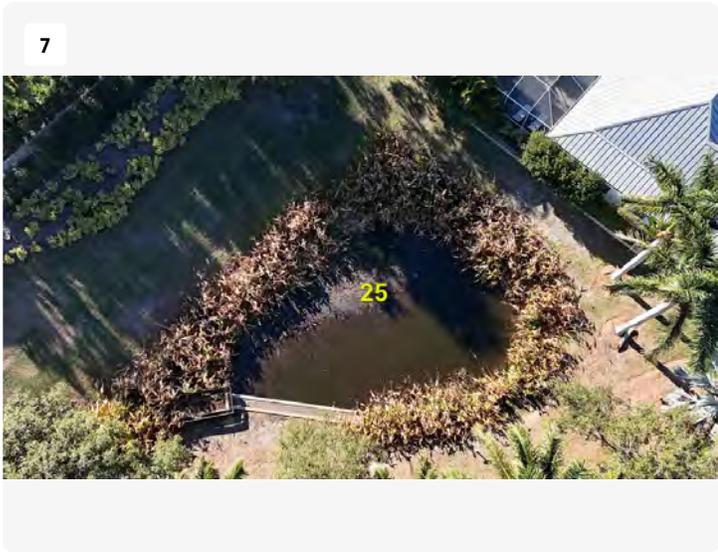
I met with Clayton and Joel to go over scope of work to clear out the wood mulch, and roots. The organic matter will have to be hauled off site for recycling/composting. Hauling and disposal is a significant cost for this project.

Project: The Mirabay Club
Creator: Chris Thompson



During this service visit we treated Torpedo grass and alligator weed popping up around the edges of the shelf. Native on this shelf will remain dormant until spring/summer.

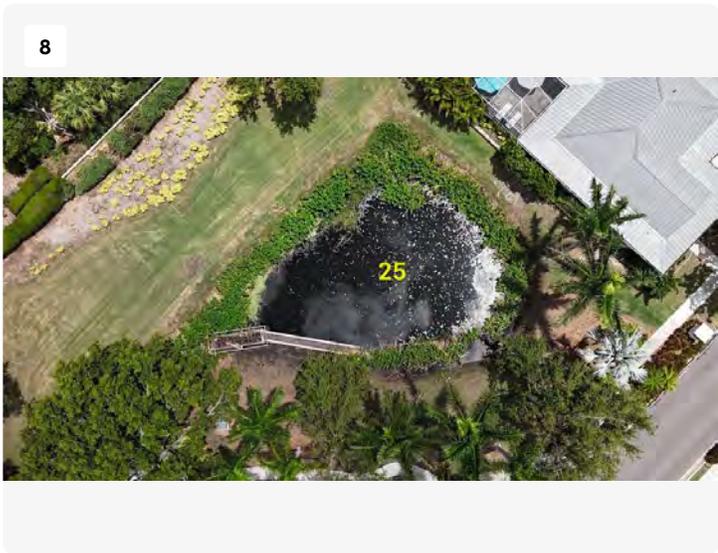
Project: The Mirabay Club
Creator: Chris Thompson



Monthly maintenance included control of Torpedo grass, alligator weed, Bacopa, and duckweed to maintain healthy pond conditions. We monitored for filamentous algae and inspected water control structures, addressing any issues observed.

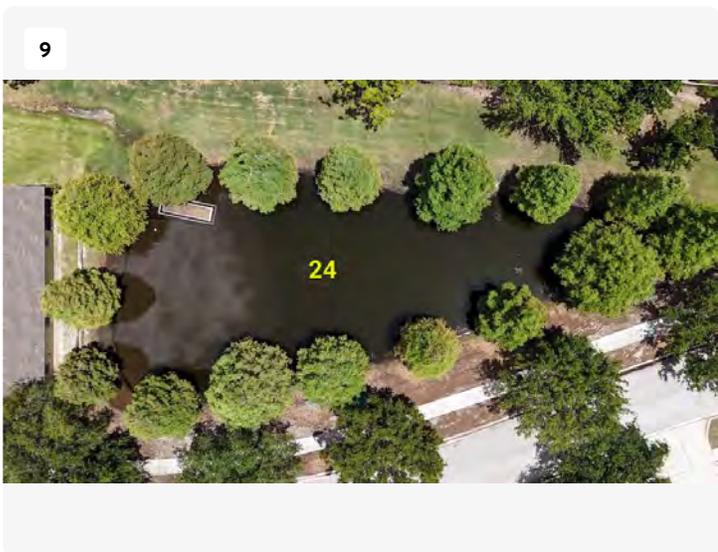
Thalia is brown out an ddormant for the winter, it's not dead.

Project: The Mirabay Club
Creator: Chris Thompson



During summer the Thalia will be lush and green.

Project: The Mirabay Club
Creator: Chris Thompson



Monthly maintenance included control of Torpedo grass, alligator weed, Bacopa, and duckweed to maintain healthy pond conditions. We monitored for filamentous algae and inspected water control structures, addressing any issues observed.

Project: The Mirabay Club
Creator: Chris Thompson



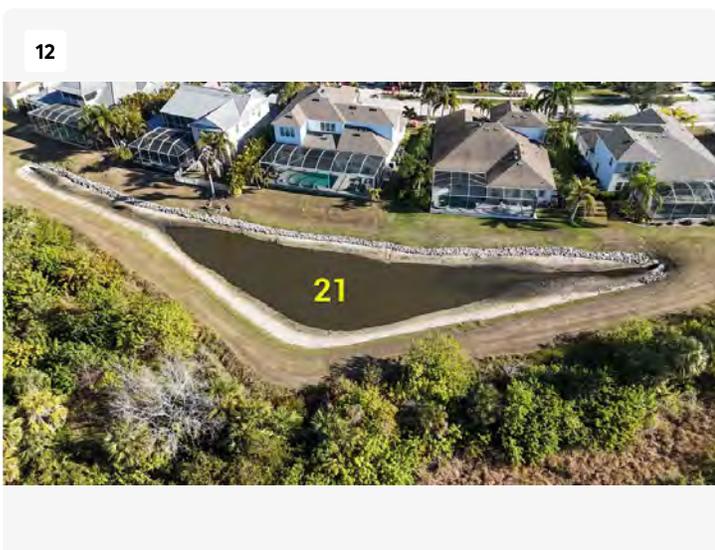
This month's service focused on controlling sesbania and pennywort along the pond edges and open water. The site was inspected for filamentous algae, and water control structures were evaluated, with algae treatment applied where present.

Project: The Mirabay Club
Creator: Chris Thompson



Routine vegetation management was completed, including treatments for creeping water primrose, Peruvian primrose, sedges, and pennywort. The pond was evaluated for filamentous algae, and water control structures were inspected to ensure proper function.

Project: The Mirabay Club
Creator: Chris Thompson



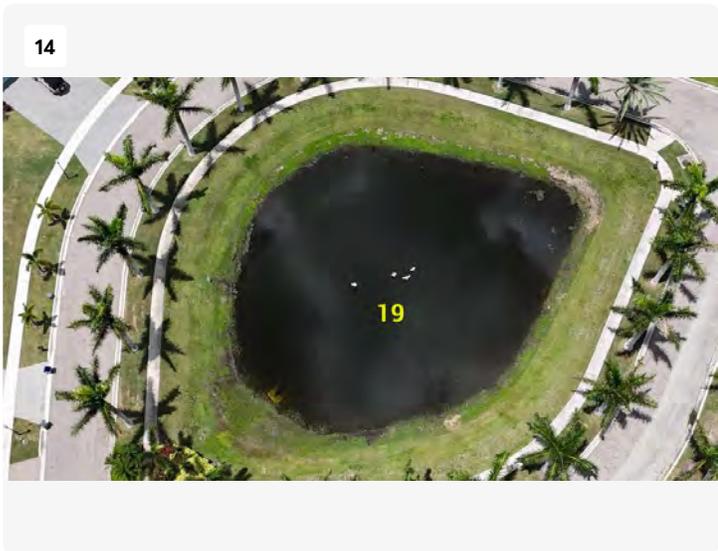
Routine vegetation management was completed, including treatments for creeping water primrose, Peruvian primrose, sedges, and pennywort.

Project: The Mirabay Club
Creator: Chris Thompson



During this service visit, we treated Torpedo grass, Pennywort, sedges, and creeping water primrose throughout the pond. Algae observed and addressed as needed. The site was inspected for algae growth and water control structures were checked for proper function.

Project: The Mirabay Club
Creator: Chris Thompson



Algae observed and addressed as needed.

Project: The Mirabay Club
Creator: Chris Thompson



Low water levels. Torpedo grass and Pennywort were treated.

Project: The Mirabay Club
Creator: Chris Thompson



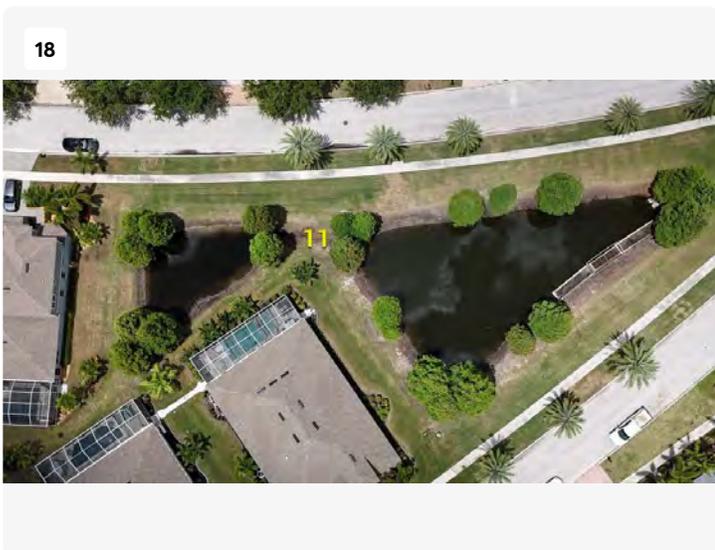
Low water levels. Torpedo grass and Pennywort were treated.

Project: The Mirabay Club
Creator: Chris Thompson



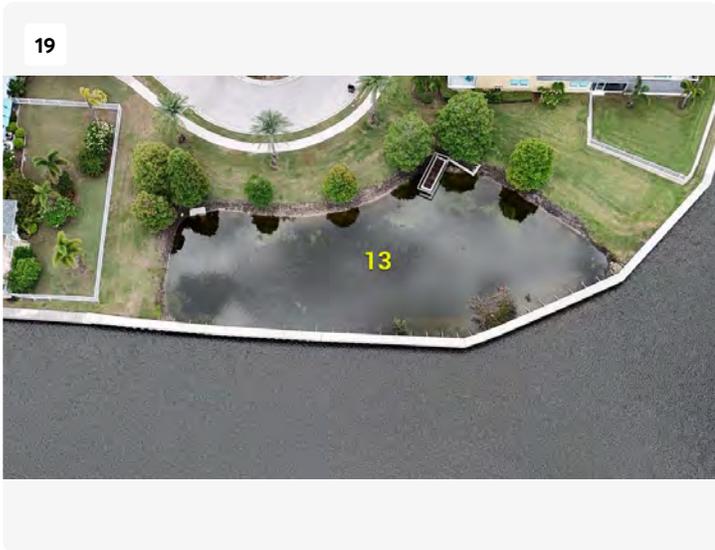
Low water levels. Torpedo grass and Pennywort were treated.

Project: The Mirabay Club
Creator: Chris Thompson



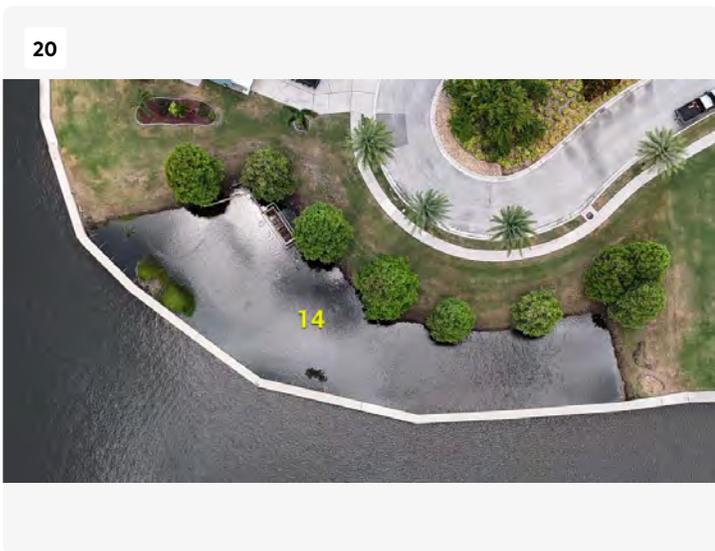
Targeted herbicide applications were performed for Torpedo grass, Pennywort, sedges, and creeping water primrose. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: The Mirabay Club
Creator: Chris Thompson



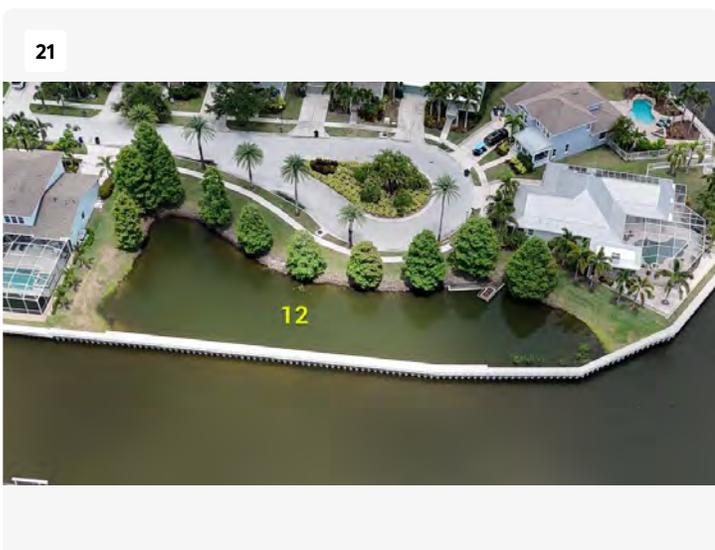
Monthly maintenance included control of Torpedo grass, alligator weed, Bacopa, and duckweed to maintain healthy pond conditions. We monitored for filamentous algae and inspected water control structures, addressing any issues observed.

Project: The Mirabay Club
Creator: Chris Thompson



Monthly maintenance included control of Torpedo grass, alligator weed and Bacopa to maintain healthy pond conditions. We monitored for filamentous algae and inspected water control structures, addressing any issues observed.

Project: The Mirabay Club
Creator: Chris Thompson



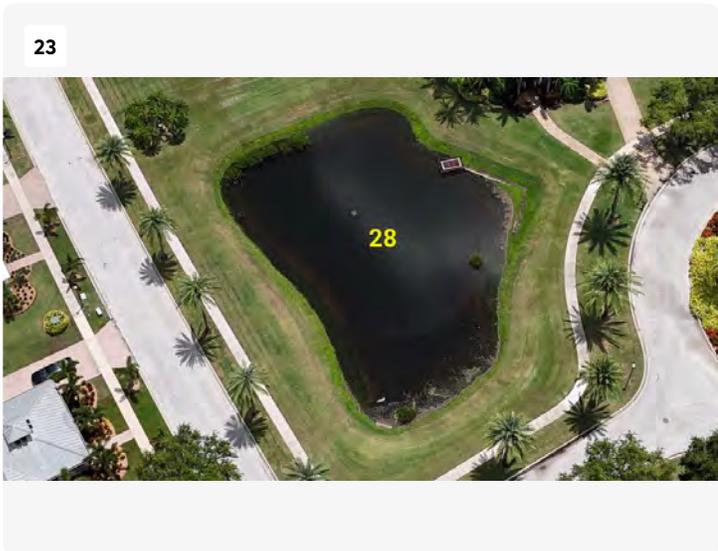
Targeted herbicide applications were performed for Torpedo grass and emergent cattails. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: The Mirabay Club
Creator: Chris Thompson



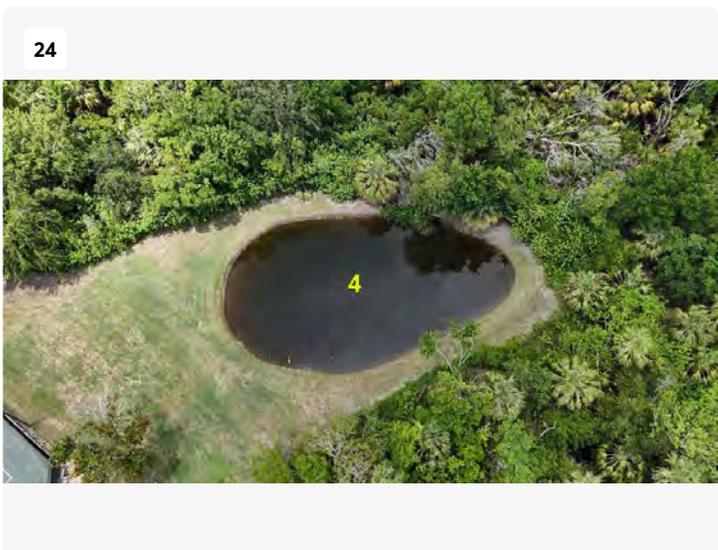
Torpedo grass, and sedges were treated. The pond was assessed for algae presence, and water control structures were inspected, with algae treatment applied as required.

Project: The Mirabay Club
Creator: Chris Thompson



Monthly maintenance included control of Torpedo grass, alligator weed, Bacopa, and duckweed to maintain healthy pond conditions. We monitored for filamentous algae and inspected water control structures, addressing any issues observed.

Project: The Mirabay Club
Creator: Chris Thompson



Treated Torpedo grass and Pennywort along the edges.

Project: The Mirabay Club
Creator: Chris Thompson

25



During this service visit, we treated Torpedo grass, alligator weed, throughout the pond. A few Brazilian pepper saplings were treated with Garlon. The site was inspected for filamentous algae, and all water control structures were checked for proper operation, with treatment applied as needed.

Project: The Mirabay Club
Creator: Chris Thompson

26



Project: The Mirabay Club
Creator: Chris Thompson

27



Project: The Mirabay Club
Creator: Chris Thompson

Aquatic Services Report

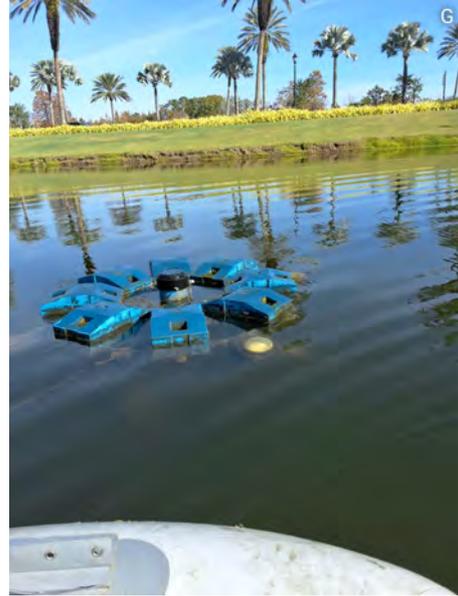
Technician

Pete Dennis

Job Details

Service Date	1/8/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	3 3mph
Temperature	75°
Multiple Sites Treated	No
Pond Number	Both fountains.
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned both fountains, and both nozzles.
Pictures	

Aquatic Services Report





Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date	1/21/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	6mph
Temperature	56°
Multiple Sites Treated	No
Pond Number	North and South fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned both fountains, and intake. I unclogged both nozzles as well.
Pictures	

Aquatic Services Report





Order report

Service details	
Technician:	Client:
Randy Mitchell	Harbor Bay CDD
Service Date	1/28/2026
Request Warranted	Yes
Action Taken	Removed pump and dropped it off at Site one.
Service Date	1/28/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	48
Multiple Sites Treated	No
Pond Number	North Fountain
Service Performed	Troubleshooting
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Pump dropped off at Site one
Pictures:	

Order report



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	1/8/2026
Customer	Harbor Bay CDD
Weather Conditions	Partly Cloudy
Wind	E 5mph
Temperature	68
Multiple Sites Treated	Yes



Ponds Treated Information

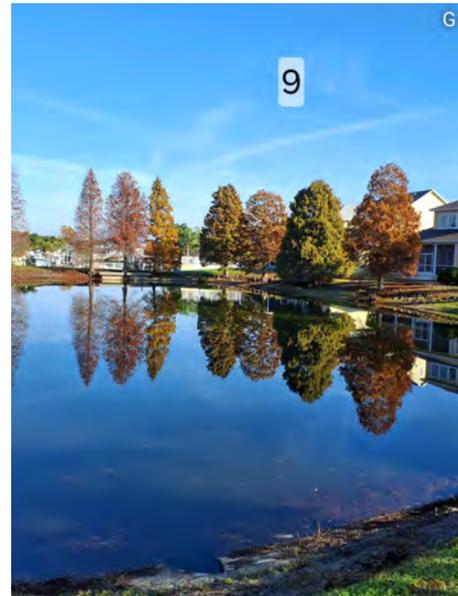
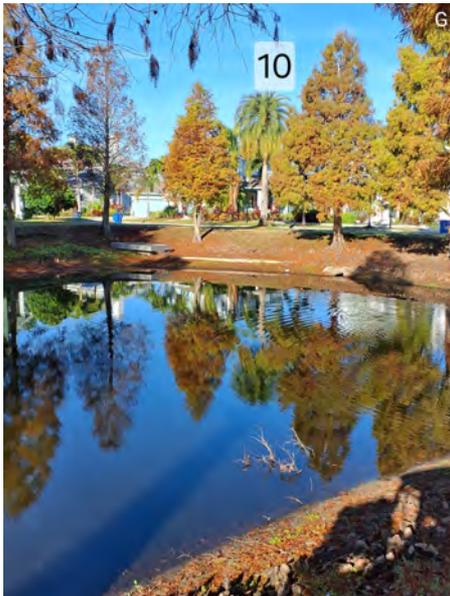
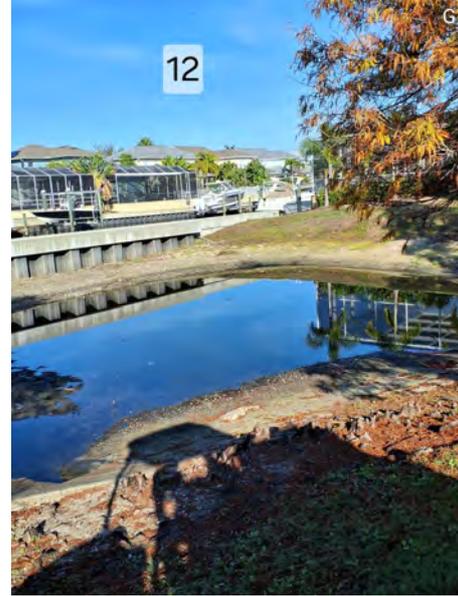
Repeatable - 3 Count

1 of 3

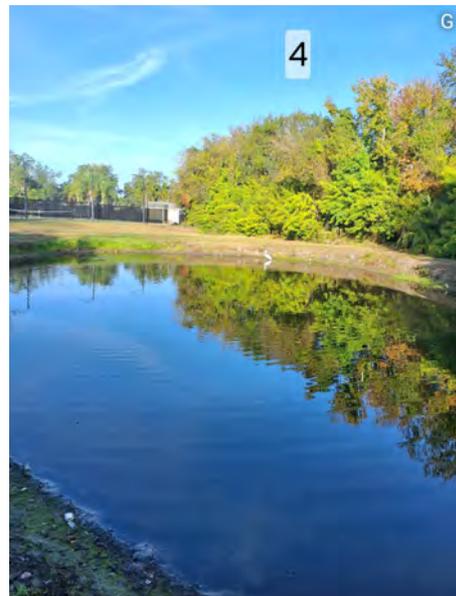
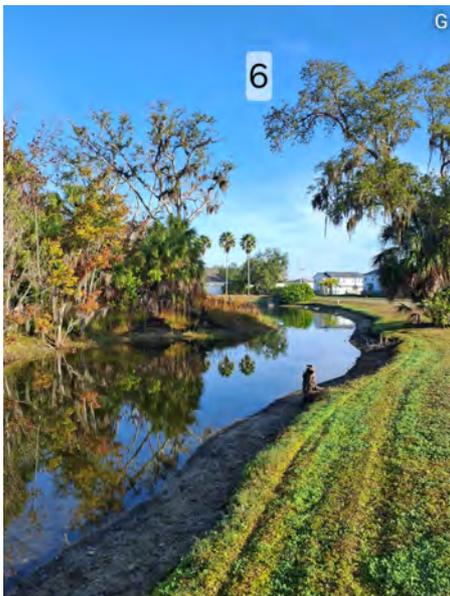
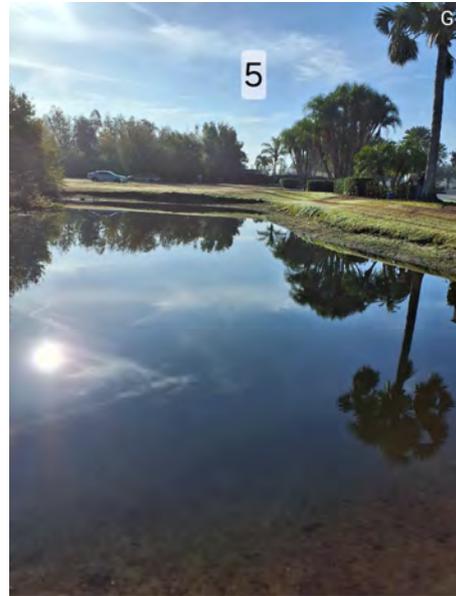
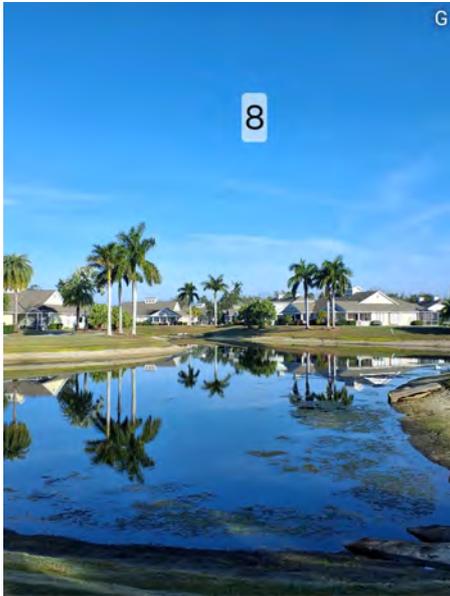
Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed. Pond 2 had a few dead fish on arrival

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 3

Pond Numbers	3, 8
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	3 days
Observations/Recommendations	Treated sites for filamentous algae

3 of 3

Pond Numbers	8
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	14 days
Observations/Recommendations	Treated site for hydrilla



Aquatic Services Report

Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	1/21/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	NE 12mph
Temperature	56
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

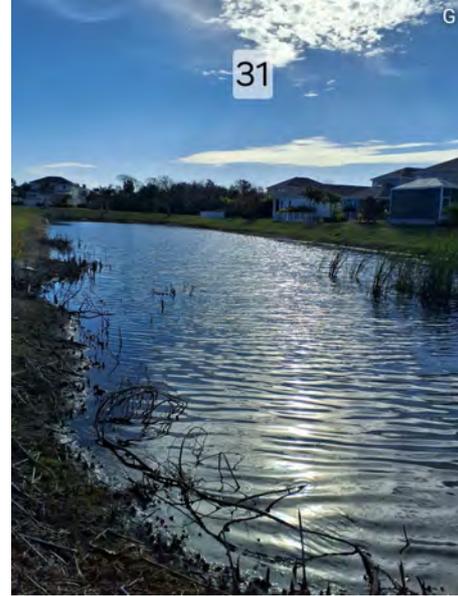
Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



Tab 4

MONTHLY STATUS REPORT

LEE TE KIM LANDSCAPE & LAWN CARE, INC.

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

DATE: MARCH 9, 2026

REPORT SUBMITTED TO:

HARBOR BAY CDD
C/O RIZZETTA & COMPANY, INC.
3434 COLWELL AVE., SUITE 200
TAMPA, FL 33614

WORK PERFORMED FROM 02/09/2026-03/09/2026:

IRRIGATION: The latest irrigation repairs involved: Admiral Point Clubhouse – Replaced damaged pipe broken during sign install. Wishing Arch – Repaired (5) splices in driplines and replaced (2) rotors. Wolf Creek Park – Replaced (3) nozzles and (1) rotor. Loon Nest – Replaced (2) batteries. Lee Te Kim Park – Replaced (2) batteries, (3) spray heads and (7) splices in driplines. Tortoise – Replaced (1) node and (2) batteries. Pinckney Roundabout – Replaced (2) nodes and (2) batteries. Mirabay Blvd. Roundabout – Replaced (2) heads and (1) battery. Near Wishing Arch there is a low spot where the water pools and can deceptively look like an irrigation leak; we are keeping a close eye on this area as well as preparing a proposal to find a solution to this problem.

TURFGRASS MANAGEMENT: We've had to make some adjustments to the mowing, weeding, trimming, applying fertilizers and spraying for bugs schedule due to the recent frost. We have also applied additional fertilizers to help the landscape bounce back into shape.

You may have noticed the annual plants and Spindle Palms were covered in preparation of the frost. It was over a decade the last time Florida saw a frost even close to what we experienced the first few months of 2026. Furthermore, the frost was the reason behind delaying the Mirabay Entryway Project, besides preparing and recovering from the frost, you do not want to install new landscape only to lose it because it suffered from shock. Recently we were asked to provide a proposal to remove the weeds from the Seawall along Mirabay Blvd. and Cafrey Place, while awarded to another vendor we wanted to take this opportunity to educate as to the appropriate steps that should be taken for the weed removal. The first step is to put on high boots and remove the weeds by hand. Step two, pressure wash the wall. Step three, when you can see the weed starting to appear, apply chemicals. Later this month expect to see the installation of Vinca for the new annual plants, known for their resilience. In the meantime, please enjoy how beautifully the Tabebuia are blooming.



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: FEBRUARY 16, 2026

PROPOSAL SUBMITTED TO:

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

WORK PERFORMED – WEEK OF 2/09/2026

- Balibay Road
 - Golden Isle Drive
 - Ibis View Lane
 - Islebay Drive
 - Manns Harbor Drive
 - Merritt Island Drive
 - Mirabay Blvd.
 - Pinckney Drive
 - Skimmer 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.

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: FEBRUARY 23, 2026

PROPOSAL SUBMITTED TO:

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

WORK PERFORMED – WEEK OF 2/16/2026

- Balibay Road
 - Beacon Sound
 - Golden Isle Drive
 - Ibis View Lane
 - Islebay Drive
 - Manns Harbor Drive
 - Merritt Island Drive
 - Mirabay Blvd.
 - Pinckney Drive
 - Sea Trout Place
 - Sea Turtle Place
 - Shore Crab Way
 - Skimmer Drive
 - Tortoise Place
 - Tybee Island Drive
 - Wishing Arch Drive
 - Berm along SR 41
 - Club
 - Lee Te Kim Park
 - Playground
 - Tennis Courts
-
- Trimmed bushes and palm trees in multiple locations listed above.
 - Hand pulled weed and cleaned up plant beds in multiple locations listed above.
 - Picked up trash in multiple locations listed above.

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: MARCH 2, 2026

PROPOSAL SUBMITTED TO:

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

WORK PERFORMED – WEEK OF 2/23/2026

- Admiral Point Drive
 - Balibay Road
 - Beacon Sound
 - Covesound Way
 - Fishersound
 - Golden Isle Drive
 - Ibis View Lane
 - Islebay Drive
 - Loon Nest Court
 - Manns Harbor Drive
 - Mirabay Blvd.
 - Pinckney Drive
 - Point Harbor Lane
 - Sea Trout Place
 - Sea Turtle Place
 - Shore Crab Way
 - Skimmer Drive
 - Tortoise Place
 - Tybee Island Drive
 - Wishing Arch Drive
 - Berm along SR 41
 - Club
 - Lee Te Kim Park
 - Playground
 - Tennis Courts
-
- Trimmed bushes and palm trees in multiple locations listed above.
 - Hand pulled weed and cleaned up plant beds in multiple locations listed above.
 - Picked up trash in multiple locations listed above.

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: MARCH 9, 2026

PROPOSAL SUBMITTED TO:

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

WORK PERFORMED – WEEK OF 3/02/2026

- Admiral Point Drive
 - Balibay Road
 - Beacon Sound
 - Golden Isle Drive
 - Ibis View Lane
 - Islebay Drive
 - Manns Harbor Drive
 - Merritt Island Drive
 - Mirabay Blvd.
 - Skimmer 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.

Tab 5

Dear Board Members,

We had intended to attend tonight's meeting to provide an update regarding the ongoing evaluation of potential development and future entitlements for the approximately 8.2-acre parcel within MiraBay.

As the Board will recall, approval was granted last year to engage HALFF for \$6,500 to evaluate the feasibility of modifying the land-use designation of this parcel, which had previously been considered protected and unusable. Since that authorization, HALFF has advanced environmental coordination efforts and has been in discussion with Attorney Jacob Cremer regarding the entitlement, zoning, and regulatory framework necessary to move this opportunity forward.

However, in order to present a clear, structured path rather than a preliminary snapshot, additional coordination is required. This will allow us to provide the Board with a well-defined outline of:

- The legal engagement structure required to pursue rezoning
- Mitigation-credit considerations under the current statutory framework
- HALFF's continued coordination with SWFWMD and EPC
- The regulatory approvals necessary to advance zoning consideration
- A realistic timeline within the broader 18–24 month entitlement process initiated in January 2025

This discussion remains strictly conceptual and strategic. No construction, funding, or development approvals are being sought at this time. The objective is to position the District with clarity and optionality before taking the next formal step.

Accordingly, I recommend that this item be formally placed on the **March 2026 HBCDD meeting agenda**, at which time we will be prepared to present a comprehensive update and a clearly defined way ahead for Board consideration.

Thank you for your continued support and leadership on this important long-term initiative.

Respectfully,
Lee Te Kim

Jennifer Edelen

Office Manager

Lee T Kim

Tab 6

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**”): Dock OR Boat Lift OR Other (Specify here: _____), at the following location:

Installation of a MiraBay type "A" dock and a 13k boat lift.

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 at jlansford@gms-tampa.com, 4648 Eagle Falls Place, Tampa, Florida 33619, (813)344-4844. **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: <u>Nathan Neufeld</u> Date: <u>Jan 29, 2026</u>
Address: <u>1074 Signet Dr</u>
City / State / Zip: <u>Apollo Beach, FL. 33572</u>
Phone Number: _____

Contractor Signature: 
Contractor Name: <u>James March</u> Date: _____
Address: <u>8209 Stoner Woods Drive</u>
City / State / Zip: <u>Riverview, FL. 33569</u>
Phone Number: <u>8138003625</u>

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 provide the affidavit required by Florida statute to 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
4648 Eagle Falls Place, Tampa, Florida 33619
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) Nathan Neufeld
Lot Street Address 1074 Signet Dr
City, State and Zip Code Apollo Beach, FL. 33572
Phone Number _____
Lot Tax Folio Number 054191-2712

For Lifts being installed, please identify:
Contractor Name and License Number <u>James March, SCC131152103</u>
Contractor Phone Number <u>813-800-3625</u>
(Attach Certificate of Insurance from Contractor) Expected Start Date: <u>asap</u> Expected Completion Date: _____

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: Jan 29, 2024

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 provide the affidavit required by Florida statute to the District Manager.

ATTACHMENTS: LICENSE AGREEMENT & CDD SPECIFICATIONS (IF APPLICABLE)

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

District Counsel, Harbor Bay CDD
APPLETON REISS, PLLC
215 N. Howard Ave. STE 200
Tampa, FL 33606

Parcel ID for Property: U-29-31-19-C7Y-000000-00081.0

**LICENSE AGREEMENT
(PERSONAL WATERCRAFT LIFT)**

This License Agreement (Personal Watercraft Lift) (“**Agreement**”) is entered into as of this 29 day of January, 2026, 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

Nathan Neufeld and _____ (together, “**Owner**”), the fee simple owners of the “**Property**” identified as:

Lot 81, Block , 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 are 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 (each an "Indemnitee"), 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. Provided however, nothing in this Agreement requires Owner to indemnify an Indemnitee for an Indemnitee's percentage of fault if the Indemnitee is adjudged to be more than 50% at fault for any claims against the Indemnitee and Owner as jointly liable parties; however, Owner shall indemnify an Indemnitee for any and all percentage of fault attributable to Owner for claims against an Indemnitee, regardless whether the Indemnitee is adjudged to be more or less than 50% at fault.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, Owner shall advise the subsequent owner of the terms and conditions of this Agreement. The CDD may at its option record this Agreement in the public records of Hillsborough County.

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

8. Attorney's Fees & Costs. The substantially prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees, paralegal fees, expert witness fees, and costs.

9. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement (Personal Watercraft Lift) to be executed the day and date first above written.

Witnesses:

Owner

By: *Nadine Newfeld*

By: *Nathan Newfeld*

Nadine Newfeld
Print Name

Nathan Newfeld

1074 Signet Drive, Apollo Beach, Fl. 33572
Witness Address 1

1074 Signet Drive, Apollo Beach Fl 33572
Witness Address 2

By: *Kayla Ann March*

Kayla Ann March
Print Name

8209 Stoner Woods Dr.
Witness Address 1

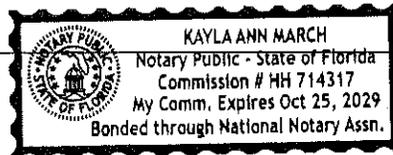
Riverview, Fl. 33569
Witness Address 2

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 29 day of January, 2026 by Nathan Newfeld He/she is personally known to me or produced Driver ID as identification.

Kayla Ann March
NOTARY PUBLIC



Kayla Ann March
(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (PERSONAL WATERCRAFT LIFT)]

Witnesses:

**Harbor Bay
Community Development District**

By: _____

By: _____

Print Name

As Chairman / Vice Chairman of the Board of
Supervisors

Witness Address 1

Witness Address 2

By: _____

Print Name

Witness Address 1

Witness Address 2

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as Secretary of the Board of Supervisors of the Harbor Bay Community Development District, on behalf of said District. He/she [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[End of signature pages]

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
4648 Eagle Falls Place, Tampa, Florida 33619
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) Nathan Neufeld
Lot Street Address 1074 Signet Dr
City, State and Zip Code Apollo Beach, Fl. 33572
Phone Number _____
Lot Tax Folio Number 054191-2712

For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:
Contractor Name and License Number James March, SCC131152103
Contractor Phone Number 813-800-3625
(Attach Certificate of Insurance from Contractor)
Expected Start Date: asap Expected Completion Date: _____

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: January 29, 2021
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 provide the affidavit required by Florida statute to the District Manager.

ATTACHMENTS: LICENSE AGREEMENT & CDD SPECIFICATIONS (IF APPLICABLE)

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

District Counsel, Harbor Bay CDD
APPLETON REISS, PLLC
215 N. Howard Ave. Ste. 200
Tampa, FL 33606

Parcel ID for Property: U-29-31-19-C7Y-000000-00081.0

**LICENSE AGREEMENT
(UTILITIES CONNECTION)**

This License Agreement (Utilities Connection) (“**Agreement**”) is entered into as of this 29 day of January, 2026, 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

Nathan Neufeld and _____
(together, “**Owner**”), the fee simple owners of the “**Property**” identified as:

Lot 81, Block , 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:

10. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

11. **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.

12. **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.

13. **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.

14. **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 (each an "Indemnitee"), 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. Provided however, nothing in this Agreement requires Owner to indemnify an Indemnitee for an Indemnitee's percentage of fault if the Indemnitee is adjudged to be more than 50% at fault for any claims against the Indemnitee and Owner as jointly liable parties; however, Owner shall indemnify an Indemnitee for any and all percentage of fault attributable to Owner for claims against an Indemnitee, regardless whether the Indemnitee is adjudged to be more or less than 50% at fault.

15. **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.

16. **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.

17. **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.

18. **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:

Owner

By: Nadine Neufeld

By: Nathan Neufeld

Nadine Neufeld
Print Name

Nathan Neufeld

1074 Sigret Dr Apollo Beach
Witness Address 1

Same as above
Witness Address 2

By: Kayla Ann March

Kayla Ann March
Print Name

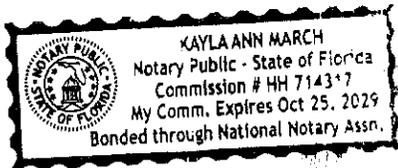
8209 Stoner Woods Dr
Witness Address 1

Riverview, FL 33569
Witness Address 2

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by Nathan Neufeld (He/she [] is personally known to me or [] produced 10 as identification.



Kayla Ann March
NOTARY PUBLIC

Kayla Ann March
(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (UTILITIES CONNECTION)]

Witnesses:

**Harbor Bay
Community Development District**

By: _____

By: _____

Print Name

As Chairman / Vice Chairman of the Board of
Supervisors

Witness Address 1

Witness Address 2

By: _____

Print Name

Witness Address 1

Witness Address 2

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as Secretary of the Board of Supervisors of the Harbor Bay Community Development District, on behalf of said District. He/she [] is personally known to me or [] produced _____ as identification.

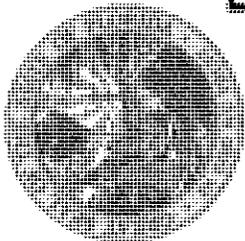
NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[End of signature pages]

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

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



MARCH, JAMES P III

MARCH MARINE CONSTRUCTION CO.
8209 STONER WOODS DR
RIVERVIEW FL 33569

LICENSE NUMBER: SCC131152103

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 06/26/2024

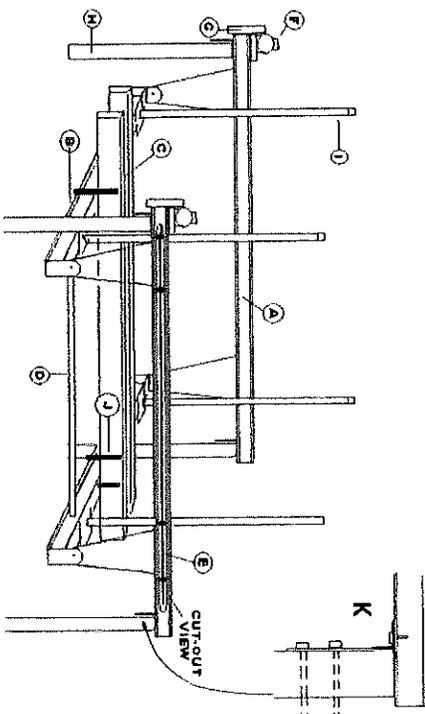
Do not alter this document in any form.

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

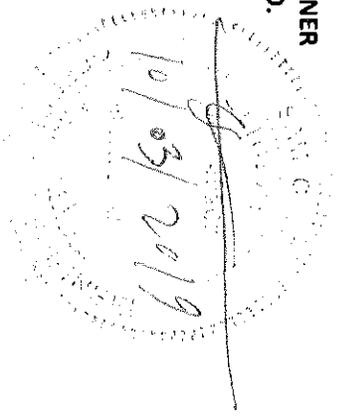
DAVIT MASTER ENGINEERING SPECIFICATIONS: ALUMINUM CRADLE LIFTS 7K - 25K

	A	B	C	D	E	F	F	F	H	I	J	K
LIFT CAPACITY LBS.	TOP (UPPER) BEAMS	CRADLE (LOWER) BEAMS	BUNK BOARDS	CABLE S.S. SPANNER (BEAMS)	CABLE DRIVE SHAFTS/WINDER DIA.	CHAIN DRIVE MOTORS HP (TENV)	DIRECT DRIVE MOTORS HP (TENV)	BELT DRIVE MOTORS HP (TENV)	PILE PILING (QTY) / SIZE	GUIDE POSTS WEIGHT PIPE SIZE	ALUMINUM CHECK ANGLE	ALUMINUM PILE/BREAM ATTACHMENT BRACKETS
7000	150" X 6" X .1725"W X .28	144" GH X 19.4"W X .29	3" X 10" 12' LONG (4) 5/16" X 20' OR 5" X 10" X 12' AL	1 PART	SCHD 80 1.5" 2-3/8" DIA.	NA	(2) 3/4 HP 110V-26A 220V-13A	(2) 3/4 HP 110V-26A 26.8A 220V-13.4A	(4) 8"	2" X 10" PVC 1.5" ID X 7'	15" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS
10,000	150" X 6" X .1725"W X .28	150" 8H X 23.5"W X .35	3" X 10" 12' LONG (4) 1/4" X 30' OR 5" X 10" X 12' AL	2 PART	SCHD 80 1.5" 2-3/8" DIA.	NA	(2) 3/4 HP 110V-26A 220V-13A	(2) 3/4 HP 110V-26.8A 220V-13.4A	(4) 8"	2" X 10" PVC 1.5" ID X 7'	17" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS
13,000	150" X 6" X .1725"W X .28	150" 8H X 25.5"W X .41	3" X 10" 12' LONG (4) 5/16" X 30' OR 5" X 10" X 12' AL	2 PART	SCHD 80 1.5" 2-3/8" DIA.	NA	(2) 1 HP 110V-28A 220V-14A	(2) 3/4 HP 110V-26.8A 220V-13.4A	(4) 8"	2" X 10" PVC 1.5" ID X 7'	17" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS
16,000	150" X 7" X .1725"W X .29	160" 10H X 19.6"W X .29	3" X 10" 14' LONG (4) 5/16" X 30' OR 5" X 10" X 14' AL	2 PART	SCHD 80 1.5" 2-3/8" DIA.	NA	(2) 1.5 HP 110V-30.4A 220V-15.2A	NA	(4) 10"	2" X 10" PVC 1.5" ID X 7'	19" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS
20,000	196" X 8" X .193"W X .35	204" 10H X 25.6"W X .41	3" X 10" 16' LONG (4) 3/8" X 35' OR 5" X 10" X 16' AL	2 PART	SCHD 80 1.5" 3" DIA.	NA	(2) 1.5 HP 110V-30.4A 220V-15.2A	NA	(4) 10"	2.5" X 1.5" PVC 2" ID X 7'	20" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS
25,000	210" X 8" X .25375"W X .41	204" 12H X 29.7"W X .47	3" X 10" 16' LONG (4) 3/8" X 35' OR 5" X 10" X 16' AL	2 PART	SCHD 80 1.5" 3" DIA.	NA	(4) 1 HP 220V-28A	NA	(8) 10"	2.5" X 1.5" PVC 2" ID X 7'	22" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS
25000	210" X 8" X .25375"W X .41	204" 12H X 29.7"W X .47	DBL 3" X 12" (4) 7/16" X 35' 16' LONG 2 PART	12'	SCHD 80 1.5" 3" DIA.	NA	(4) 1.5 HP 220V-30.4A	NA	(8) 10"	2.5" X 1.5" PVC 2" ID X 7'	22" WITH SS HARDWARE	13" 1/4" ALUMINUM TEE WITH: (2) 1/2" X 2" SS FRAME BOLTS (2) 1/2" SS PILE THROUGH BOLTS

Structure is designed to withstand 145 mph winds Exposure "D" in accordance to ASCE 7-10 as well as 2017 Florida Building Code, 6th edition. Provided boats are not stored on lifts during high wind events and lifts are in full up position. Bottom penetration to be in conformance with local regulations/code and a minimum of 10' into the subsurface. Structural components of DAVIT MASTER Lifts consist of 6061-T6 Marine Grade Aluminum, all fasteners and hardware are 304 Stainless Steel.



SAM COLE, P. E.
PROFESSIONAL ENGINEER
FL REGISTRATION NO. 49262
 STRUCTURAL AND SITE
 ENGINEERING
 FL C OF A NO. 26218
 1120 PINELLAS BAYWAY
 UNIT #210
 TERRA VERDE, FL 33715
 727-363-9595
 samcoledpe@gmail.com
 SSE JOB NO. 18200
 OCTOBER 3, 2019



Davit Master
 INNOVATIONS
 5560 ULMERTON ROAD
 CLEARWATER, FL 33760
 727-573-4414
 WWW.DAVITMASTER.COM
 sales@davitmaster.com

March Marine Construction

Northon Newfeld
1074 Sigret Dr.
Apollo Beach, FL 33512

Plan View

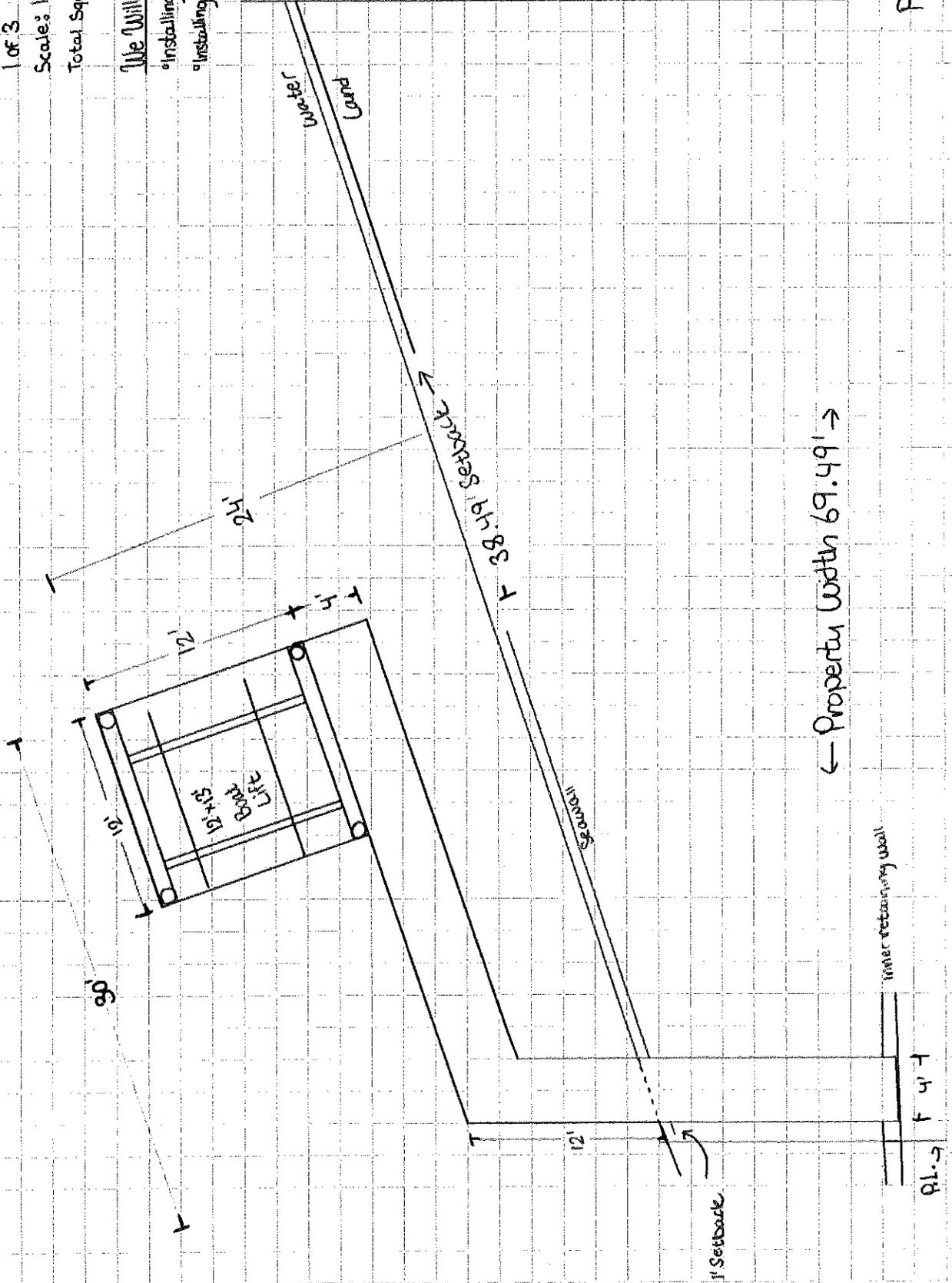
1 of 3

Scale: 1" = 8'

Total Square Footage: 296'

We Will Be:

- installing Mini-Bay 1" Shaped Dock
- installing 12' x 12' Boat Lift



PL

Inner retaining wall

4' 4"

← Property Width 69.49' →

March Marine Construction

Nathan Newfield

1074 Signet Dr.

Apollo Beach, FL 33572

Site View

2 of 3

Scale: 1" = 16'

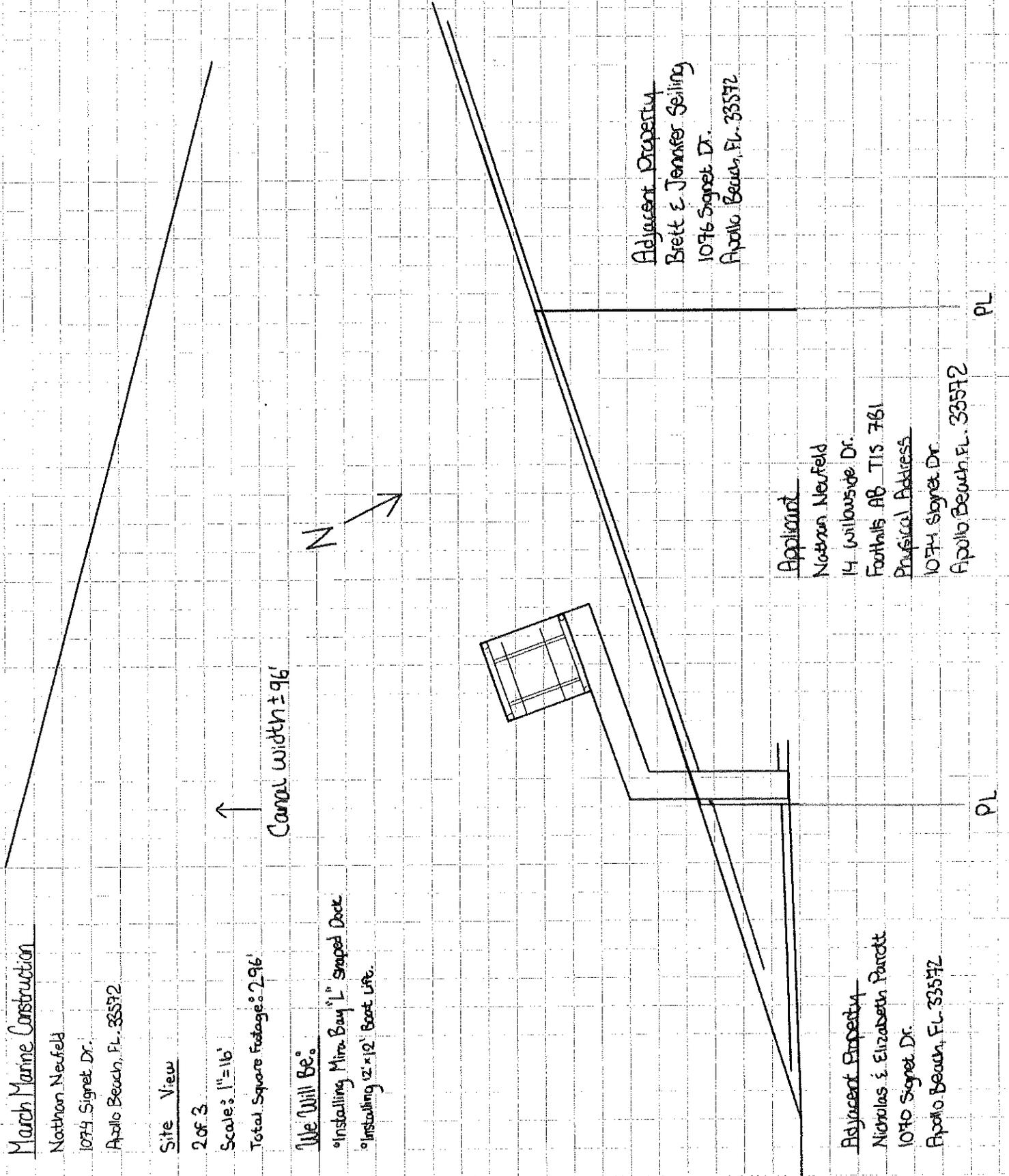
Total Square Footage: 2,96'

We Will Be:

• Installing Mira Bay 1" Scraped Dock

• Installing 12' x 12' Boat Lift

Canal width ± 96'



Adjacent Property
Brett & Jennifer Seiling
1076 Signet Dr.
Apollo Beach, FL 33572

Applicant
Nathan Newfield
14 Willowside Dr.
Foothills AB TIS 761
Physical Address
1074 Signet Dr.
Apollo Beach, FL 33572

Adjacent Property
Nicholas & Elizabeth Parrott
1070 Signet Dr.
Apollo Beach, FL 33572

PL

PL

March Marine Construction

Nothman Newfeld

1074 Signet Dr.

Azolo Beach, FL 32512

Profile View

3 of 3

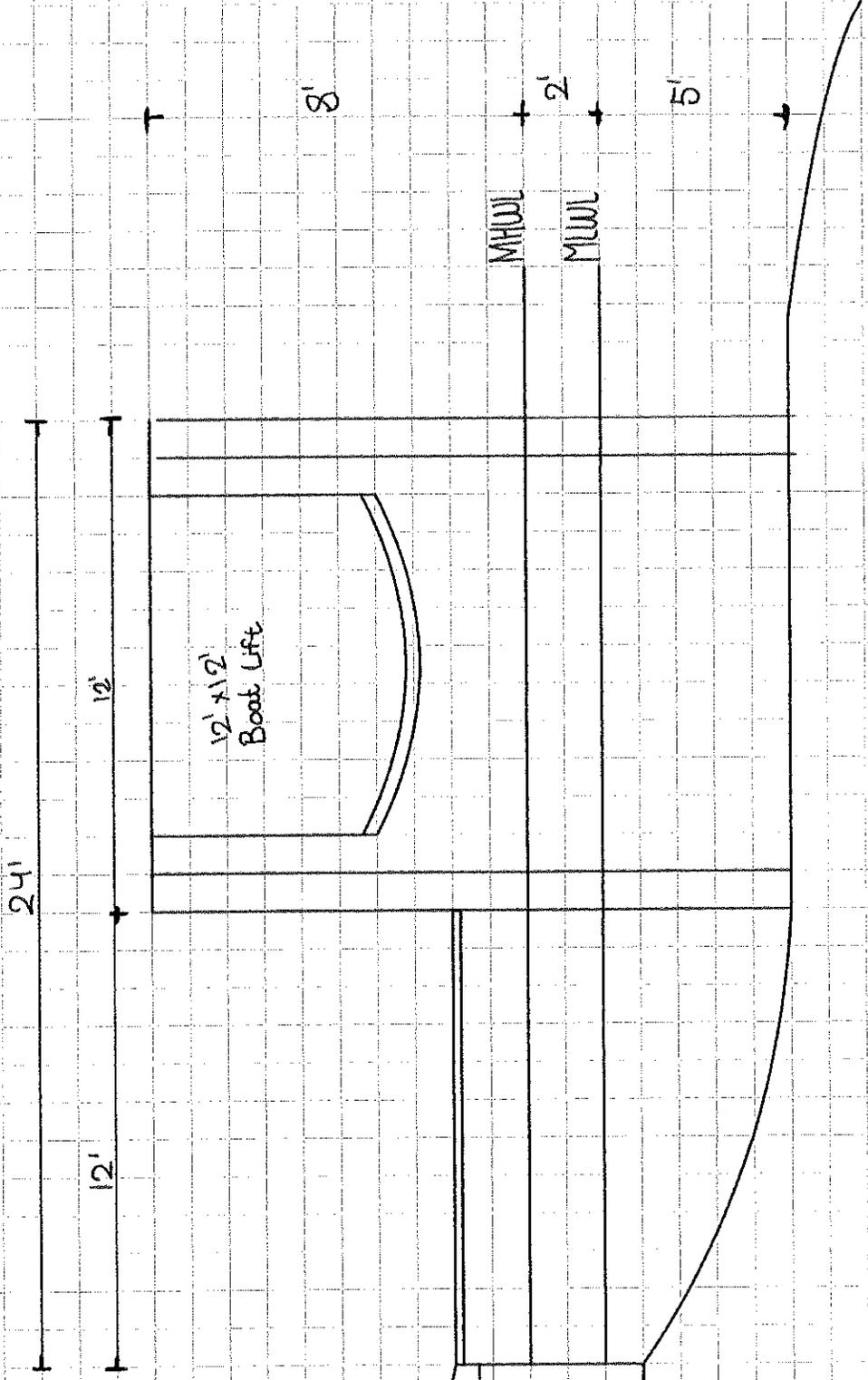
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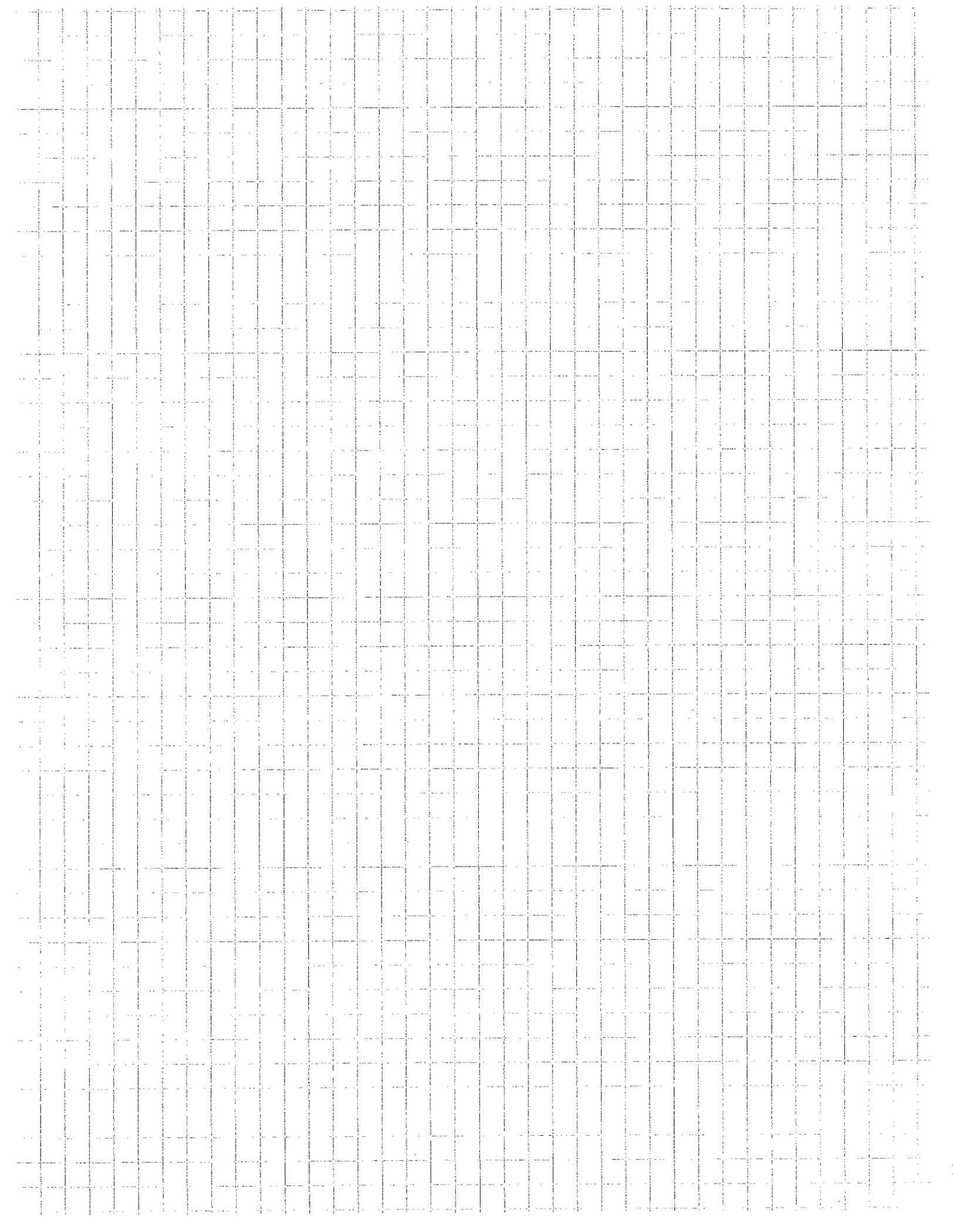
Total Square Footage: 296'

We Will Be:

• Installing Mira Bay 1" Striped Door.

• Installing 12' x 12' Boat Lift.





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 81, MARISOL POINTE
PER PLAT BOOK 142, PAGE 57-68, OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA**

THIS DECLARATION OF DOCK EASEMENT, COVENANTS AND RESTRICTIONS (the "**Dock Easement Declaration**") is made, executed, granted, imposed and declared this 20th day of January, 2024, by **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited liability company ("**Park Square**") to and in favor of the Owner (as that term is defined below) of Lot 81, MARISOL POINTE, according to the plat thereof (the "**Plat**") recorded in Plat Book 142, Page 57-68, of the Public Records of Hillsborough County, Florida ("**Benefitted Lot**").

RECITALS

A. The term "**Owner**" shall mean and refer to the fee simple record owner of the Benefitted Lot. The term "**Dock Structure**" shall refer to a dock consisting of a deck/walking surface on pilings and/or floatation devices or materials now or hereafter constructed in the Tract (hereinafter defined), and which is located adjacent to the rear boundary line of the Benefitted Lot, and may include boat lift pilings as described in Article I below, all subject to approval as provided in Article III below.

B. Park Square is the fee simple record owner of **TRACT "C"** shown and described on the Plat (the "**Tract**").

C. The Tract contains a canal (the canal sometimes being referred to herein as the "**Waterbody**"), which is adjacent to, and shares a common boundary line with, the Benefitted Lot. Park Square wishes to grant to the Owner of the Benefitted Lot certain rights to own, maintain and enjoy a Dock Structure located in the Waterbody, subject to the terms and conditions set forth herein.

**ARTICLE I
EASEMENT FOR DOCK STRUCTURE**

For \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, Park Square does hereby give, grant and convey to the Owner of the Benefitted Lot a perpetual non-exclusive easement (the "**Dock Easement**") to own, maintain, repair and replace, at Owner's sole cost and expense, a Dock Structure adjacent to the Benefitted Lot. The Dock Easement granted by this Article is on and over that portion of the Tract lying immediately under the Dock Structure at the location where the Dock Structure is approved as provided in Article III below, and includes the right to own, maintain, repair and replace pilings

on the bottom of the Tract at the locations where the pilings supporting the Dock Structure and/or boat lift are approved pursuant to Article III below (the "Dock Easement Area"). The Dock Easement includes the right, and the Owner of the Benefitted Lot is hereby granted, a perpetual non-exclusive easement to install boat lift pilings (i.e., inner and outer boat lift pilings, which are designed as the supports of a boat lift) on the bottom of the Tract, subject to approval of any such boat lift pilings as described in Article III below.

After the Dock Structure is approved pursuant to Article III below, Park Square shall have the right (but not the obligation) to record in the public records a notice (a "Notice of Dock Easement Area") describing (by metes and bounds description or by means of a sketch) the Dock Easement Area, in order to provide future purchasers of the Benefitted Lot record notice of the Dock Easement Area covered by this Dock Easement. No party other than Park Square shall be required to join in, or consent to, the Notice of Dock Easement Area in order to make it effective and binding on the Owner or any mortgagee of the Benefitted Lot. The Dock Easement granted by this Article I shall be confined to the Dock Easement Area.

ARTICLE II

EASEMENT FOR OTHER DOCK ENCROACHMENTS

Some portions of the Dock Structure may inadvertently encroach slightly into a "dock easement area" serving an adjoining Lot, and the "dock structure" constructed on an adjoining Lot may encroach slightly into the Dock Easement Area serving the Benefitted Lot. If such an encroachment exists as the result of the original construction of a "dock structure" or the Dock Structure as approved, as applicable, any such encroaching structure shall also automatically have and is hereby granted an easement for such encroachment so long as it exists. In the event any encroaching dock structure or the Dock Structure must be replaced in the future, the replacement dock structure or Dock Structure, as applicable, shall have an easement for an encroachment of the same degree and size as the original encroaching structure, subject to approval of any replacement structure as required by Article III below.

ARTICLE III

APPROVAL OF DOCK STRUCTURE

This Dock Easement Declaration grants only easement rights in the Tract owned by Park Square, as expressly provided herein. Nothing in this Dock Easement Declaration shall be deemed an authorization to construct, or the approval of, any Dock Structure, associated pilings, any boat, other watercraft, any water fixtures, or any other improvement, fixtures, or property associated with the Dock Structure, or otherwise, within the Waterbody, all of which are subject to the approval of Harbor Bay Community Development District (its successors or assigns, the "CDD") in accordance with the MiraBay Master Dock Plan, the Harbor Bay Community Development District Rule Regarding District Waterways and Boating Facilities (as amended, restated, and/or supplemented from time to time), and any other rules, restrictions, requirements or guidelines promulgated by the CDD, from time to time, related to improvements and property within the Waterbody (collectively, the "Dock Rules"). Owner should obtain the Dock Rules from the CDD, and Owner must obtain the CDD's approval prior to constructing any improvement or maintaining any property within the Waterbody. Park Square makes no representation or warranty that the CDD will grant any approvals to Owner.

ARTICLE IV

COVENANTS AND RESTRICTIONS

1. The Dock Rules may include, without limitation, rules regarding approval and registration of boats and other watercraft, the total number of watercraft in MiraBay, the maximum length of watercraft that may be docked in MiraBay (all of which may differ between the Benefitted Lot and any other lot in MiraBay), and rules regarding the maintenance of dock structures, watercrafts, and other improvements and property

within the Waterbody. The existence of any dock, watercraft, property or fixture, or the condition thereof, shall not be deemed a representation or warranty that any such dock, watercraft, property, fixture, or condition will be approved or permitted with respect to the Benefitted Lot.

2. The Owner of the Benefitted Lot shall repair and maintain the Dock Structure in good condition and repair, at Owner's sole cost and expense, and if necessary shall replace the Dock Structure from time to time, all subject to the Dock Rules. If Owner fails to maintain, repair or replace the Dock Structure as required by this section, then Park Square shall have the right, but not the obligation, to perform such maintenance, repair or replacement at the Owner's sole cost and expense, and Owner shall reimburse such amounts to Park Square within ten (10) days of written demand to Owner. If Owner fails to reimburse Park Square as required by this section within such 10-day period, then the amount due by Owner to Park Square shall accrue interest at the rate of ten percent (10%) per annum from the date due until actually paid, and Park Square shall have the right to record a lien in the Public Records against title to the Benefitted Lot and/or Owner's interest in the Dock Easement and Dock Easement Area, to secure any amount owed by Owner to Park Square in accordance with this section, and to foreclose on such lien in accordance with Florida law.

3. The Owner of the Benefitted Lot, by joining herein or by taking title to the Benefitted Lot, as applicable, agrees to and shall indemnify and hold harmless Park Square, the CDD, the MiraBay Homeowners Association, Inc., Park Square Enterprises, LLC d/b/a Park Square Homes, and their respective officers, directors, partners, members, shareholders, employees, agents and affiliates of every tier, and each affiliate's officers, directors, agents and employees (all of the foregoing collectively, the "Indemnified Parties"), from and against any claims, losses or liabilities arising out of or related to the easement rights granted herein or construction or use of any Dock Structure, watercraft, fixtures, or other property or improvements, by any party. The Owner's obligation to indemnify the Indemnified Parties shall include, without limitation: (a) claims arising out of accidents occurring on, or as a result of a person falling or jumping from, a Dock Structure, watercraft, fixtures, or other property or improvements; (b) claims arising out of the utilization of the Dock Structure or other improvements to tie up or hoist a watercraft; (c) claims arising out of watercraft or persons running into the Dock Structure, fixtures, or other property or improvements; (d) claims arising out of Owner's, its family, guests, contractors and subcontractors, and employees dumping of any debris in the Waterbody; and (e) Owner's, its guests' or invitees' non-compliance with the Dock Rules, or failure to obtain approval of any Dock Structure, watercraft, fixtures, or other property or improvements as required by Article III above.

ARTICLE V
MISCELLANEOUS

Article and paragraph captions are for reference only, and shall not be considered in interpreting the contents of any Article or paragraph, nor shall they be deemed to limit the scope of any Article or paragraph. In any legal or arbitration proceeding arising out of or related to this Dock Easement Declaration, the prevailing party shall be entitled to recover its attorneys' fees and costs incurred in connection with such proceeding. This Dock Easement Declaration shall constitute covenants and restrictions running with the land, both benefitting and burdening title to the Benefitted Lot and the portion of the Tract constituting the Dock Easement Area. This Dock Easement Declaration may not be amended except in writing signed by the fee simple owner of the Benefitted Lot and the fee simple owner of the Tract.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

(SIGNATURES PAGE TO FOLLOW)

IN WITNESS WHEREOF, the Park Square has executed this Dock Easement Declaration.

Signed, sealed and delivered
in the presence of:

PARK SQUARE ENTERPRISES, LLC,
a Delaware limited liability company

Barbara DiRose
Print Name: BARBARA DiRose
Address: 205 Manns Harbor Dr.
Apollo Beach FL 33572

By: Randy Turkovics
Name: Randy Turkovics
Title: IT VP of Ops
Date: 1/26/24

Heather Espina
Print Name: Heather Espina
Address: 205 Manns Harbor Dr.
Apollo Beach FL 33572

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, Heather Espina, a Notary Public for said County and State, do hereby certify that Randy Turkovics appeared before me this day by means of physical presence or online notarization and is either personally known to me or produced as identification and acknowledged that s/he is the VP of Ops of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company, and that s/he, as VP of Ops, being authorized to do so, executed this Dock Easement Declaration on behalf of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company.



Heather Espina
Notary Public - State of Florida
Print Name: Heather Espina
My Commission Expires: 2/17/2024

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:

GREG AND JANICE PINNINGTON JOINT REVOCABLE TRUST DATED JULY 3, 2019

Gregory James Pinnington
Gregory James Pinnington, Trustee
Date: 1/26/24

OWNER:

GREG AND JANICE PINNINGTON JOINT REVOCABLE TRUST DATED JULY 3, 2019

Janice Walker Pinnington
Janice Walker Pinnington, Trustee
Date: 1-26/24
Address: 1074 Signet Drive
Apollo Beach, FL 33572

WITNESSES:

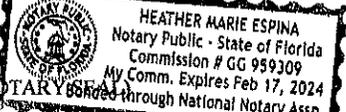
Barbara DiRose
Print Name: BARBARA DiRose
Address: 205 Manns Harbor Dr
Apollo Beach, FL 33572
Heather Espina
Print Name: Heather Espina
Address: 205 Manns Harbor Dr.
Apollo Beach, FL 33572

WITNESSES:

Barbara DiRose
Print Name: BARBARA DiRose
Address: 205 Manns Harbor Dr
Apollo Beach, FL 33572
Heather Espina
Print Name: Heather Espina
Address: 205 Manns Harbor Dr.
Apollo Beach, FL 33572

STATE OF FLORIDA
COUNTY OF Hillsborough

I, *Heather Espina*, a Notary Public for said County and State, do hereby certify that Gregory James Pinnington 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 he/she, being authorized to do so, executed this Joinder and Consent of Owner to Dock Easement, Covenants and Restrictions individually and as Co-Trustee of the Greg And Janice Pinnington Joint Revocable Trust Dated July 3, 2019.


(AFFIX NOTARY SEAL)

Heather Espina
Notary Public - State of Florida
Print Name: Heather Espina
My Commission Expires: 2/17/2024

STATE OF FLORIDA
COUNTY OF Hillsborough

I, *Heather Espina*, a Notary Public for said County and State, do hereby certify that Janice Walker Pinnington 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 he/she, being authorized to do so, executed this Joinder and Consent of Owner to Dock Easement, Covenants and Restrictions individually and as Co-Trustee of the Greg And Janice Pinnington Joint Revocable Trust Dated July 3, 2019.


(AFFIX NOTARY SEAL)

Heather Espina
Notary Public - State of Florida
Print Name: Heather Espina
My Commission Expires: 2/17/2024

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"): [] Dock OR [] Boat Lift OR [] Other (Specify here: _____), at the following location:

Construct a 4'x8' walkway with a 4'x30' dock with
a boat lift as per the attached drawings.

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@dpg.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.

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JUN 03 2024
ENVIRONMENTAL DEPT

24 - 031

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: [Signature]
Property Owner Name: Smart Communications Holdings LLC Date: 8/9/23
Address: 6422 Grenada Avenue
City / State / Zip: Apollo Beach, FL 33572
Phone Number: 813-625-3267

Contractor Signature: [Signature]
Contractor Name: Joseph Vath Date: 8/9/23
Address: 905 Apollo Beach Blvd.
City / State / Zip: Apollo Beach, FL, 33572
Phone Number: 813-645-3625

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

[CONTINUED ON NEXT PAGE]

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24-031

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 I, incorporated by this reference, for the Canal Wall Application and License Agreement (Personal Watercraft Lift).

DENIED because _____

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24-031

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) Smart Communications Holdings LLC
Lot Street Address Lot #11, 5718 Tyler Island Dr
City, State and Zip Code Apollo Beach, FL 33572
Phone Number 813-625-3267
Lot Tax Folio Number 051638-0230

For Lifts being installed, please identify:
Contractor Name and License Number Land's Sea Masters, Inc.
SCC 131151418
Contractor Phone Number 813-645-3625
(Attach Certificate of Insurance from Contractor)
Expected Start Date: 9/9/23 Expected Completion Date: 12/31/23

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: [Signature] Date: 8-17-23
Co-Owner Signature: _____ Date: _____

Date: _____
Received by: _____
Harbor Bay Community Development District

For Office Use Only
APPROVED ___ DISAPPROVED ___
Explanation for Disapproval (if applicable): _____
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JUN 03 2024
ENVIRONMENTAL DEPT

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)

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) Smart Communications Holdings LLC
Lot Street Address Lot #11 5718 Tybee Island Drive
City, State and Zip Code Apella Beach, FL 33577
Phone Number 813-625-3267
Lot Tax Folio Number 051638 - 0230

For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:
Contractor Name and License Number Hankins Sarna Company EC13004385
Contractor Phone Number 800-429-5782
(Attach Certificate of Insurance from Contractor)
Expected Start Date: 9/9/23 Expected Completion Date: 12/31/23

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: [Signature] Date: 8-17-23
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)

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JUN 03 2024
ENVIRONMENTAL DEPT



Land & Sea Masters, Inc.

905 Apollo Beach Blvd. Apollo Beach Fl. 33572

Phone: (813) 645-3625 (DOCK)

Website: <http://www.landandseamasters.com>

Harbor Bay CDD
ATTN: Amy Palmer
701 Enterprise Rd. East, Suite 410
Safety Harbor, FL 34695

Attention: HBCDD improvement Review Board

Please accept this attestation that I hereby certify as the owner of Land & Sea master's Inc, that all labor utilized for work at 5718 Tybee Island Dr. Apollo Beach FL 33572 (property owner's address) are employees of land & Sea Masters, Inc covered by the insurance attached with this attestation.

Eli Mora
Ciro Cruz
Louis Plata
Jacob Vath
Bob Adams

Regards,

Joseph P Vath
President/Owner
Land & Seamasters, Inc.
905 Apollo Beach Blvd
Apollo Beach, FL 33572

RECEIVED
JUN 03 2024
ENVIRONMENTAL DEPT

24 - 031

This instrument was prepared by and upon recording should be returned to: Harbor Bay CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

(This space reserved for Clerk)

Parcel ID for Property: U-29-31-19-84R-000018-00011.0

**LICENSE AGREEMENT
(PERSONAL WATERCRAFT LIFT)**

This License Agreement (Personal Watercraft Lift) ("Agreement") is entered into as of this 9 day of December, 2025, 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

SMART COMMUNICATION HOLDINGS LLC and 5718 TYBEE ISLAND DR, APOLLO BEACH (together, "Owner"), the fee simple owners of the "Property" identified as:

Lot 11, Block 18, as per the plat ("Plat") identified as MIRABAY PHASE 2A-3, and recorded in Plat Book 105, Pages 112 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

installing and maintaining the Lift on the Canal Wall. Owner acknowledges that this Agreement authorizes only installation and maintenance of the Lift on the Canal Wall, and does not authorize any other impact or other alteration to the Canal Wall.

3. **Owner Responsibilities.** Owner has the following responsibilities:

- a. Owner shall be fully responsible for the installation and maintenance of the Lift, including all costs, and shall conduct such work in accordance with any CDD-approved specifications, as amended from time to time.
- b. Owner shall use a licensed and insured contractor to perform any installation and maintenance work pursuant to this Agreement.
- c. Owner shall ensure that the installation and maintenance of the Lift does not interfere with the CDD's rights in the Easements, and does not damage any property of CDD or any third party's property. Among other things, Owner shall be responsible for restoring any impact to the grass swale behind the Canal Wall, and shall further ensure that any installation and/or maintenance does not damage the Canal Wall or other related improvements, including, but not limited to, tie-back anchors, cap, and sheeting. In the event of any such damage, Owner shall immediately notify CDD, in which case CDD, at CDD's option, shall either direct Owner to repair the damage at Owner's expense, or shall conduct such repairs at Owner's expense.
- d. Owner shall be responsible for ensuring that the installation and maintenance of the Lift is conducted in compliance with all applicable laws, rules, and regulations, including, but not limited to, building codes and set back requirements.
- e. Owner shall keep CDD's Easements free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.
- f. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for connection of the Lift. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work, including, but not limited to, any approvals (if any) of the MiraBay Homeowners Association, Inc. ("Association") and any other necessary legal interests and approvals.
- g. Upon completion of the installation, the Lift will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Lift, and agrees to maintain the Lift in good condition and consistent with any CDD-approved specifications, as amended from time to time.

4. **Existing Rights.** Nothing herein is intended to limit or diminish in any way the CDD's existing rights in the Easements. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Easements described above and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, without notice, and without recourse against the CDD, the CDD may revoke this Agreement and remove the Lift at Owner's expense, and that the CDD is not obligated to re-install the Lift as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend, and hold harmless the CDD, the Association, Hillsborough County, the Southwest Florida Water Management District, and any property management companies of the CDD and Association, as well as any officers, supervisors, staff, engineers, attorneys, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, Owner shall advise the subsequent owner of the terms and conditions of this Agreement. The CDD may at its option record this Agreement in the public records of Hillsborough County.

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

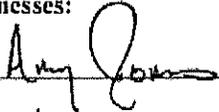
8. **Attorney's Fees & Costs.** The substantially prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees, paralegal fees, expert witness fees, and costs.

9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement (Personal Watercraft Lift) to be executed the day and date first above written.

Witnesses:

By: 
Amy Jones

Print Name

By: 
Jesse Onelas

Print Name

STATE OF FLORIDA)

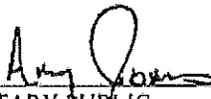
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 10th day of December, 2025, by Pavel Pop-Buia. He/she [X] is personally known to me or [] produced _____ as identification.



Owner

By: 
Pavel Pop-Buia

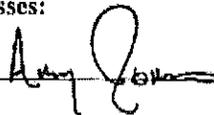

NOTARY PUBLIC

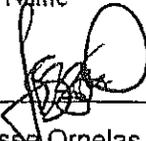
Amy Jones
(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (PERSONAL WATERCRAFT LIFT)]

Witnesses:

By: 
Amy Jones
Print Name

By: 
Jesse Ornelas
Print Name

Owner

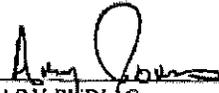
By: 
Pavel Pop-Bula

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 10th day of December, 2025, by Pavel Pop-Bula. He/she [X] is personally known to me or [] produced _____ as identification.




NOTARY PUBLIC

Amy Jones
(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

This instrument was prepared by and upon recording should be returned to: Harbor Bay CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

(This space reserved for Clerk)

Parcel ID for Property: U-29-31-19-84R-000018-00011.0

**LICENSE AGREEMENT
(UTILITIES CONNECTION)**

This License Agreement (Utilities Connection) ("Agreement") is entered into as of this 9 day of December, 2025, 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

SMART COMMUNICATION HOLDINGS LLC and 5718 TYBEE ISLAND DR, APOLLO BEACH
(together, "Owner"), the fee simple owners of the "Property" identified as:

Lot 11, Block 18, as per the plat ("Plat") identified as MIRABAY PHASE 2A-3, and recorded in Plat Book 105, Pages 112 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.

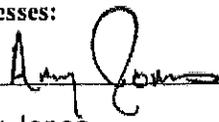
8. **Attorney's Fees & Costs.** The substantially prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees, paralegal fees, expert witness fees, and costs.

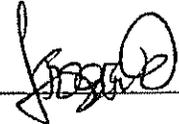
9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement (Personal Watercraft Lift) to be executed the day and date first above written.

Witnesses:

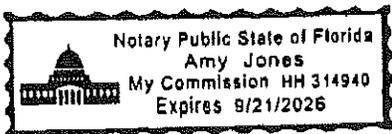
By: 
Amy Jones
Print Name

By: 
Jesse Ornelas
Print Name

Owner
By: 
Pavel Pop-Buia

STATE OF FLORIDA)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of December, 2025, by Pavel Pop-Buia. He/she is personally known to me or produced _____ as identification.



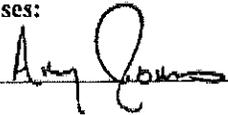

NOTARY PUBLIC

Amy Jones
(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (PERSONAL WATERCRAFT LIFT)]

Witnesses:

By: 

Amy Jones
Print Name

By: 

Jesse Ornelas
Print Name

Owner

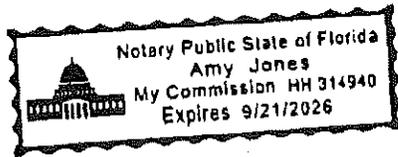
By: 

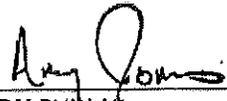
Pavel Pop-Bula

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 10th day of December, 2025, by Pavel Pop-Bula. He/she [X] is personally known to me or [] produced _____ as identification.



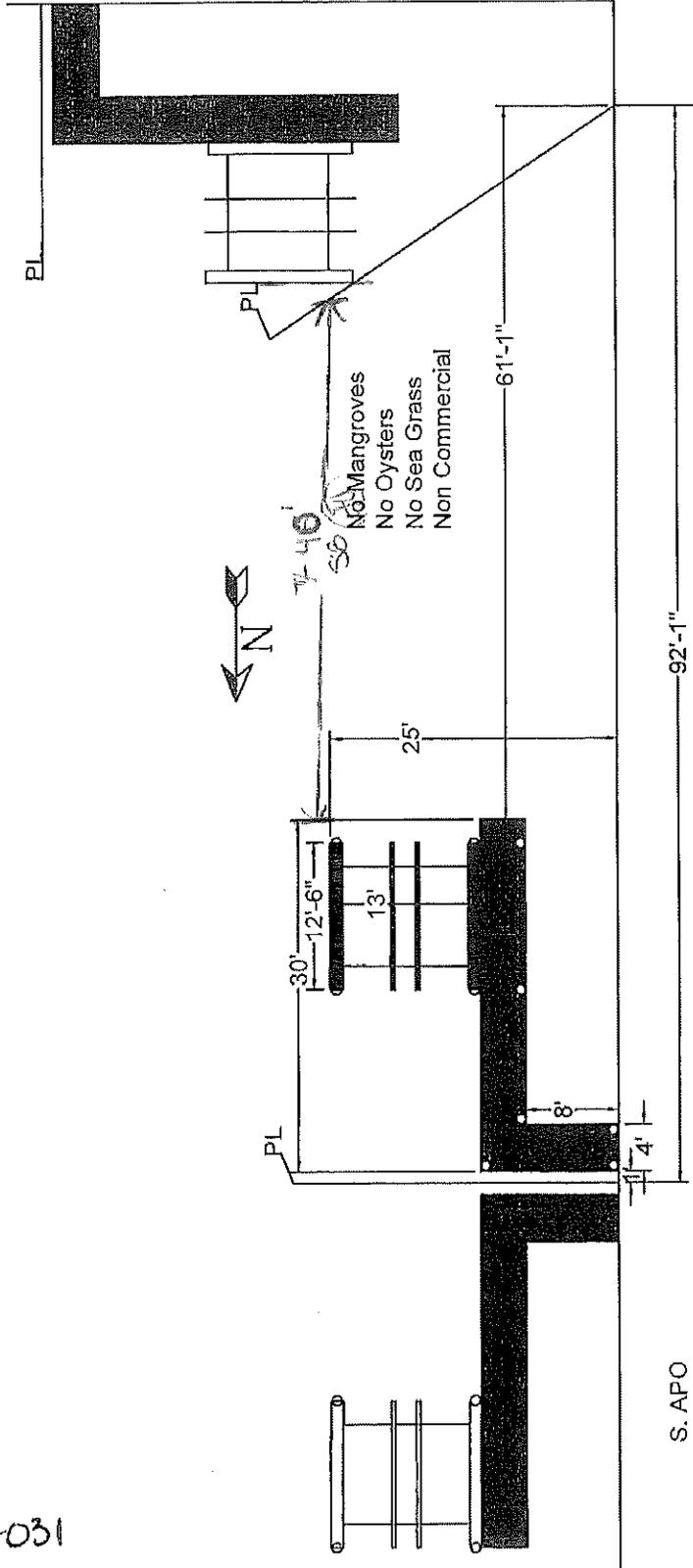

NOTARY PUBLIC

Amy Jones
(Print, Type or Stamp Commissioned Name of Notary Public)

[Signatures continue on following page]

#24-031

N. APO
REHDER DOU
TRUSTEE; RE
SHERRI TRUS
704 PINCKNE
APOLLO BEACH,
704
Pinckney Dr
D.M.P.



S. APO
YAEGER RICHARD A
YAEGER JAMIE L
5716 TYBEE ISLAND DR
APOLLO BEACH, FL 33572

Applicant's Name: Smart Communication Holdings, LLC
 Project Location: 5718 Tybee Island Drive
 Apollo Beach, FL 33572

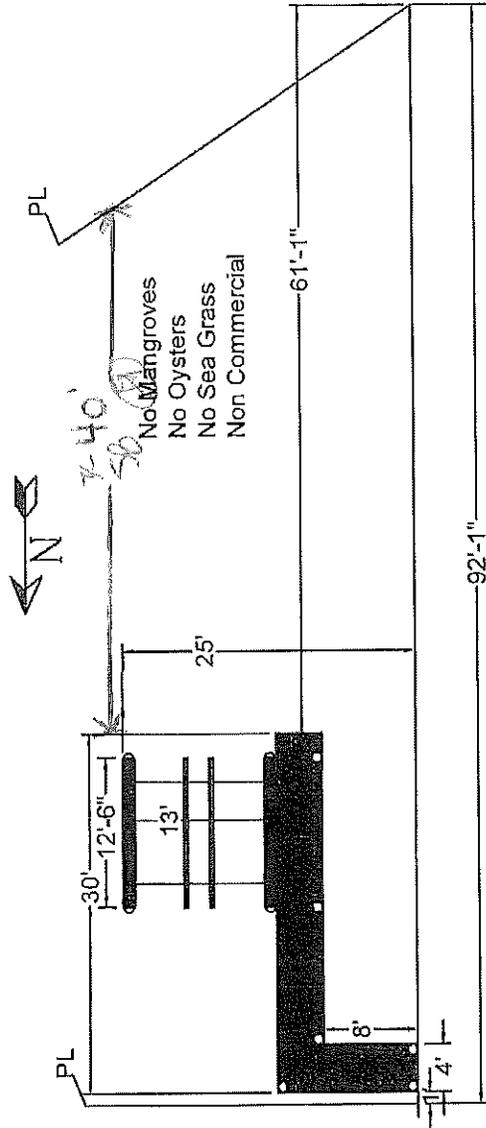
Mailing Address: 6422 Grenada Avenue
 Apollo Beach, FL 33572

Agent:
 Land & Sea Masters, Inc
 905 Apollo Beach Blvd,
 Apollo Beach, FL 33572
 Phone: (813) 645-3625 (DOCK)
 LandandSeaMasters.com



REVISED
6/20/06
6/20/06

#24-031

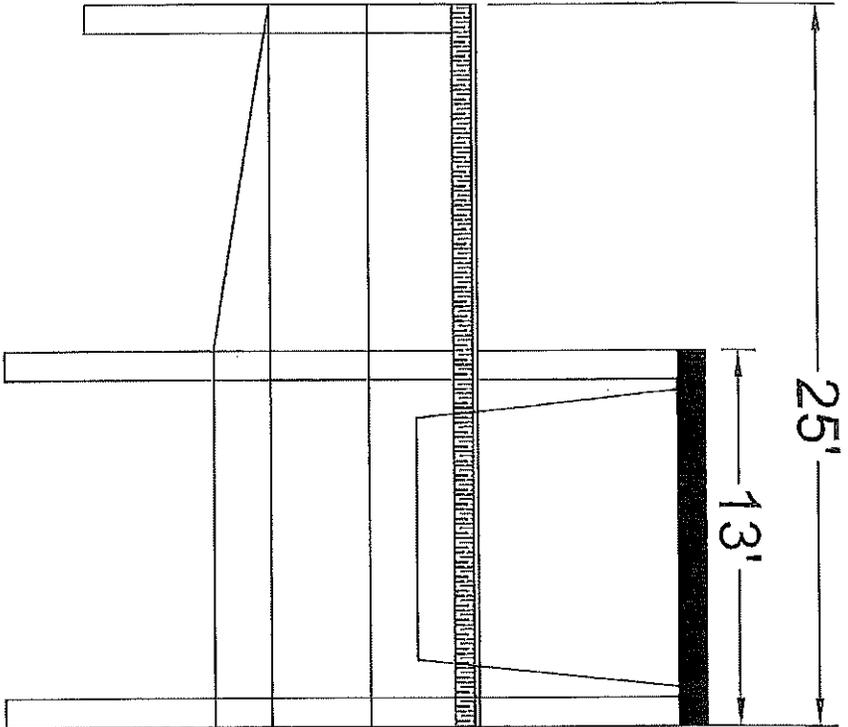


Applicant's Name: Smart Communication Holdings, LLC
Project Location: 5718 Tybee Island Drive
Apollo Beach, FL 33572
Mailing Address: 6422 Grenada Avenue
Apollo Beach, FL 33572

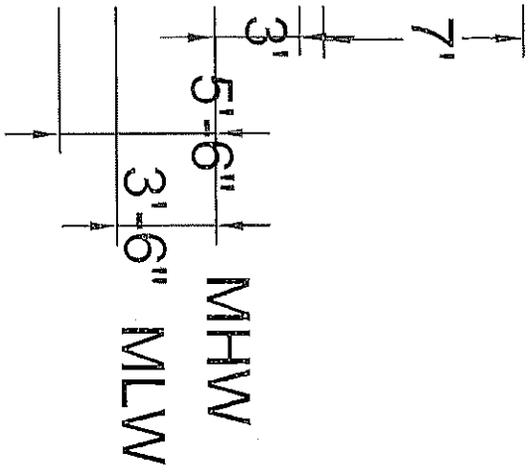
Agent:
Land & Sea Masters, Inc.
905 Apollo Beach Blvd,
Apollo Beach, FL 33572
Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com



REVISED
6/30/24



Boat Lift



Applicant's Name: Smart Communication Holdings, LLC
 Project Location: 5718 Tybee Island Drive
 Apollo Beach, FL 33572
 Mailing Address: 6422 Grenada Avenue
 Apollo Beach, FL 33572



Agent:
 Land & Sea Masters, Inc.
 905 Apollo Beach Blvd,
 Apollo Beach, FL 33572
 Phone: (813) 645-3625 (DOCK)
LandandSeaMasters.com

RECEIVED
 2024 03 03
 ENVIRONMENTAL DEPT

24-031

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 11 BLOCK 18 OF PHASE 2A-3
PER PLAT BOOK 105, PAGE 12-19, 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 28th day of August, 2024, by **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited liability company ("**Park Square**") to and in favor of the Owner (as that term is defined below) of Lot 11, Block 18, MiraBay Phase 2A-3, according to the plat thereof (the "**Plat**") recorded in Plat Book 105, Page 12-19, 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-3**" shown and described on the Plat (the "**Tract**").

C. The Tract contains a canal (the canal sometimes being referred to herein as the "**Waterbody**"), which is adjacent to, and shares a common boundary line with, the Benefitted Lot. Park Square wishes to grant to the Owner of the Benefitted Lot certain rights to own, maintain and enjoy a Dock Structure located in the Waterbody, subject to the terms and conditions set forth herein.

**ARTICLE I
EASEMENT FOR DOCK STRUCTURE**

For \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, Park Square does hereby give, grant and convey to the Owner of the Benefitted Lot a perpetual non-exclusive easement (the "**Dock Easement**") to own, maintain, repair and replace, at Owner's sole cost and expense, a Dock Structure adjacent to the Benefitted Lot. The Dock Easement granted by this Article is on and over that portion of the Tract lying immediately under the Dock Structure at the location where the Dock Structure is approved as provided in Article III below, and includes the right to own, maintain, repair and replace pilings

on the bottom of the Tract at the locations where the pilings supporting the Dock Structure and/or boat lift are approved pursuant to Article III below (the “**Dock Easement Area**”). The Dock Easement includes the right, and the Owner of the Benefitted Lot is hereby granted, a perpetual non-exclusive easement to install boat lift pilings (i.e., inner and outer boat lift pilings, which are designed as the supports of a boat lift) on the bottom of the Tract, subject to approval of any such boat lift pilings as described in Article III below.

After the Dock Structure is approved pursuant to Article III below, Park Square shall have the right (but not the obligation) to record in the public records a notice (a “**Notice of Dock Easement Area**”) describing (by metes and bounds description or by means of a sketch) the Dock Easement Area, in order to provide future purchasers of the Benefitted Lot record notice of the Dock Easement Area covered by this Dock Easement. No party other than Park Square shall be required to join in, or consent to, the Notice of Dock Easement Area in order to make it effective and binding on the Owner or any mortgagee of the Benefitted Lot. The Dock Easement granted by this Article I shall be confined to the Dock Easement Area.

ARTICLE II
EASEMENT FOR OTHER DOCK ENCROACHMENTS

Some portions of the Dock Structure may inadvertently encroach slightly into a “dock easement area” serving an adjoining Lot, and the “dock structure” constructed on an adjoining Lot may encroach slightly into the Dock Easement Area serving the Benefitted Lot. If such an encroachment exists as the result of the original construction of a “dock structure” or the Dock Structure as approved, as applicable, any such encroaching structure shall also automatically have and is hereby granted an easement for such encroachment so long as it exists. In the event any encroaching dock structure or the Dock Structure must be replaced in the future, the replacement dock structure or Dock Structure, as applicable, shall have an easement for an encroachment of the same degree and size as the original encroaching structure, subject to approval of any replacement structure as required by Article III below.

ARTICLE III
APPROVAL OF DOCK STRUCTURE

This Dock Easement Declaration grants only easement rights in the Tract owned by Park Square, as expressly provided herein. Nothing in this Dock Easement Declaration shall be deemed an authorization to construct, or the approval of, any Dock Structure, associated pilings, any boat, other watercraft, any water fixtures, or any other improvement, fixtures, or property associated with the Dock Structure, or otherwise, within the Waterbody, all of which are subject to the approval of Harbor Bay Community Development District (its successors or assigns, the “**CDD**”) in accordance with the MiraBay Master Dock Plan, the Harbor Bay Community Development District Rule Regarding District Waterways and Boating Facilities (as amended, restated, and/or supplemented from time to time), and any other rules, restrictions, requirements or guidelines promulgated by the CDD, from time to time, related to improvements and property within the Waterbody (collectively, the “**Dock Rules**”). Owner should obtain the Dock Rules from the CDD, and Owner must obtain the CDD’s approval prior to constructing any improvement or maintaining any property within the Waterbody. Park Square makes no representation or warranty that the CDD will grant any approvals to Owner.

ARTICLE IV
COVENANTS AND RESTRICTIONS

1. The Dock Rules may include, without limitation, rules regarding approval and registration of boats and other watercraft, the total number of watercraft in MiraBay, the maximum length of watercraft that may be docked in MiraBay (all of which may differ between the Benefitted Lot and any other lot in MiraBay), and rules regarding the maintenance of dock structures, watercrafts, and other improvements and property

within the Waterbody. The existence of any dock, watercraft, property or fixture, or the condition thereof, shall not be deemed a representation or warranty that any such dock, watercraft, property, fixture, or condition will be approved or permitted with respect to the Benefitted Lot.

2. The Owner of the Benefitted Lot shall repair and maintain the Dock Structure in good condition and repair, at Owner's sole cost and expense, and if necessary shall replace the Dock Structure from time to time, all subject to the Dock Rules. If Owner fails to maintain, repair or replace the Dock Structure as required by this section, then Park Square shall have the right, but not the obligation, to perform such maintenance, repair or replacement at the Owner's sole cost and expense, and Owner shall reimburse such amounts to Park Square within ten (10) days of written demand to Owner. If Owner fails to reimburse Park Square as required by this section within such 10-day period, then the amount due by Owner to Park Square shall accrue interest at the rate of ten percent (10%) per annum from the date due until actually paid, and Park Square shall have the right to record a lien in the Public Records against title to the Benefitted Lot and/or Owner's interest in the Dock Easement and Dock Easement Area, to secure any amount owed by Owner to Park Square in accordance with this section, and to foreclose on such lien in accordance with Florida law.

3. The Owner of the Benefitted Lot, by joining herein or by taking title to the Benefitted Lot, as applicable, agrees to and shall indemnify and hold harmless Park Square, the CDD, the MiraBay Homeowners Association, Inc., Park Square Enterprises, LLC d/b/a Park Square Homes, and their respective officers, directors, partners, members, shareholders, employees, agents and affiliates of every tier, and each affiliate's officers, directors, agents and employees (all of the foregoing collectively, the "Indemnified Parties"), from and against any claims, losses or liabilities arising out of or related to the easement rights granted herein or construction or use of any Dock Structure, watercraft, fixtures, or other property or improvements, by any party. The Owner's obligation to indemnify the Indemnified Parties shall include, without limitation: (a) claims arising out of accidents occurring on, or as a result of a person falling or jumping from, a Dock Structure, watercraft, fixtures, or other property or improvements; (b) claims arising out of the utilization of the Dock Structure or other improvements to tie up or hoist a watercraft; (c) claims arising out of watercraft or persons running into the Dock Structure, fixtures, or other property or improvements; (d) claims arising out of Owner's, its family, guests, contractors and subcontractors, and employees dumping of any debris in the Waterbody; and (e) Owner's, its guests' or invitees' non-compliance with the Dock Rules, or failure to obtain approval of any Dock Structure, watercraft, fixtures, or other property or improvements as required by Article III above.

ARTICLE V
MISCELLANEOUS

Article and paragraph captions are for reference only, and shall not be considered in interpreting the contents of any Article or paragraph, nor shall they be deemed to limit the scope of any Article or paragraph. In any legal or arbitration proceeding arising out of or related to this Dock Easement Declaration, the prevailing party shall be entitled to recover its attorneys' fees and costs incurred in connection with such proceeding. This Dock Easement Declaration shall constitute covenants and restrictions running with the land, both benefitting and burdening title to the Benefitted Lot and the portion of the Tract constituting the Dock Easement Area. This Dock Easement Declaration may not be amended except in writing signed by the fee simple owner of the Benefitted Lot and the fee simple owner of the Tract.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

(SIGNATURES PAGE TO FOLLOW)

IN WITNESS WHEREOF, the Park Square has executed this Dock Easement Declaration.

Signed, sealed and delivered
in the presence of:

PARK SQUARE ENTERPRISES, LLC,
a Delaware limited liability company

Heather Espino
Print Name: Heather Espino
Address: 205 Manns Harbour Dr
Apolla Beach FL 33572

By: [Signature]
Name: Rosey / [unclear]
Title: VP of ops
Date: 8/27/2024
Address: 5200 Vineland Road, Ste. 200
Orlando, FL 32811

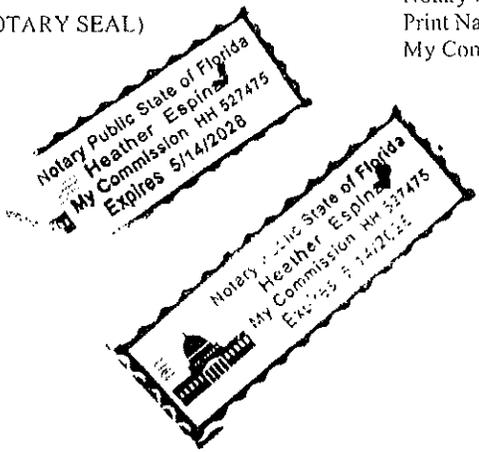
Barbara DiRose
Print Name: BARBARA DiRose
Address: 205 Manns Harbour Dr
Apolla Beach, FL 33572

STATE OF FLORIDA
COUNTY OF Hillsborough

I, Heather Espino, a Notary Public for said County and State, do hereby certify that Rosey [unclear] 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 he is the VP of ops of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company, and that he, as VP of ops, being authorized to do so, executed this Dock Easement Declaration on behalf of PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company.

(AFFIX NOTARY SEAL)

Heather Espino
Notary Public - State of Florida
Print Name: Heather Espino
My Commission Expires: 5/14/2028



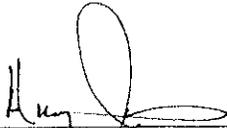
JOINDER AND CONSENT OF OWNER(S)

The undersigned Owner(s) hereby joins in and consents to the Dock Easement, Covenants and Restrictions to which this joinder and consent is attached.

Signed, sealed and delivered
in the presence of:

OWNER:

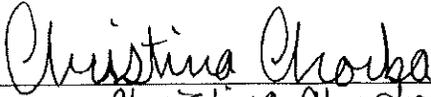
SMART COMMUNICATION HOLDINGS,
LLC, a Florida limited liability company



Print Name: Amy Jones
Address: 6324 Fairway Blvd
Apollo Beach, FL 33572

By: 

Name: Pavel Pop-Buia
Title: Managing Member
Date: 7-30-24
Address: 6422 Grenada Island Avenue
Apollo Beach, FL 33572



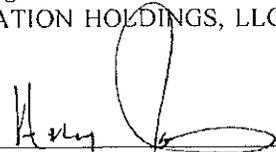
Print Name: Christina Chocka
Address: 10643 Bahama Wood Star Ct
Riverview, FL 33579

F/B/O: 5718 Tybee Island Drive

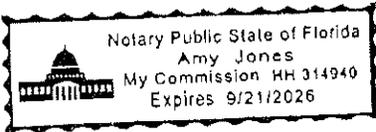
STATE OF FLORIDA
COUNTY OF Hillsborough

I, Amy Jones, a Notary Public for said County and State, do hereby certify that Pavel Pop-Buia 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 he is the Managing Member of SMART COMMUNICATION HOLDINGS, LLC, a Florida limited liability company, and that he, as Managing Member, being authorized to do so, executed this Dock Easement Declaration on behalf of SMART COMMUNICATION HOLDINGS, LLC, a Florida limited liability company.

(AFFIX NOTARY SEAL)



Notary Public – State of Florida
Print Name: Amy Jones
My Commission Expires: 09/21/2026



Tab 7

HARBOR BAY

RFP – ROADS

DRAFT TIMELINE – May meeting decision

Proposal Deadlines	Date	Time
Proposal approval By CDD Board at regularly scheduled CDD Board Meeting	March 19, 2026	
RFP advertised	March 27, 2026 (Fri.)	
RFP released	March 27, 2026 (Fri.)	9:00 a.m.
RFP posted on website	March 27, 2026 (Fri.)	9:00 a.m.
Pre-proposal conference (via Zoom or other) if applicable	n/a ¹	
Last day for written inquiries/questions to be submitted	April 10, 2026 (Fri.)	12:00 p.m.
Response to written inquiries/questions provided to registered bidders	April 13, 2026 (Mon.)	5:00 p.m.
Last day for proposal submission	May 4, 2026 (Mon.)	2:00 p.m.
Proposals opened and reviewed	May 4, 2026 (Mon.)	2:01 p.m.
Committee review if applicable	n/a	
Board review/selection By CDD Board at regularly scheduled CDD Board Meeting	May 21, 2026 (Thu)	6:00 p.m.
Award	May 22, 2026 (Fri)	
Notice of Protest Due	May 27, 2026 (Wed.)	12:00 p.m.
Expected Contract	TBD	

¹ No indication of pre-proposal meeting for RFP.

REQUEST FOR PROPOSAL
FOR
ROAD PAVING REPAIRS
for
HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT

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**REQUEST FOR PROPOSAL
ROAD PAVING REPAIRS
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida**

Notice is hereby given that the **Harbor Bay Community Development District** (the “District”) will accept proposals from qualified firms interested in providing Road Paving Repairs for the District.

The Request for Proposal Package which includes the Project scope of work will be available beginning on March 27, 2026 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 road system.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than Thursday, May 4, 2026, at 2:00 p.m. at the offices of Lynn Hayes, District Manager, Harbor Bay Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, FL 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. **Please note regular USPS delivery is not available at this address.** 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 reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on May 21, 2026, 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 April 10, 2026, will not be answered.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS

Instructions to Proposers

SECTION 1. DUE DATE: Sealed proposals will be received no later than Thursday, May 4, 2026, at 2:00 p.m. at the offices of the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, FL 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 ROAD PAVING REPAIRS ENCLOSED)" on the face of it). All costs to prepare and submit a response shall be borne by the Proposer.

Proposals will be considered at the May 21, 2026, 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. As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

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

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer is encouraged to visit the 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, \$5,000,000.00 aggregate covering all work performed under this Contract.

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

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

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

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

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

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

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

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

SECTION 15. PROTESTS. A Notice of Protest regarding the Proposal Documents/Project Manual (including the Evaluation Criteria, specifications or other requirements contained in the Request for Proposals), a Proposal rejection, or an award under the Request for Proposals, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual or receipt of the notice of the District's decision as applicable, and must be filed at the offices of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, FL 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 roadway repairs. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.** Proposals may be held by the District for a period not to exceed one hundred twenty (120) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract. During this time, all provisions of the submitted proposal must be in effect, including pricing. District representatives may visit the Proposer’s facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits, oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

EVALUATION CRITERIA

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

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

	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.	
5.	References Assessment of proposer's work by client references and references with demonstrated success in providing similar product and installation. References must also indicate proposer's ability to form positive and collaborative relationships with clients and clients' staff.	15
6.	Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 30 = Total Cost Points	30
Total		100

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

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

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

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

SECTION 21. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully, through intent or design, or inadvertently appearing separately in transmitting letters,

specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

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

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

6.1 If yes, provide the following:

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

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

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

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

If no, please explain _____

- Date incorporated _____ Charter No. _____

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

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

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

7.1 If yes, provide the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Type of Work	Yrs. Exp.	Yrs. With Firm.
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The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the 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 Road Paving Repairs including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 20__.

(Corporate Seal)

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

(Seal)

Notary Public/Expiration Date

END

CORPORATE OFFICERS

Company Name: _____

Date: _____

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

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

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

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

(Proposer must also sign here)

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

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

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

(Signature of a General Partner is Required)

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

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

(title) _____ of

the _____

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

(Officer must also sign here)

CORPORATE SEAL

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

Notary Public/Expiration Date:

(SEAL)

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

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

1. This sworn statement is submitted to Harbor Bay Community Development District.
2. This sworn statement is submitted by _____
[Print Name of Entity Submitting Sworn Statement]
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____

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

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

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

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

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

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

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

The rest of this page has intentionally remained blank.

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

Date: _____

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

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

space provided above on this _____ day of _____ 2026.

NOTARY PUBLIC

My commission expires:

DRAFT AGREEMENT FOR ROAD PAVING REPAIRS

This Agreement (“Agreement” or “Contract”), is made between 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, FL 33614, and _____, a Florida Corporation (hereinafter referred to as the “Contractor”) with an address of _____, _____, Florida _____, on this ____ day of _____, 2026.

RECITALS

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

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

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

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

I. INCORPORATION OF RECITALS

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

II. DESCRIPTION OF WORK

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

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

III. CONTRACT SUM

The District agrees to pay Contractor for the Contract Work the total sum of _____ (\$____.____) (hereinafter referred to as the "Contract Sum"). The District shall pay the Contractor for the Contract Work upon completion in full of the Contract Work to the District's satisfaction at the District's sole and absolute discretion. An initial payment to cover material costs of up to twenty percent (20%) of the Contract Sum will be made by Owner upon written request from Contractor. The District may, in its sole and absolute discretion, approve progress payments and authorize a partial release for the work that has been satisfactorily completed, as assessed by the District Engineer. In no event shall the total Contract Sum be disbursed prior to the full completion of the Contract Work.

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

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

IV. TIME OF COMMENCEMENT AND COMPLETION

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

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

V. CONTRACTOR'S REPRESENTATIONS

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

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

VI. DUTIES AND RIGHTS OF CONTRACTOR

The Contractor's duties and rights are as follows:

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

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

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

VII. INDEMNIFICATION

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

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

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

VIII. INSURANCE

1. Before performing any Contract Work, the Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida.
2. Workers' Compensation: The Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed above. No contractor or sub-contractor operating under a workers' compensation exemption shall access or work on the site. No contractor or sub-contractor shall access or work on the site unless such entity has workers' compensation insurance.
3. Commercial General Liability: The Contractor will provide Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$5,000,000.00 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 ten (10) calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
11. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
12. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations or omissions in these insurance requirements as they apply to sub-contractors.
13. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured on a primary and non-contributory basis as their interest may appear under this Contract.
14. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance, in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

IX. PERFORMANCE AND PAYMENT BONDS

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

X. CORRECTING WORK; WARRANTY

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

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

XI. EARLY TERMINATION FOR BREACH OF CONTRACT

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

XII. WORK CHANGES

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

XIII. ATTORNEY'S FEES

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

XIV. MISCELLANEOUS

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

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

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

To District: Harbor Bay Community Development District
Attn: Lynn Hayes, District Manager
3434 Colwell Avenue, Suite 200,
Tampa, FL 33614
e-mail: lhayes@rizzetta.com

With a copy to: Andrew H. Cohen, Esq.
6853 Energy Court
Lakewood Ranch, FL 34240
e-mail: acohen@flgovlaw.com

To Contractor: _____

e-mail: _____

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

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

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

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

**Habor Bay
Community Development District**

By: _____

Title: _____

Date: _____

_____ **(Contractor)**

By: _____

Title: _____

Date: _____

EXHIBIT A

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROPOSAL FORM

EXHIBIT “B”

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PLANS

EXHIBIT “C”

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROJECT SCOPE – TECHNICAL SPECIFICATIONS

Tab 8



Delivery Method:

Email: apalmer@lighthouseenginc.com

March 5, 2026

Amy Palmer

Operations Manager

Lighthouse Engineering, Inc.

OFFICE PHONE: 727-726-7856

CELL PHONE: 727-687-2328

FAX: 727-683-9848

www.lighthouseenginc.com

**RE: Harbor Bay CDD: Bathymetric Survey
Hillsborough County, Florida
SAM Project No.:**

Ms. Palmer:

SAM Surveying and Mapping LLC (SAM) is pleased to provide you with this proposal for professional Surveying services in connection with the above-referenced project. Based upon the request for proposal and information provided to SAM and upon our previous experience providing similar surveying services, we have prepared the attached proposed Scope of Services and Fee Estimate.

After you have reviewed the attached proposed Scope of Services and Fee, please do not hesitate to call if you have any questions or comments. Again, thank you for the opportunity to provide this proposal. We are looking forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. P. Hyatt', is written over a light gray circular stamp.

Russell P. Hyatt, PSM

Survey Department Manager

Cc: Eric Stuart, LS, CFedS, Director – Vice President Florida Operations / SAM
Jason Hill, PSM – Florida Area Operations Manager / SAM

SAM COMPANIES

1767 Lakewood Ranch Blvd. #378, Bradenton, FL 34211

941-748-4693 Office

sam.biz



Project Overview

Surveying And Mapping LLC (SAM) proposes to provide a Bathymetric Survey of a portion of the canals in the Harbor Bay CDD as located in Hillsborough County, Florida. (See attached Exhibit)

Scope of Services – Bathymetric Survey:

1. SAM, LLC. will perform a bathymetric survey of the following Harbor Bay canal system as depicted in the attached exhibit.
2. Single beam bathymetric survey methods will be utilized for this project.
3. In areas too shallow to survey remotely, manual survey methods with requiring a sounding pole with a 6” disk will be utilized.
4. Survey lines will be spaced at 50’ intervals and surveyed perpendicular to the adjacent seawalls.
5. SAM, LLC will utilize Trimble RTK GPS for horizontal positioning of the survey vessel combined with “Hypack” hydrographic survey software for data collection.
6. All data will be referenced to the Florida State Plane Coordinate System, Florida West Zone (0902), NAD ‘83/11 datum.
7. All data will be referenced to the North American Vertical Datum of 1988 (NAVD’88).
8. No dredged volumes will be determined as part of this survey.
9. No docks or seawalls will be located as part of this survey.
10. No upland data will be collected as part of this scope of services.
11. No water boundary surveys will be performed as part of this scope of services.

Project Deliverables - Survey

- Digital files in AutoCAD Civil 3D & ASCII format of the survey data in plan view only.
- Signed/sealed copies and .pdf files of the survey report.

Assumptions

The following assumptions were made during the preparation of this Scope of Services. If these assumptions do not prove correct, an additional services change order may be warranted:

- Surveying services will be performed under the direct supervision of a Florida Professional Surveyor (PSM).
- Client will coordinate right-of-entry for any areas requiring access, prior to deployment of SAM field crew(s).
- SAM is not responsible for resolving Title and/or boundary conflicts found during the course of the survey, however conflicts, including such situations as gaps or overlaps, will be noted on the survey. Title, boundary, or ownership conflicts/disputes, if any, which may require additional research, plats, exhibits and field surveys will be considered additional work and billed according to our project rate schedule.

Fees

SAM will provide the following services on a lump sum basis. Anything outside this scope of work will be billed on a Time and Materials basis.

1. Bathymetric Survey: \$ 49,970.00*

*Pricing assumes notice to proceed received within 90 days of this proposal.



EXHIBIT A

Project Site

(Survey Area depicted in RED & YELLOW Below)





STANDARD TERMS AND CONDITIONS (State of Florida)

1. Access To Site - Unless otherwise stated, Surveying And Mapping, LLC, a Texas limited liability company ("SAM") will have access to the project site for activities necessary for the performance of the services. SAM will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.
2. Ownership Of Documents - Client acknowledges that all original papers, documents, maps, surveys, digital data and other work product and copies thereof, produced by SAM pursuant to this Agreement shall remain the property of SAM except documents which are to be filed with public agencies. Client further acknowledges that Client's right to utilize the services and work product performed pursuant to this Agreement will continue only so long as Client is not in default pursuant to the terms and conditions of this Agreement and Client has performed all obligations under this Agreement.
3. Copyright - The parties hereto agree that all protections of the United States and the greater of the protections afforded SAM by Texas state copyright laws and the copyright laws of the state in which the project is performed shall be applicable to the work product to the benefit of SAM, including common law and statutory law, whether or not any copyright for such work product actually is registered, and without regard to whether or not such copyright actually applies to such work product.
4. Invoices - Invoices for fees and all other charges will be submitted monthly for all services rendered as the work progresses, and the net amount shall be due and payable as of the date of the invoice at SAM's office in Austin, Travis County, Texas.
5. Client's Obligation to Pay - Client's obligation to pay is solely that of Client, and the acts or omissions of any third party shall not affect that obligation. All sums due and not received shall be construed as past due. To cover the costs of collection, all past-due amounts will incur a late charge of one and one-half percent (1 ½ %) per month until paid. The Client shall pay all attorney fees or court costs incurred by SAM in collecting any past-due amounts. In the event that Client fails to pay SAM within thirty (30) days after invoices are rendered, then Client agrees that SAM shall have the right to stop or suspend work and consider the non-payment as grounds for a total breach of this Agreement.
6. Termination Of Services - This Agreement may be terminated by either party upon five (5) days' written notice, by mutual consent or in the event of persistent failures of performance of material terms and conditions of this Agreement by the other party through no fault of the terminating party. SAM shall then be paid for the services completed up to the time of the termination date based upon the attached Rate Schedule.
7. Dispute Resolution - If a dispute arises out of or in connection with or relation to this Agreement, the parties shall endeavor reasonably to settle the dispute through direct discussions. If a dispute is not resolved through direct discussions, claims or disputes in connection with the services provided under this Agreement between Client and SAM shall be submitted to non-binding mediation in Austin, Travis County, Texas. In the event non-binding mediation does not result in resolution of the claim or dispute, the dispute shall be resolved by litigation in the courts of the state in which the services are performed, and the parties hereby consent and submit to exclusive venue in, and the exclusive jurisdiction of, such courts and waive all rights to proceed in any other venue or jurisdiction. Client and SAM agree to include a similar dispute resolution agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties. The substantially prevailing party in any litigation arising out of or relating to this Agreement shall be entitled to recover from the other party reasonable attorneys' fees, costs, and expenses incurred by the prevailing party.
8. Governing Law - This Agreement shall be construed and enforced in accordance with the laws of the State of Florida.



- 9. Indemnification - The Client shall, to the fullest extent permitted by law, indemnify and hold harmless SAM, its officers, directors, members, managers, employees, agents, insurers and subconsultants (collectively "SAM Parties") from and against all damages, liabilities, penalties, fees, claims, suits and costs, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the SAM Parties of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of SAM.
- 10. Limitation Of Liability - In recognition of the relative risks, rewards and benefits of the project to both the Client and SAM, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, total liability to the Client for any and all injuries, claims, suits, costs, liabilities, fees, losses, expenses, penalties, fines, damages or claim expenses arising out of this Agreement from any cause or causes shall not exceed the total fee paid by the Client to SAM, excluding any sales tax, for the services rendered. Such causes include, but are not limited to, SAM's negligence, errors, omissions, strict liability, breach of contract or breach of warranty. Except for the indemnification provisions provided herein, neither party shall be liable to the other for consequential, incidental, indirect, punitive or special damages (including loss of profits, data, business or goodwill), regardless of the legal theory advanced or of any notice given as to the likelihood of such damages.
- 11. Authority - Client affirmatively represents and states that he/she is authorized to enter into this Agreement, either as the owner or an officer of (Client/Company Name), or as Company's duly authorized agent, trustee or receiver for the purpose of entering into this Agreement.
- 12. Professional Services - All engineering and surveying services are regulated under the Florida Board of Professional Engineers or the Florida Board of Professional Surveyors and Mappers.
- 13. Use of Work Product - SAM acknowledges that Client is requesting services to be performed under the applicable work order(s) for the purpose of providing such information to other parties including, but not limited to, clients, customers, governmental entities and other interested parties. Client agrees that the work product prepared by SAM may not be altered in any way except for the addition of page numbers or exhibit captions necessary to incorporate that work product into other documents. SAM agrees to provide copies of the work product mutually agreed upon by both parties described in the work orders hereof.
- 14. Subpoenas or Requests for Information - In the event SAM or any of its personnel are requested or authorized by the Client or third parties with which the Client is involved in a claim or dispute or, are required by government regulation, subpoena, or other legal process, to produce any information or our personnel as witnesses with respect to the services performed by SAM hereunder, the Client will, so long as neither SAM nor its personnel are a party to the proceeding in which the information or personnel are sought, reimburse SAM for its professional time and expenses, as well as the actual fees and expenses of SAM's counsel, incurred in responding to such requests.

SURVEYING AND MAPPING, LLC (SAM, LLC)

COMPANY NAME:

Signature: _____

Signature: _____

Date: _____

Date: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Tab 9

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

District Coordinator Report

Date of report: March 9, 2026

Submitted by: Clay Wright

1. Landscape & Grounds Management

- Bi-weekly landscape inspections with Lee Te Kim Landscaping.
- Oversight of approved landscaping proposals, including palm removal/installation, front entrance/tennis/clubhouse enhancements, etc.
- Coordinated playground mulch installation completed on March 9. Implementing regular playground inspections.

2. Infrastructure & Capital Projects

- Project management and oversight for the upcoming roofing project.
- Coordinating final form agreement for pool slide stair repair and coordinating completion.
- Creating map of sidewalks that are the responsibility of Harbor Bay CDD and a phased plan for grinding/repairs. Vendors are currently conducting site visits and surveys for proposals.

3. Amenities & Aquatics Oversight

- Monthly aquatics walkthroughs with Blue Water Aquatics.
- Collecting additional proposals for site 33 remediation and adjacent conservation area invasive species removal.
- Coordinated return of north fountain to manufacturer for warranty repair. Recently replaced south fountain pulled again.
- Coordinating the Caffrey Pl seawall cleaning.

4. Contract & Vendor Management

- Continually reviewing existing CDD vendor contracts to ensure performance and cooperation.
- Monitoring tennis court maintenance performance.

5. Strategic Planning & District Administration

- Continued collaboration with amenities management and field operations regarding CDD related responsibilities.
- Collaborating with the District Engineer and legal counsel to develop an updated CDD map with future conveyance timeline.
- Updating and monitoring the Project-Reserve Tracker spreadsheet.
- Walkthrough with insurance appraiser to update the property schedule provided by Preferred Government Insurance Trust.
- Coordinating the updated Reserve Study.
- Working with Envera to appeal false alarm violation notices incurred by Hillsborough County.
- Collecting proposals/pricing for remediation items prior to PSH parcel conveyance.

Tab 10

HBCDD Task Management Tracker

Item	Project	Budget	Status/Notes	Entry Date	Estimated Completion Date	Completion
1	Park Square Conveyance Agreement/Negotiation Plan		Compiling list of remediation items and costs	2/5/2026		
2	FY 2025/24/23 Capital Reserve Account projects; NOT completed		Board needs to make decision to execute plan and projects	2/5/2026		
	a. Gym Exercise Equipment	\$80,342	Recommend reprogramming in capital reserve	2/5/2026		
	b. Phase 1 Paint Finish Exterior from reserve study	\$72,450	Clubhouse, outfitters, youth center?	2/5/2026		
	c. Irrigation system and pumps	\$150,000	Identify areas needing replacements and repairs	2/5/2026		
	d. Asphalt repave Phase I in 2024 & Phase II in 2025	\$706,779		2/5/2026		
	e. Sidewalk repairs	\$52,146	Compiling map of district owned sidewalks	2/5/2026		
	f. Pickleball Courts	\$127,317	Mor Sports settlement pending	2/5/2026		
	g. North/South Retention Ponds	\$200,000	MiraBay Working with State & County to assist with monies	2/5/2026		
3	FY 2026 planned Capital Reserve Projects		Board needs to make decision to execute plan and projects	2/5/2026		
	a. Landscape Enhancements & Improvements	\$353,018	Entryway & clubhouse enhancement approved, pending weather	2/5/2026		
	b. Phase 2 Paint Finish Exterior from reserve study	\$72,067	Admiral point, gates, tennis courts, monuments	2/5/2026		
	c. Asphalt Pavement Year 3	\$288,822		2/5/2026		
	d. Pond Fountains	\$55,435	Blue Water Recommends new fountains, North fountain at manufacturer	2/5/2026		
	e. Club House AC Replacement	\$60,000	What has already been done?	2/5/2026		
	f. Tennis Court Resurfacing	\$39,393	Completed	2/5/2026	2/13/2026	
	g. Seawall Cap sealed every 3 years to protect \$20 million investment for 50 year lifespan	\$291,038	discussion for board	2/5/2026		
	h. Unfunded Asphalt repairs			2/5/2026		
4	8.2 acres Rezoning as a future MiraBay Asset		In concept planning	2/5/2026		
5	2027 Budget Workshop schedule		Tentatively April 2, 2026	2/5/2026		
6	Add New Project Line items for Budget 2027		Supervisor inputs for workshop	2/5/2026		
7	Townhalls Scheduled April/October		TBD	2/5/2026		
8	Update Capital Reserve study		In progress	2/5/2026		
9	Community Stormwater Management Assessment Camera plan from Evergreen Fund		Contract signed, awaiting start date	2/5/2026		
10	Plan to replace the 141 trees cut down from Hurricane Milton		District Coordinator and field ops developing list of priorities and tasks	2/5/2026		
11	Conduct workshop After Action Review/Best Practices for Hurricane Milton		District Manager Task	2/5/2026		
12	HBCDD Priorities for 2026/27		What are the community and board priorities?	2/5/2026		
13	Clubhouse Pool Area Landscape Refresh		Board approved	2/5/2026		
14	Admiral Point Lanscape refresh		Request Kim Proposal			
15	Best Price Roofing Demand Letter		Demand letter sent	2/5/2026		
16	Future Solution for North/South Fountains		Need Blue Water aquatics proposals	2/5/2026		
17	Envera Camera Equipment Status in community		Does Envera owe the community anything with contract	2/5/2026		
18	MiraBay IT Equipment/software Upgrade Proposal		Backup capability new FMX software (Maintenx)	2/5/2026		
19	Track and Add Yearly Reoccurring Costs not in Budget			2/5/2026		
20	Renew HCSO & HBCDD Traffic Control Jurisdiction Agreement		Daytime Group	2/5/2026		
21	Cafe Software/Hardware to Manage Food & Beverage Inventory & Sales		Clover POS system approved	2/5/2026		
22	Main Gates & US 41 Paver replacement Project		Budget workshop discussion	2/5/2026		
23	New software for Tennis & Pickleball Court reservation management		Amenity management recommendation	2/5/2026		
24	Improve No Wake Zone with Buoys and Idle Speed signage in community		Evergreen fund	2/5/2026		
25	Lagoon Room Doors facing pool		Do they need replacement?	2/5/2026		
26	Turnstile Installation improving security for Basketball and Tennis gates		increase security and resident access	2/5/2026		
27	Boat Lift Dredging Plan from Evergreen Fund	\$43,000	Engineer handling bathymetric study proposal	2/5/2026		
28	Gate Strikes ledger.		Where are we currently	2/5/2026		
29	Power wash map depicting annual maintenance plan contracted with Core Pressure Wash		Pressure washer will provide map	2/5/2026		

Vendor / Contractor	Service Category	Scope of Service	Contract Start Date	Contract End / Renewal Date	Auto Renew (Y/N)	Monthly Cost	Annual Cost	Payment Frequency	Invoice Due Date	Assigned District Contact	Vendor Contact Name	Vendor Phone/Email	Status (Active/Pending/Expired)	Notes / Action Items
Rizetta District Manager	District Management	District Management Services						Monthly					Active	
Legal Services	Legal	District Legal Counsel						Monthly/As Needed					Active	
Lighthouse Engineering	Engineering	Engineering Services						Monthly/As Needed					Active	
Accounting Services	Finance	District Accounting Services						Monthly					Active	
Premier Technologies	IT	IT Support / Technology						Monthly					Active	
Envera Security Operations	Security	Gate/Access Control Monitoring						Monthly					Active	
TECO Utility lease	Utilities	Utility Lease Agreement						Monthly					Active	
Bluewater Aquatics	Aquatics	Pool Maintenance / Chemical Service						Weekly/Monthly					Active	
Turf Management	Grounds	Turf / Irrigation / Grounds Maintenance						Monthly					Active	
Landscaping	Grounds	Landscaping Contract						Monthly					Active	
Water metering	Utilities	Water Meter Reading / Monitoring						Monthly					Active	
Tennis court maintenance	Amenities	Tennis Court Cleaning / Repair						Monthly/Quarterly					Active	
Bad boar trapping	Wildlife	Hog Trapping / Wildlife Control						Monthly/As Needed					Active	
Core empire power washing	Maintenance	Pressure Washing						Monthly/Quarterly					Active	
USA services of FL street swee	Roads	Street Sweeping						Monthly					Active	
Cheney brothers	Food & Beverage	Food Vendor Supply						Weekly					Active	
Paychex	Payroll	Payroll / HR Processing						Biweekly/Monthly					Active	
Clover	POS System	POS Processing / Equipment Fees						Monthly					Active	
Elevator maintenance & perm	Safety/Facilities	Elevator Maintenance & Permit Renewal						Annual					Active	Track permit expiration
Pest control	Facilities	Pest Prevention Services						Monthly					Active	
Phenomenal Fitness Equipme	Fitness	Fitness Equipment Maintenance						Monthly/Quarterly					Active	
Harbor Patrol HCSO	Security	Harbor Patrol / Sheriff Support						Monthly/As Needed					Active	

Tab 11



UPCOMING DATES TO REMEMBER

- **Budget Workshop:** April 2, 2026 @ 6:00 PM
- **Regular Meeting:** April 16, 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

March 19

2026

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$3,234,382
Reserve Fund Cash & Investment Balance:	\$2,915,020
Debt Service Fund Investment Balance:	\$2,733,439
Mirabay Fund Cash:	\$57,125
Evergreen Fund Cash & Investment Balance:	<u>\$220,772</u>
Total Cash and Investment Balances:	\$9,160,738
General Fund Expense Variance: \$206,482	Under Budget
Reserve Fund Expense Variance: \$270,795	Under Budget
Mirabay Fund Expense Variance: \$99,796	Under Budget
Evergreen Fund Expense Variance: \$23,277	Under Budget

Tab 12

Harbor Bay CDD – Vendor Invoice Process & Payment Instructions (Summary of Steps)

General Manager and Field Operations Manager - Self-Management Onsite Staff

1. The onsite staff must inspect products/projects/services received and completed onsite and approved by the Harbor Bay CDD Board to ensure that all products/projects/services completed to expectations and satisfaction before receiving an invoice.
2. When onsite staff receive invoices, they stamp and add the approved HB CDD FY 25/26 adopted budget line-item codes and correct funding account to them.
3. They must scan individual invoices as received and move to step 4.
4. They email all invoices to rizzettacddinvoices@avidbill.com (which goes to our accounting team to process for payment) and cc the District Manager, District Manager's Administrative Assistant, District Coordinator, and General Manager as a second check that they were submitted to accounting.
5. Our Accounting Supervisor and their team do check the approved HB CDD FY 25/26 adopted budget line-item codes and correct funding account has been placed on the invoices by onsite staff when received to ensure accuracy, and then process invoices and this step is recorded in our accounting software system and then the District Manager is notified by email that there are invoices to review.
6. The District Manager completes another check of each invoice to ensure that they have accurate codes with the approved HB CDD FY 25/26 adopted budget line-item codes and correct funding account. The District Manager then approves each invoice for payment, and this step process shows in our accounting software system.
7. Once the District Manager approves invoices for payment in our accounting software system the Accounting Supervisor and their team go through the process of preparing and issuing checks weekly for payment to each vendor, mostly by mail or ACH with essential services (examples utilities/trash service companies) based on Net 30 payment terms for monthly/contract invoices with the vendor.

Rizzetta Accounting Supervisor and District Manager

1. When invoices are received from vendors directly through rizzettacddinvoices@avidbill.com (which goes to our accounting team to process for payment). Our Accounting Supervisor and their team processes invoices received, and they added the approved HB CDD FY 25/26 adopted budget line-item codes and correct funding account to them and this step process shows in our accounting software system.
2. Once our Accounting Supervisor and their team processes invoices received as mentioned in step 1 above in our accounting software system and the District Manager receives an email notification that there are invoices to review. This step process shows in our accounting software system.
3. The District Manager checks with either CDD District Coordinator, Field Operations Manager, and General Manager and sometimes all of them on a specific product/project/service that was received and completed onsite and approved by the Harbor Bay CDD Board to ensure that all was completed to expectation and satisfaction before moving to step 3.
4. The District Manager completes another check of each invoice to ensure that they have accurate codes with the approved HB CDD FY 25/26 adopted budget line-item codes and correct funding account. The District Manager then approves each invoice for payment, and this step process shows in our accounting software system.
5. Once the District Manager approves invoices for payment in our accounting software system the Accounting Supervisor and their team go through the process of preparing and issuing checks weekly for payment to each vendor, mostly by mail or ACH with essential services (examples utilities/trash service companies) based on Net 30 payment terms for monthly/contract invoices with the vendor. An exception to the Net 30 payment terms would be when the District Manager and the Accounting Supervisor are preparing and issuing a check to pay a deposit invoice for a Board approved project after a fully executed agreement is in place with a vendor. These steps are recorded in our accounting software system.

TAB 13



Harbor Bay CDD / MiraBay Community
Chastity Kelly, General Manager
February 2026 Report

Board Meeting Update – Operations & Programs

Summary: No Board Action Required

Operations continue to move forward smoothly as we implement restaurant and poolside service. The program has launched successfully, and staff are working through minor operational adjustments as expected during the initial rollout.

We have assembled a strong seasonal summer team that is eager to begin the upcoming season and deliver the resort-style service experience expected at MiraBay. In addition, we are conducting seasonal spring cleaning and operational preparations across the facilities.

I have also been spending increased time working with Field Operations to better understand departmental needs, evaluate current processes, and ensure we are aligning services with the community's expectations.

Facility & Service Updates

- Water Aerobics will resume by April 15, with instructor Mabel returning to lead the program.
 - Staff will be conducting pontoon and kayak patrols of the lagoon to verify vessel registration stickers. This process will be completed by April 15.
 - Dockers is prepared for the Spring Break Camp scheduled March 16–20.
 - Pool and Café hours are beginning to extend as seasonal demand increases:
 - Monday: Café Closed (Food Truck available) | Pool Hours: 5:30 AM – 7:00 PM
 - Tuesday–Thursday & Sunday: 12:00 PM – 7:00 PM
 - Friday & Saturday: 12:00 PM – 9:00 PM
 - Outfitters will transition into the **summer retail store** once upcoming spring events conclude over the next two months.
 - Seasonal staff training is currently underway.
 - Our recent Tex-Mex Night event was very well attended and received excellent feedback from residents.
-

Staff Development & Training

The General Manager, Director of Operations, and Senior Line Cook have successfully completed ServSafe Manager Certification, ensuring continued compliance with food safety standards.

Operational Activity

With the arrival of warmer weather, resident activity and weekend pool attendance are increasing, and operations are adjusting staffing and services accordingly to accommodate the higher usage.

March Events

- Brushes & Brews
 - Tex-Mex Night with Live Music
 - Outfitters Brunch
 - 3.14 Pie Day Cornhole Tournament
 - Spring Fling Pickleball Tournament
 - Build-A-Burger Night
 - Mariners Chili Cook-Off
-

Club Programming

Friday evenings now feature themed buffet-style dinners with live music, including rotating themes such as:

- Tex-Mex Night
- Pasta Night
- Around the World
- Steak Night

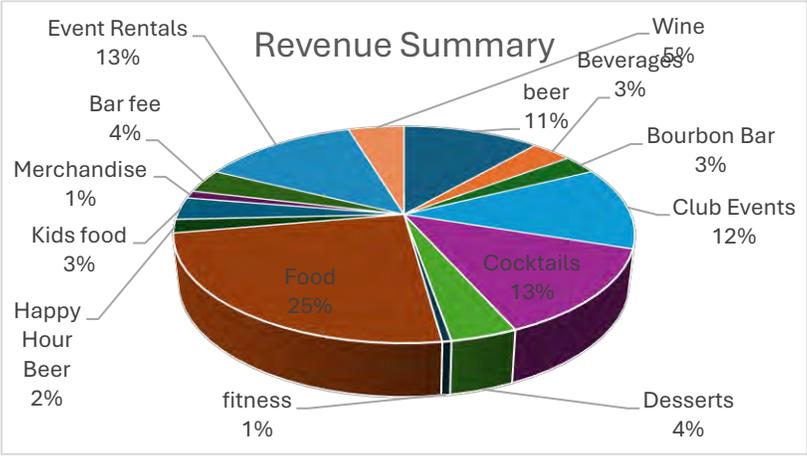
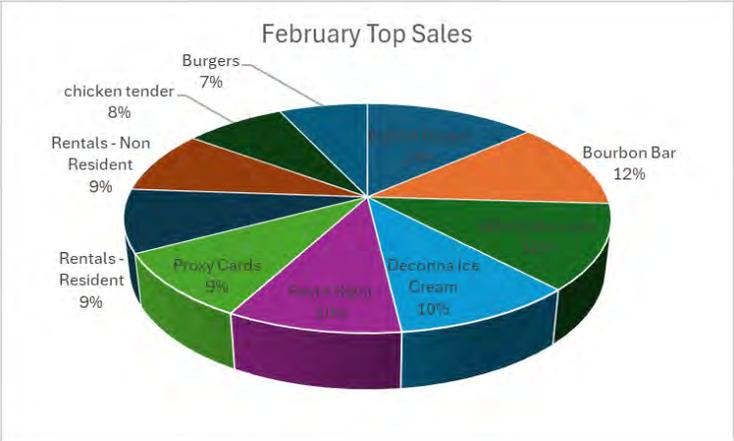
These events continue to drive strong resident engagement.

Maintenance Update – Pool Slide

The pool slide stairs remain closed while we await completion of the necessary repairs.

Pool Access Update

- **Main pool gate closing times:**
 - **7:00 PM:** Monday – Thursday & Sunday
 - **9:00 PM:** Friday & Saturday
- The **playground-side gate will remain open until 9:00 PM**, after which the magnetic lock will engage.
- The **exit button remains available for resident access when leaving the facility.**



TAB 14



Harbor Bay CDD / MiraBay Community
Field Operation Manager's Report

Date of report: 03/06/26

Submitted by: Joel Newton

Project Updates

- Dog station maintenance
- Speed limit signs installed
- Kawasaki Mule drive belt broken and replaced
- New pool shower handle installed
- Bay Breeze security post hit and repaired
- Coffee machine relocated
- New soccer net provided and installed
- Multiple problems with dance room AC fixed
- New bird deflectors and tape installed on clubhouse pier
- New clubhouse grill provided
- Front clubhouse new water spigot installed
- New sensor installed on Bopper #2 (warranty)
- New gate latch installed
- New trap bar provided for gym
- Pool bathroom drain cleaned and repaired
- Clubhouse exterior light bulb rehab
- Pool bathroom stall door broken and repaired
- Pool paver step broken and repaired
- Men's sauna fuse blown and replaced
- New Admiral Point keypad and security handles installed
- Outfitters side gate repaired and area cleaned for lifeguards
- Concrete added to railing base
- MB banner replaced and arm repaired
- Kayak recovered
- New fire extinguisher installed in catering kitchen
- New gym handicap parking sign
- No overnight parking sign installed in Seacrest
- Multiple toilet valves and handles installed
- New chains and locks provided and installed on exterior gates and boat lift
- Men's sauna bench repaired
- Café storage sheds relocated upstairs

MiraBay

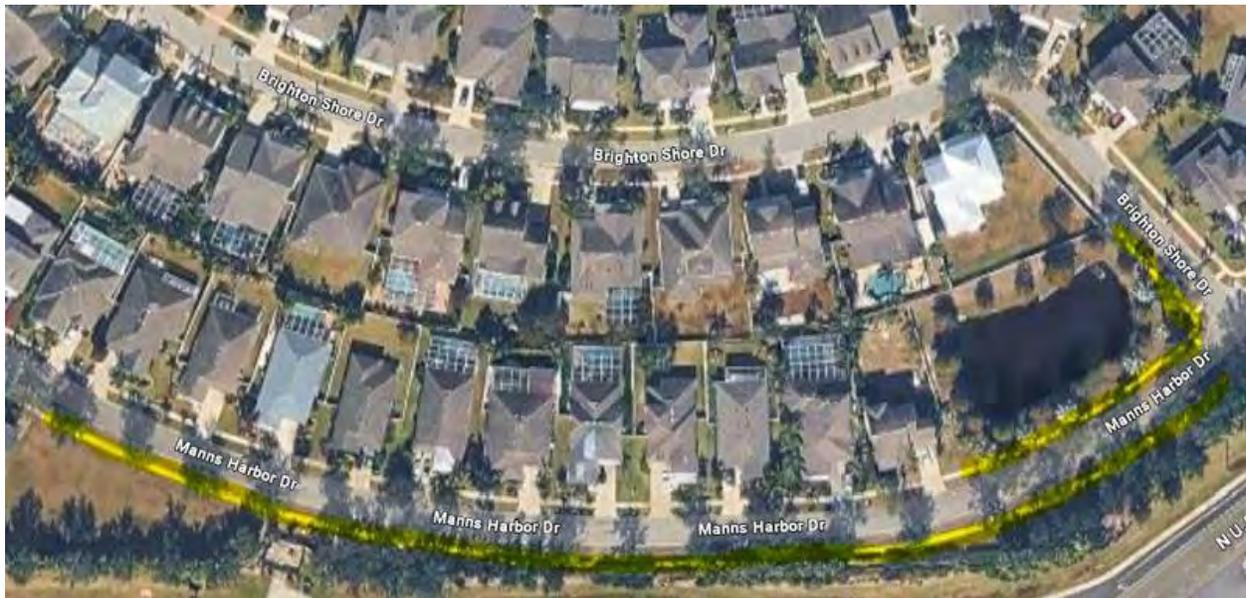
Harbor Bay CDD / MiraBay Community Field Operation Manager's Report

Date of report: 03/06/26

Submitted by: Joel Newton

Pressure Washing update

- Manns Harbor Brighton shores
- Mirabay Blvd Townhomes
- Mirabay Blvd vendors and sidewalks
- Clubhouse Docks



MiraBay

Harbor Bay CDD / MiraBay Community Field Operation Manager's Report

Date of report: **03/06/26**

Submitted by: **Joel Newton**



MiraBay

Harbor Bay CDD / MiraBay Community Field Operation Manager's Report

Date of report: **03/06/26**

Submitted by: **Joel Newton**



MiraBay

Harbor Bay CDD / MiraBay Community Field Operation Manager's Report

Date of report: 03/06/26

Submitted by: Joel Newton





Harbor Bay CDD / MiraBay Community Field Operation Manager's Report

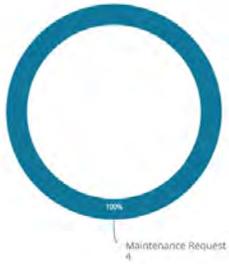
Date of report: **03/06/26**

Submitted by: **Joel Newton**

FMX Charts

Comprehensive Operations as of 4 hours ago

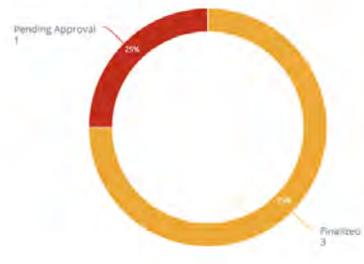
Requests by Module



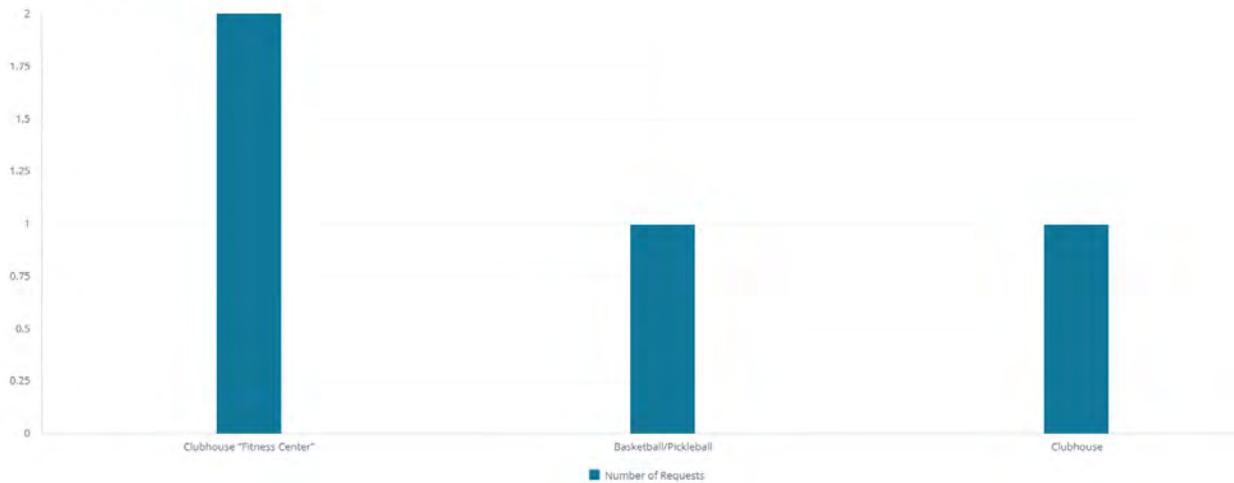
Requests by Type



Requests by Current Status



Requests by Building





Harbor Bay CDD / MiraBay Community Field Operation Manager's Report

Date of report: 03/06/26

Submitted by: Joel Newton

Trend of Requests Created Per Month



Request Details

Module	Request	Type	Building	Location	Created Date	Completed Date	Assigned User
Maintenance R...	12036582 - Doors in gym wo...	Security	Clubhouse "Fitness Center"	Workout room	2/15/26	2/24/26	Not Set
	12041945 - Repair wind scre...	Other	Basketball/Pickleball	Not Set	2/16/26	2/25/26	Not Set
	12041949 - Knob Replaceme...	Construction/Renovation	Clubhouse	Admiral's Lounge	2/16/26	2/25/26	Not Set
	12058666 - Upper Bench in ...	Safety	Clubhouse "Fitness Center"	Men's Sauna	2/24/26	N/A	Not Set

TAB 15

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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, February 19, 2026, 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 (on call, then joined @ 8:32 p.m.)

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company
Andrew 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
Clay Wright	CDD District Coordinator (onsite)

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.

50 On a Motion by Mr. Leventry, seconded by Mr. Finley, with all in favor, the Board of
51 Supervisors approved the request for Board Supervisor Tim Nargi to appear virtually and
52 have voting privileges for the Harbor Bay Community Development District.

53
54 On a Motion by Mr. Leventry, seconded by Mr. Walters, with all in favor, the Board of
55 Supervisors approved to revise agenda to include MorSports under District Counsel staff
56 report for the Harbor Bay Community Development District.

57
58 **THIRD ORDER OF BUSINESS**

Audience Comments

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60 The Board of Supervisors fielded questions and comments during audience
61 comments. Audience comments were about the Brazilian Pepper trees in Shell Cove and
62 community maintenance, a private gate that was promised but not installed by Park Square
63 and landscape, irrigation concerns, wants a playground installed at Marisol Pointe, stated
64 that the canals are too shallow and wants the Harbor Bay Community Development District
65 to dredge, Anchor Cove is responsible for plants and has no control over irrigation and wants
66 a consistent water schedule for irrigation, and many comments of being in favor of Self-
67 Management for clubhouse and amenities services for Harbor Bay.

68
69 **FOURTH ORDER OF BUSINESS**

Consideration of Amenity Proposals

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71 Amenities Services proposals for Rizzetta and Company and Self-Management were
72 presented to the Board and questions answered.

73
74 On a Motion by Mr. Walters, seconded by Mr. Leventry, with three in favor, and Mr. Nargi
75 & Mr. Rodriguez opposed, the Board of Supervisors approved the Self-Management
76 proposal for Amenity Services for the Harbor Bay Community Development District.

77
78 **FIFTH ORDER OF BUSINESS**

**Discussion on Potential Suspension
of Amenity Privileges**

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80 The Board of Supervisors had a discussion about the potential suspension of amenity
81 privileges of residents, Mr. & Mrs. Tolk. District Counsel explained the process and
82 procedures of suspension of amenities privileges in the current amenities policy and outlined
83 that if the Board of Supervisors wants to move forward with a suspension, they will have to
84 schedule this a future meeting. District Counsel asked if Mr. & Ms. Tolk would like to present
85 their concerns and they deferred to their Attorney Belissa Ardisson who presented their facts
86 and quoted Florida Statute. The Director of Operations Manager Chastity Kelly replied to
87 the comments and facts presented by the Attorney Belissa Ardisson for Mr. & Mrs. Tolk.

88 The Board decided not to suspend Mr.& Mrs. Tolk Amenity Privileges.

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91 **SIXTH ORDER OF BUSINESS**

**Discussion on Harbor Bay CDD 8.2
Parcel & Way Ahead**

This item was tabled to March 19, 2026 CDD meeting.

SEVENTH ORDER OF BUSINESS

**Update on Sidewalk Grinding or
Sidewalk Replacement**

It was stated by the Board of Supervisors that they voted in the past that Harbor Bay Community Development District must maintain all Harbor Bay Community Development District and Homeowner Association owned sidewalks and nothing owned by Park Square. It was further stated that the residents and Homeowner Association are required to maintain trees tree rings, mailboxes and other Homeowner Association related items. It was also stated by the Board that the Park Square gate at Highway 41 is county owned and is not a Harbor Bay Community Development District responsibly to maintain. The Board of Supervisors requested that the District Coordinator prepare and provide the scope of work for sidewalk grinding or sidewalk replacement proposals to the District Engineer to review and to get proposals and then provide them to the District Manager by no later than March 9, 2026 so they can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda.

EIGHTH ORDER OF BUSINESS

**Consideration of Seacrest Stormwater
Drain Lid Proposals**

Mr. Newton presented both proposals to the Board of Supervisors. The Board of Supervisors tabled the Seacrest stormwater drain lid proposals from Parking Lot Services and RDF Construction Resource, LLC. The Board of Supervisors requested that the District Coordinator/ Field Operations Manager do more research on the construction work and repairs needed and to add other areas that need to be repaired or need a whole replacement and to provide all proposals to the to the District Manager by no later than March 9, 2026 so they can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda.

NINTH ORDER OF BUSINESS

**Consideration of Private Investigator
Proposals**

The Board of Supervisors reviewed the proposals.

On a Motion by Mr. Leventry, seconded by Mr. Walters, with two in favor, and three Mr. Nargi, Mr. Rodriguez, and Mr. Finley opposed, the Board of Supervisors the motion failed to approve the Advantage Unlimited Investigators, Inc., proposal for \$95.00 per hour with a not-to-exceed of \$5,000.00 for the Harbor Bay Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

i. Blue Water Fountain Report

The Board of Supervisors reviewed the fountain report.

ii. Blue Water Aquatic Report

The Board of Supervisors reviewed the aquatic report.

iii. Consideration of Pond 33 Debris Removal Proposal

The Board of Supervisors tabled the Blue Water Aquatics proposal in the amount of \$9,729.00 sump 33 (pond) debris removal. The Board of Supervisors requested that the District Coordinator/ Field Operations Manager get 2 additional sump 33 proposals and to provide them to the to the District Manager by no later than March 9, 2026 so they can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda along with the tabled Blue Water Aquatics proposal.

iv. Consideration of CSDI Shell Cove Wetland Removal of Brazillian Pepper Trees Proposal

The Board of Supervisors tabled the Blue Water Aquatics proposal in the amount of \$18,233.00 for CDS1 Shell Cove wetland removal of Brazilian pepper trees. The Board of Supervisors requested that the District Coordinator/ Field Operations Manager get 2 additional CDS1 Shell Cove wetland removal of Brazilian pepper trees proposals and to provide them to the to the District Manager by no later than March 9, 2026 so they can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda along with the tabled Blue Water Aquatics proposal.

B. Presentation of LT Kim Landscape Reports

On a Motion by Mr. Finley, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors approved Kim's Landscape and Lawn Care proposal for \$31,053.00 for Clubhouse Pool Area and proposal for \$14,000.00 for Clubhouse, for the Harbor Bay Community Development District.

The Chairman approved the Lee Te Kim proposal in the amount of \$7,700.00 outside the meeting for Bismarkia & Oak Tree.

C. District Counsel

Mr. Cohen provided updates: MorSports removed the lien and they are now trying to work out pending balance and settlement offer of \$30,000.00 and they agreed to come out and address the cracks on the pickleball courts. The District Coordinator will coordinate the day/date for MorSports to come onsite and address the crack issues.

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Mr. Cohen said he talked to Park Square and Marisol Pointe and the Board of Supervisors requested that the District Coordinator and District Engineer get proposals to provide to District Counsel and the District Manager who will provide them to Park Square to work on the settlement.

On a Motion by Mr. Leventry, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the settlement with MorSports for \$30,000.00 and MorSports will come out to repair the cracks on the pickleball courts, for the Harbor Bay Community Development District.

Mr. Cohen is expecting a response from Best Price Roofing by February 20, 2026. Michale Manning roofing contract update is they are supposed to start approximately on March 16, 2026 and finish by no later than June 8, 2026. Bad Boar Trapping outstanding invoice payment request for past service and the amount does not match certain contract amounts and the Board of Supervisors requested that District Counsel work with the Chairman to resolve this issue.

D. District Engineer

The District Engineer under separate cover told the Board of Supervisors that residents at 1090 Signet Drive added a dual jet ski lift which was not in their application and was added and Tampa Port Authority would allow but community decided not to allow this and asked if the Board of Supervisors wanted to allow them to keep or remove it. The Board of Supervisors tabled further discussion and requested that the 1090 Signet Drive application be added to the March 19, 2026 Harbor Bay Community Development District meeting agenda and for the District Engineer to provide to the District Manager by no later than March 9, 2026.

The Board of Supervisors also requested that the District Engineer get a quote for full bathymetric study and go to Park Square to see if they would pay for it or agree to pay half of the cost. The District Engineer told the Board that at 5606 Tybee Island they shifted their dock location 11 feet away from their stormwater outfall even though they said they would not need to but then decided to shift it when they built it and now it is an issue for repairing water rights because it is in a different location so the drawing that was approved is not correct.

Ms. Palmer suggested that the Harbor Bay Community Development District have repairing water rights study completed and Tampa Port Authority will complete.

Ms. Palmer forwarded the US highway 41 re-grading to SWFWMD and they require additional work and will add additional engineering costs.

On a Motion by Mr. Nargi, seconded by Mr. Leventry, with all in favor, the Board of Supervisors approved the additional Lighthouse Engineering costs for the US Highway 41 re-grading project with a not-to-exceed amount of \$10,000.00, for the Harbor Bay Community Development District.

i. Consideration of Blue Works Stormwater Camera Proposal

On a Motion by Mr. Nargi, seconded by Mr. Walters, with all in favor, the Board of Supervisors approved the Blue Works Stormwater Camera Proposal with a not-to-exceed amount of \$22,000.00 pending District Counsel prepare a final form of agreement and authorizes Chairman to execute the agreement and pay for this project using funds from the Evergreen Fund Account, for the Harbor Bay Community Development District.

ii. Discussion of Roadway RFP Scope

iii. Discussion of Priority Road Project List

Ms. Palmer asked the Board of Supervisors questions for clarification about the Roadway RFP Scope. The Board of Supervisors requested that District Counsel to prepare the draft Roadway RFP with timeline and to provide it to the District Manager by no later than March 9, 2026 so it can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda. The Board of Supervisors requested that the District Engineer start working on a draft Roadway RFP Scope with full roadway, curb, sidewalk analysis for the community to complete in April 2026 broken out in phases with priority road project list and the Board of Supervisors will provide information to assist in this project.

iv. Discussion of Marisol Pointe Sewall Depressions

The Board of Supervisors requested that the District Engineer to prepare a report for all Marisol Pointe seawall depression areas to include a map, pictures, and addresses and to provide it to the District Manager by no later than March 9, 2026 so it can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda. It was noted by the Board of Supervisors that homeowners must provide seawall maintenance on their owned property.

E. District Coordinator

The District Coordinator and the District Manager presented 2 additional proposals for the pool slide stairs and told the Board of Supervisors that the cost increased \$4,490.00 from what they previously approved by motion for 1 of the 2 proposals.

On a Motion by Mr. Leventry, seconded by Mr. Nargi, with all in favor, the Board of Supervisors approved the Kelley Metal pool slide stairs proposal for \$26,990.00 after District Counsel has prepares the final form agreement and authorize the Chair to execute the agreement for the Harbor Bay Community Development District.

i. Consideration of Playground Park ADA Mulch Proposals

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On a Motion by Mr. Leventry, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the EZ Mulch proposal in the amount of \$22,050.00 for ADA Mulch for the Playground Parks after District Counsel prepares the final form agreement and authorized the Chair to execute the agreement for the Harbor Bay Community Development District.

F. District Manager

Presentation of District Manager Report

The project-reserve-contracts tracker was presented to the Board of Supervisors. The Board of Supervisors requested that the District Manager get a proposal for an updated reserve study. The District Manager confirmed April 2, 2026 to conduct a FY 26/27 budget workshop and will prepare a meeting notice advertisement and run it for the budget workshop on April 2, 2026.

G. Onsite Manager Reports

i. Director of Operations Report

Ms. Kelly presented her report.

The Board of Supervisors requested that the Director of Operations prepare 2 recommendations for gym rules and add to her monthly report for the Board of Supervisors to consider.

ii. Field Operations Manager Report

Mr. Newton presented his report.

The Board of Supervisors also requested that the District Coordinator/Field Operations Manager/Director of Operations provide a power wash schedule/action plan with locations, pictures, and map and action plan for sidewalk maintenance to pressure washing vendor under contract and the District Manager by no later than March 9, 2026 or sooner so these can be included in the March 19, 2026 Harbor Bay Community Development District meeting agenda package.

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Mr. Hayes presented the Meeting Minutes of Board of Supervisors Regular Meeting held on January 15, 2026, the Operations & Maintenance Expenditures for December 2025, and the December 2025 Financial Statement.

On a Motion by Mr. Finley, seconded by Mr. Nargi, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes of Board of Supervisors held on January 15, 2026, the December 2025 Financial Statements and ratified the December 2025 Operation & Maintenance Expenditures, Harbor Bay \$223,748.23, Evergreen \$4,671.08 and Mira Bay \$20,410.29 for the Harbor Bay Community Development District.

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TWELFTH ORDER OF BUSINESS

Audience Comments On Non-Agenda Items

The Board of Supervisors fielded questions and comments during audience comments on non-related agenda items about the following. Sump 33 clean-up of debris, Mirabay Boulevard guard gate landscape, must do wet check for irrigation, sound level of bands for events, reserve study, questions on updates of ethics complaints filed against Daniel Leventry and Tim Nargi.

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THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

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It was requested by the Chair to add documents he provided to the meeting minutes as attachments, Board Supervisor Michael Rodriguez suggested that the Chair be appointed as a liaison for Self-Management oversight, Board Supervisor Dean Walters stated that and Marisol Pointe must be brought up to Shell Cove Shell Cove, wants to reaffirmed that he wants the roadway repair projects to get started, would like self-shredding Royal palms installed in the community. Board Supervisor Steve Finley stated that the previous approved minutes does not state that they must do a RFP for District Management and wants District Counsel to review the 2019 Rules of Procedure and update them, and requested that District Counsel prepare Compass Pointe letter. The District Engineer must provide a recommendation of priority roads that need to be resurfaced with locations, and map for Harbor Bay Community Development District owned roads so the Board of Supervisors can start getting these completed. The Board of Supervisors requested that the Amenities Manual be added to the Harbor Bay Community Development District website. The Board of Supervisors requested that the discussion of RFP for District Management be

376 added to the March 19, 2026 Harbor Bay Community Development District agenda. The
377 Board of Supervisors requested that the District Manager send by email the current
378 spending authority resolution to all Board members.
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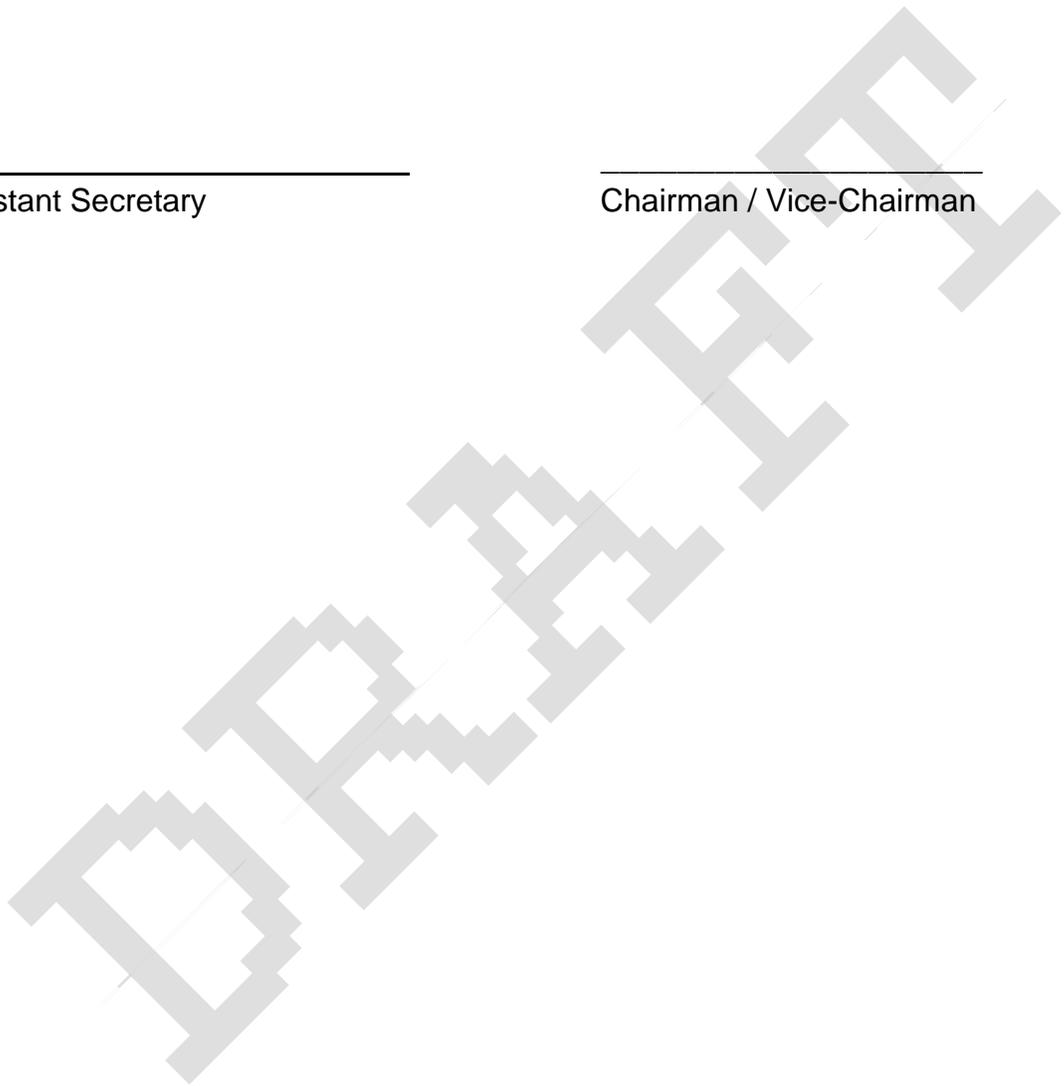
380 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**
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382 On a Motion by Mr. Nargi, seconded by Mr. Rodriguez, with all in favor, the Board of
383 Supervisors adjourned the Harbor Bay Community Development District Meeting at 10:04
384 p.m.

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Assistant Secretary

Chairman / Vice-Chairman



Tab 16

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 January 2026 For Board Approval

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

The total items being presented: **\$290,947.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Drilling Solutions, LLC	300187	17378	Installation 12/25	\$ 660.00
Advanced Energy Solutions	300218	12872	Repair Pathway Lights 01/26	\$ 1,025.59
Advanced Energy Solutions	300229	12886	Repair Power to 2 Pole Lights 01/26	\$ 2,499.51
Blue Water Aquatics, Inc.	300188	34550	Pond/Roadway Treatment 11/25	\$ 3,640.00
Blue Water Aquatics, Inc.	300188	34551	Fountain Repair 11/25	\$ 1,033.66
Blue Water Aquatics, Inc.	300219	34796	Pond/Roadway Treatment 12/25	\$ 3,640.00
Blue Water Aquatics, Inc.	300219	34797	Fountain Maintenance 12/25	\$ 1,033.66
Charter Communications	20260126-2	2380453010526	5248 Admiral Pointe Dr 01/26	\$ 204.90
Cintas Fire Protection	300226	0F32731844	Inspection 01/26	\$ 3,305.10
Core Empire, LLC	300189	329	Pressure Wash 12/25	\$ 2,200.00
Culligan Water Conditioning	300196	5102934	Ice 01/01/26-01/31/26	\$ 69.00
Daniel Leventry	300206	DL121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
Daniel Ratchford	300207	010626 Ratchford	Entertainment 01/16/26	\$ 800.00

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dean Walters	300208	DW121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
DirecTV	20260126-1	057414714X260111	107 Manns Harbor 01/26	\$ 334.29
Envera Systems	300190	763543	Add Res as of 12/25	\$ 37.08
Envera Systems	300220	763917	Video Monitoring 02/26	\$ 18,268.51
Frontier Communications of FL	300225	23910000510317200	Phone/Internet/Cable 12/25	\$ 5,143.87
Gas South	20260121-1	150609829474	Utility Services 12/25	\$ 534.55
Giella Designs, LLC	300213	12295	Holiday Decor - Final 12/25	\$ 9,000.00
GoTo Communications, Inc.	300197	IN7104792854	Monthly Service 01/01/26-01/31/26	\$ 236.91
Hanley Pools, LLC	300200	1254	Cover for Main Pool 01/26	\$ 3,275.00
Hanley Pools, LLC	300222	1260	Install Drain Covers 01/26	\$ 500.00
Hillsborough County Board of Cou	300204	2025005757	Fire Inspection 12/25	\$ 60.00
Hillsborough County BOCC	20260130-1	0506800000-011626	115 Mirabay Blvd 12/25	\$ 540.35
Hillsborough County BOCC	20260102-1	1779718759-121925	5248 Admiral Pointe 11/25	\$ 334.65

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC	20260130-1	1985020000-011626	829 A Islebay Dr 12/25	\$ 314.89
Hillsborough County BOCC	20260102-1	3432900000-121925	5332 Loon Nest Ct 11/25	\$ 45.31
Hillsborough County BOCC	20260130-1	3985020000-011626	5701 Sea Trout PI 12/25	\$ 102.76
Hillsborough County BOCC	20260130-1	4106020000-011626	5401 Tybee Island Dr 12/25	\$ 71.16
Hillsborough County BOCC	20260102-1	4432900000-121925	751 Manns Harbor Dr 11/25	\$ 95.25
Hillsborough County BOCC	20260130-1	4542900000-011626	5405 Merrit Island Dr 12/25	\$ 20.13
Hillsborough County BOCC	20260130-1	4985020000-011626	5702 Tortoise PI 12/25	\$ 146.32
Hillsborough County BOCC	20260102-1	5432900000-121925	5325 Fishersound Ln 11/25	\$ 50.25
Hillsborough County BOCC	20260130-1	5985020000-011626	5737 Tortoise PI 12/25	\$ 94.47
Hillsborough County BOCC	20260102-1	6542900000-121925	5231 Point Harbor Ln 11/25	\$ 72.93
Hillsborough County BOCC	20260130-1	6985020000-011626	5704 Sea Turtle PI 12/25	\$ 118.86
Hillsborough County BOCC	20260102-1	7788800000-121925	736 Manns Harbor Dr 11/25	\$ 69.96
Hillsborough County BOCC	20260130-1	7985020000-011626	630 Mirabay Blvd 12/25	\$ 20.12

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC	20260102-1	9406800000-121925	107 Manns Harbor Dr 11/25	\$ 2,610.15
HydroScout Central, Inc.	300221	123244418	Irrigation Repairs 01/26	\$ 550.00
Lee Te Kim Lawn Care & Nursery	300191	DEC 06829	Landscape Maintenance 12/25	\$ 41,166.66
Lee Te Kim Lawn Care & Nursery	300191	DEC 06830	Water Use Permit 12/25	\$ 500.00
Lee Te Kim Lawn Care & Nursery	300191	DEC 06831	Turfgrass Maintenance 12/25	\$ 23,601.67
Lee Te Kim Lawn Care & Nursery	300191	DEC 06832	Irrigation Maintenance 12/25	\$ 5,166.67
Lee Te Kim Lawn Care & Nursery	300191	DEC 06833	Maintenance - Park Square 12/25	\$ 15,000.00
Lee Te Kim Lawn Care & Nursery	300198	JAN 06836	Mulch 01/26	\$ 40,500.00
Lee Te Kim Lawn Care & Nursery	300214	JAN 06837	Removal of Dead Palm 01/26	\$ 2,000.00
Lee Te Kim Lawn Care & Nursery	300214	JAN 06838	Removal of Dead Palm 01/26	\$ 2,000.00
Lee Te Kim Lawn Care & Nursery	300214	JAN 06839	Removal of Bismarkia Palm 01/2	\$ 2,000.00
Lee Te Kim Lawn Care & Nursery	300214	JAN 06840	Removal of Dead Palm	\$ 2,000.00
Lee Te Kim Lawn Care & Nursery	300214	JAN 06841	Removal of Dead Palm Clubhouse 01/26	\$ 3,000.00

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lee Te Kim Lawn Care & Nursery	300227	JAN 06843	Irrigation Repairs - Tennis 01/26	\$ 3,760.00
Lee Te Kim Lawn Care & Nursery	300230	JAN 06844	Tree Removal - Manns Harbor Bridge	\$ 3,600.00
Lighthouse Engineering Inc	300199	32	Engineering Services 12/25	\$ 5,875.00
LLS Tax Solutions, Inc.	300205	3886	Arbitrage Services S2019 09/25	\$ 500.00
Main Gate Enterprises, Inc.	300192	36970	Service Call 12/25	\$ 230.57
Main Gate Enterprises, Inc.	300192	36996	Service Call 12/25	\$ 225.00
Matthew Morgenthal	300209	010926 Morgenthal	Easement Refund 01/26	\$ 2,956.00
Miguel Rodriguez	300210	MR121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
Persson, Cohen & Mooney, P.A.	300215	6617	Legal Services 12/25	\$ 21,311.02
Phenomenal Exercise Equipment	300201	246792	Equipment Maintenance 12/25	\$ 145.00
Phenomenal Exercise Equipment	300201	246802	Equipment Maintenance 12/25	\$ 583.37
Phenomenal Exercise Equipment	300201	246807	Equipment Maintenance 01/26	\$ 584.70
Phenomenal Exercise Equipment	300223	246842	Maintenance 01/26	\$ 145.00

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services	20260107-1	0696-001318724	Pickup Services 02/26	\$ 1,293.96
Rizzetta & Company, Inc.	300203	INV0000106291	Accounting Services 01/26	\$ 15,913.60
Spectrum	20260116-1	2389447122725	107 Manns Harbor Dr 01/26	\$ 318.00
Steve Finley	300211	SF121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
TECO	20260121-2	211009424139-123025	Admiral Pointe - Utility Service 12/25	\$ 83.66
TECO	20260121-2	211009424568-123025	Admiral Pointe - Utility Service 12/25	\$ 935.88
TECO	20260121-2	211009425011-123025	Utility Services 12/25	\$ 51.03
TECO	20260121-2	211009425268-123025	Utility Services 12/25	\$ 371.69
TECO	20260121-2	221008458756-123025	Street Lights 12/25	\$ 11,525.64
TECO	20260126-3	311000030115-010726	Utility Services 12/25	\$ 13,732.53
Timothy Nargi	300212	TN121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
Triangle Pool Service	300193	000113635014-13	Sulfuric Acid 12/25	\$ 360.00
Triangle Pool Service	300216	33474	Chlorine & Stenner Feeder 01/26	\$ 913.95

Harbor Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Triangle Pool Service	300216	33475	Chlorine - Admiral Pointe 01/26	\$ 200.00
Triangle Pool Service	300228	457002	Chlorine 01/26	\$ 537.50
Triangle Pool Service	300193	5293808	Chlorine & Sulfuric Acid 12/25	\$ 342.50
Triangle Pool Service	300193	5293945	Chlorine & Sulfuric Acid 12/25	\$ 362.50
USA Services of Florida, LLC	300194	FL12283468	Sweeping - Mira Bay 12/25	\$ 1,084.96
USA Services of Florida, LLC	300202	FL12283736	Sweeping - Mira Bay 12/25	\$ 1,084.96
USA Services of Florida, LLC	300224	FL12283906	Brom Sweeping 01/26	\$ 1,100.48
Wells Fargo Vendor Financial	300195	5037145537	Contract 450-0078530-000 12/25	\$ 125.15
Report Total				<u>\$ 290,947.84</u>



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Harbor Bay CDD
c/o Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Mira Bay Well #2
Near 308 Manns Harbor Dr
Apollo Beach, FL 33572

Work Order #: 16865

Transaction Date: 12/16/2025

Terms: Net 30

Invoice Due Date: 1/15/2026

Invoice #: i7378

Item	Description	Quantity	Price	Amount
Installation	Installation	4	\$165.00	\$660.00

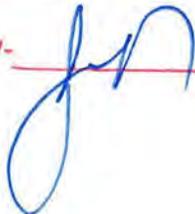
Subtotal: \$660.00

Total: \$660.00

Balance Due: \$660.00

Date- 12-16-25

GL Code- 53900 4824

Approved by- 

Advanced Energy Solutions

of America, LLC
 PO Box 82973
 Tampa, FL 33682

Invoice

Invoice #: 12872
Invoice Date: 1/15/2026
Due Date: 2/14/2026
Project: 12872
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
Repair lights			
1/8/2026 Identified which devices control the (5) pathway lights behind the pool. Pulled new wire for broken pathway light and mounted fixture head back on pole. Still needs a new socket. (2) tennis court lot lights out. One needs new socket. The other is missing the reflector and base from the retro fit kit. Joel will try to find.			
1/13/2026 Repaired socket on dock walkway light. Repaired socket for tennis court parking lot light. When testing found no power to light pole. Attempted to back track the circuit. Unable to find J Box with power. REpalced bad tennis court light on court 3. Need a lift to do basketball court light.			
MATERIALS USED ON JOB			
Peter Trauscht LABOR 1st 1/2 Hour	1	35.59	35.59
Peter Trauscht LABOR TECHNICIAN	6.5	90.00	90.00
Matt Placensia HELPER	7	90.00	585.00
		45.00	315.00
Total			\$1,025.59
Payments/Credits			\$0.00
Balance Due			\$1,025.59

JOB PHONE	DATE OF ORDER
JOB NAME / LOCATION	

Advanced Energy Solutions

P.O. Box 82973
Tampa, FL 33682

Phone (813) 969-1576, Fax (813) 962-7309

TO:

Mina Bay

PHONE

941-545-7970

ORDER TAKEN BY

Mad

TERMS:

QTY.	MATERIAL	PRICE	AMOUNT
48'	#12 THHN std. wire	.32	15 36
5	Red wire nuts	.35	1 75
3	Orange wire nuts	.20	60
2	ceramic sockets	8.36	16 72
2	Yellow butt splices	.36	72
2	Blue butt splices	.22	44

1/13/26 - Repaired socket on dock walkway light. Repaired socket for tennis court parking lot light. When testing found no power to light pole. Attempted to back track the circuit. Unable to find JBox w/ power. Replaced bad tennis court light on court 3. Need a lift to do basketball court light

DESCRIPTION OF WORK					AMOUNT
Repair lights					
1/8/26 - Identified which devices control the (5) pathway lights behind the pool. Pulled new wire for broken pathway light & mounted fixture head back on pole. Still needs a new socket. (2) tennis court lot lights out. One needs a new socket. The other is missing the reflector & base from the retrofit kit. Joel will try to find.					
LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	35 59
Peter 1st 1/2 hr.	1.5	90	90 00	TOTAL LABOR	990 00
Peter	6.5	90	585 00		
Matt	7	45	315 00		
WORK ORDERED BY	DATE COMPLETED				TAX
<i>Joel</i>	<i>1-19-26</i>				
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work).					<p>Thank You! PAY THIS AMOUNT →</p> <p>1,025 59</p>

Advanced Energy Solutions

of America, LLC
 PO Box 82973
 Tampa, FL 33682

Invoice

Invoice #: 12886
Invoice Date: 1/26/2026
Due Date: 2/25/2026
Project: 12886
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
Repair power to 2 pole lights 1/15/2026 Traced parking lot lights circuit to find buried J boxes. Found (3) boxes, none of which had 120W when the circuit was on. 1/16/2026 Continued tracking circuit. 1/21/2026 Continued tracking circuit. Have found 102V within 25' of a box we can tie into to power both poles. 1/22/2026 Dug from in ground box that had power to light pole J box that has no power to energize the rest of parking lot lighting circuit. Dug under sidewalk and ran conduit between boxes. Pulled wire, made connections and tested for function. Need to retrofit middle pole.			
MATERIALS USED ON JOB		69.51	69.51
Peter Trauscht LABOR 1st 1/2 Hour	1	90.00	90.00
Peter Trauscht LABOR TECHNICIAN	9	90.00	810.00
Raymond Class LABOR TECHNICIAN	6.5	90.00	585.00
Jason Witfoth LABOR TECHNICIAN	8	90.00	720.00
Josue Rodriguez HELPER	5	45.00	225.00
Total			\$2,499.51
Payments/Credits			\$0.00
Balance Due			\$2,499.51

INVOICE NO. 12886

JOB PHONE	DATE OF ORDER
JOB NAME / LOCATION	

Advanced Energy Solutions

P.O. Box 82973
Tampa, FL 33682

Phone (813) 969-1576, Fax (813) 962-7309

TO:

Mira Bay

PHONE

ORDER TAKEN BY

Brad

TERMS:

QTY.	MATERIAL	PRICE	AMOUNT
30'	3/4" pvc sched 40	9.07	27.21
1	3/4" pvc coupling	0.62	0.62
1	3/4" pvc MA W/LN	0.78	0.78
60'	#12 THHN Strnd Wire CU	0.36	21.60
3	underground wire nfts	2.25	6.75
1	in ground box 6"	10.75	10.75
9	Red Wire nfts	0.20	1.80

DESCRIPTION OF WORK	AMOUNT				
> Repair power to 2 pole lights					
1/15/26 - Traced parking lot lights circuit to find buried j-boxes. Found (3) boxes, none of which had 120V when the circuit was on					
1/16/26 - continued tracking circuit.					
1/21/26 - Continued tracking circuit. Have found 120V within 25' of a box we can (cont. left)					
LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	69.51
Peter 1st 1/2 hr.	.5	90	90.00	TOTAL LABOR	2499.51
> Peter	9	90	810.00		2499.51
Raymond	6.5	90	585.00		
Jason	8	90	720.00		
WORK ORDERED BY	DATE COMPLETED		TAX		
JOEL	1-21-26		2499.51		
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work)				Thank You! PAY THIS AMOUNT →	
				2499.51	

5hr 45 225.00

(cont.) Tie into to power both poles.
1/22/26 - dug from in ground box that had power to light pole j box that had no power to energize the rest of parking lot lighting circuit. Dug under sidewalk ran conduit between boxes pulled wire, made connections tested for function. Need to retrofit middle pole.

Blue Water Aquatics, Inc.
 5119 State Road 54
 New Port Richey, FL 34652
 (727) 842-2100
 office@bluewateraquaticsinc.com
 www.bluewateraquaticsinc.com



BILL TO
 Harbor Bay CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614 United States

INVOICE 34550

DATE 11/28/2025 TERMS Net 45

DUE DATE 01/12/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/13/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
11/13/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services 1st Visit (Included) Service Report Emailed to Property Management	1	0.00	0.00
11/24/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit Treatment Report Emailed to Property Management	1	3,640.00	3,640.00
11/24/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services 2nd Visit (Included) Service Report Emailed to Property Management	1	0.00	0.00
11/28/2025	Monthly Management Report	Monthly Management Report (No Charge) Emailed to Property Management	1	0.00	0.00

Pay invoice

SUBTOTAL 3,640.00
 TAX 0.00
 TOTAL 3,640.00

TOTAL DUE \$3,640.00

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



BILL TO
 Harbor Bay CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614 United States

INVOICE 34551

DATE 11/28/2025 TERMS Net 45

DUE DATE 01/12/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/17/2025	Fountain Nozzle(s)	Fountain Nozzle Replacement SOUTH FOUNTAIN (Includes All Parts, Shipping & Taxes) Service Report Emailed to Property Management	1	551.53	551.53
11/17/2025	Labor	Fountain Technician Labor to Pull Fountain & Replace Nozzle	1	482.13	482.13

Per Approved Estimate #FA-2025-1133-REV

Pay invoice

SUBTOTAL 1,033.66
 TAX 0.00
 TOTAL 1,033.66

TOTAL DUE \$1,033.66

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



BILL TO
 Harbor Bay CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614 United States

INVOICE 34796

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/10/2025	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
12/11/2025	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Emailed to Property Management	1	0.00	0.00
12/11/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services (Included) Service Report Emailed to PM	1	0.00	0.00
12/23/2025	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	3,640.00	3,640.00
12/23/2025	Fountain Inspection & PM Cleaning	Fountain Inspection & Preventative Maintenance Cleaning Services (Included) Service Report Emailed to PM	1	0.00	0.00
12/31/2025	Monthly Management Report	Monthly Management Report (No Charge) Emailed to Property Management	1	0.00	0.00

Pay invoice

SUBTOTAL 3,640.00
 TAX 0.00
 TOTAL 3,640.00

TOTAL DUE \$3,640.00

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



BILL TO
 Harbor Bay CDD
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614 United States

INVOICE 34797

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/11/2025	Fountain Nozzle(s)	Fountain Nozzle Replacement NORTH FOUNTAIN Per Approved Estimate #FA-2025-1155	1	551.53	551.53
12/11/2025	Labor	Fountain Technician Labor to Pull Fountain & Replace Nozzle	1	482.13	482.13
12/23/2025	Fountain Troubleshooting Services	Fountain Troubleshooting Services North Fountain - Not Spraying as High as South Service Report Emailed NO CHARGE	1	0.00	0.00

PER APPROVED ESTIMATE #FA-2025-1155

Pay invoice

SUBTOTAL 1,033.66
 TAX 0.00
 TOTAL 1,033.66

TOTAL DUE \$1,033.66

THANK YOU for choosing Blue Water Aquatics, Inc.!



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JAN 13 2026

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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

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for Small Business Internet Service




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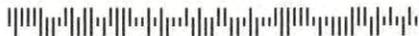
BAP-2509-NM08

SAAPF06J



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 01062026 NNNNNNNN 01 001089 0004

HARBOR BAY CDD
GMS TAMPA LLC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



833712028238045300204909

January 5, 2026

Invoice Number: Harbor Bay Cdd
2380453010526 8337 12
Account Number:: 028 2380453
Security Code:



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 05 01062026 NNNNNNNN 01 001089 0004



January 5, 2026
 Invoice Number: 2380453010526
 Account Number: 8337 12 028 2380453
 Security Code:
 Service At: 5248 ADMIRAL POINTE DR
 APOLLO BEACH FL 33572-3429



Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary

*Service from 01/05/26 through 02/04/26
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/22/26</i>	
Total Due by Auto Pay	\$204.90

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- Spectrum Business TV Stream will increase by \$5 per month
- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 05 01082026 NNNNNNNN 01 001089 0004

HARBOR BAY CDD
 GMS TAMPA LLC
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

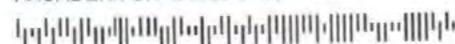
January 5, 2026

HARBOR BAY CDD

Invoice Number: 2380453010526
 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: 2380453010528
 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 01062026 NNNNNNNN 01 001089 0004

Charge Details

Previous Balance		204.90
EFT Payment	12/22	-204.90
Remaining Balance		\$0.00

Payments received after 01/05/26 will appear on your next bill.
 Service from 01/05/26 through 02/04/26

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**.





Invoice Number: HARBOR BAY CDD
2380453010526
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 01062026 NNNNNNNN 01 001089 0004

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.



January 5, 2026

Invoice Number:
Account Number::
Security Code:

HARBOR BAY CDD
2380453010526
8337 12 028 2380453



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 05 01062026 NNNNNNNN 01 001089 0004





Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32731844 Inv Date : 1/20/2026
 Customer : 7371 Loc : F32
 Type : CHG-S Route : 08
 PO Number : Acct # : 07371
 WO Number : Acct Zip : 33619
 Service Visit : 11687182

Remit to:
 CINTAS FIRE 636525
 P.O. BOX 636525
 CINCINNATI, OH 452636525
 (813)621-6094

Bill to:
 MIRABAY CLUB
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32476

Serviced:
 MIRABAY CLUB
 107 MANNS HARBOR DR
 APOLLO BEACH, FL 33572

Item	Qty	Description	Unit Price	Net Amount	Tx
EEVSTEM	8	VALVE STEM ASSEMBLY	34.04	272.32	Y
DC10	3	RECHARGE, 10# DRY CHEMICAL	84.21	252.63	Y
EEOR	8	O RING ASSEMBLY	11.32	90.56	Y
IN	19	INSPECTION, EXTINGUISHER ANNUAL	14.16	269.04	Y
DC5	5	RECHARGE, 5# DRY CHEMICAL	61.94	309.70	Y
HST	8	HYDROTEST	52.08	416.64	Y
INEX	9	INSPECTION EXIT LIGHTING COMPREHENSIVE INSP	36.12	325.08	Y
EEVSC	8	VERIFICATION SVC COLLAR	13.44	107.52	Y
EESEAL	19	FLAG SEAL/TAMPER INDICATOR	5.00	95.00	Y
INEL	28	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	36.12	1,011.36	Y
SC	1	Service Charge	155.25	155.25	Y



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32731844 Inv Date : 1/20/2026
Customer : 7371 Loc : F32
Type : CHG-S Route : 08
PO Number : Acct # : 07371
WO Number : Acct Zip : 33619
Service Visit : 11687182

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813)621-6094

Bill to:
MIRABAY CLUB
250 International Pkwy
Suite 280
Lake Mary, FL 32476

Serviced:
MIRABAY CLUB
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572

Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Summary rows: SUB-TOTAL : 3,305.10, TAX : .00, TOTAL : 3,305.10

PLEASE PAY FROM THIS INVOICE.

TO MAKE A PAYMENT:
570.891.0421 OPTION 1
CUSTOMER SERVICE OR BILLING ISSUES:
813.628.4661
QUESTIONS OR FURTHER ASSISTANCE:
EVANSL@CINTAS.COM

LICENSE NUMBERS: #EF20000872
#FPC23-000027 #94476600012007 #94476600022007

Customer: MIRABAY CLUB 7371

PO#:

Invoice: 731844

Collected: \$0.0

Signer:

Authorizer: BETH NELSON

A large, handwritten signature in black ink, appearing to read "Julie Nelson", is written across the center of the page. The signature is fluid and cursive, with the first name "Julie" written in a larger, more prominent script than the last name "Nelson".

As a recipient of Cintas' goods and/or services you accept and agree to Cintas' standard terms and conditions, available at Cintas.com/firecontract, an excerpt of which is set forth below:

15. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. Because of the great number and variety of applications for which Cintas's goods and services are purchased, Cintas does not design goods or services, does not recommend specific applications of goods or services, or and does not assume any responsibility for use, results obtained, or suitability for specific applications of goods or services. Customer acknowledges and agrees that Cintas has not made any representations or warranties to customer regarding any System at the Premises, its fitness for any purpose, its suitability or effectiveness as designed, installed, and/or utilized, or that it will operate as designed, intended, or expected, Customer further acknowledges and agrees that it has the sole responsibility for determining the appropriateness of Cintas's goods and services for Customer's specific application(s) before ordering and to test and evaluate thoroughly all goods before use, Cintas warrants that title to all goods it sells to Customer shall be good and marketable. **CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS MAKES NO OTHER GUARANTEES, REPRESENTATIONS, OR OTHER WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, IN CONNECTION WITH THE SALE OF THE GOODS AND/OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OTHER THAN AS SPECIFICALLY ENUMERATED ELSEWHERE IN THIS AGREEMENT. NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CINTAS FOR THIS EXPRESS PURPOSE THAT IS (I) SIGNED BY CINTAS, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT; AND (IV) EXPLICITLY AND UNAMBIGUOUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO CUSTOMER PURSUANT TO THIS AGREEMENT. CUSTOMER FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CINTAS'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND CUSTOMER REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE.**

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. **CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED.** Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas, Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. **CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE**

BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. **CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.**

18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. **IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000.** If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. **CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES.** Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

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- 01-02-26

GL Code- 539004829

Approved by- [Signature]

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 # 329
Date 12/31/2025
Business / Tax # 86-3121827

Description	Rate
Pressure wash project yearly contract - areas conveyed by CDD (Community Development District)	\$2,200.00



Scan to Pay Online

Subtotal	\$2,200.00
Total	\$2,200.00

Notes:

10% increase every yearly renewal



better water. pure and simple.®

2703 AIRPORT ROAD
PLANT CITY, FL 33563
813-759-6060

Invoice #	5102934
Date:	12/31/2025
Customer:	1230317
Purchase Order	

Delivery Address

Harbor Bay Comm Dev Dist.
Rizzetta & Company
3434 Colwell Avenue Suite 200
TAMPA, FL 33614

MIRABAY CLUB
107 MANN'S HARBOR DRIVE
APOLLO BEACH, FL 33572

JOEL NEWTON-FIELD OPERATIONS MGR
813-649-3020

Terms N30

Code	Item	Qty	Price	Total
2834	Culligan WS 12000 ICE	1.000	69.00	69.00

1/1/2026 To 1/31/2026

SubTotal Sales:	69.00
Sales Tax:	0.00
Invoice Total:	69.00

Thank you for your business
Pay your bill online using our secure payment page at www.tampaculligan.com

Date- 01-02-26

GL Code- 572004647

Approved by- [Signature]

Harbor Bay CDD BOS Meeting
Meeting Date: December 18, 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.

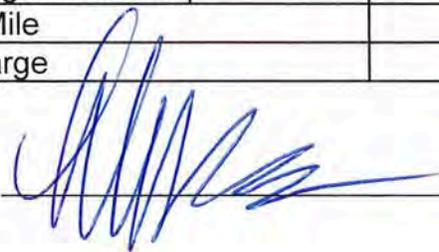
EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	9:53 PM
Total Meeting Time:	3 hours + 53 minutes
Time Over (3) Hours:	53 minutes (1.00 overtime)
Total at \$200 per Hour:	\$ 200.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	Ø
Additional or Continued Meeting?	Ø
Total Meeting Time:	Ø
Total at \$200 per Hour:	\$0.00
Business Mileage Round Trip	Ø
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM 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: \$800.00

Date: 01/06/26

Payable to: Daniel Ratchford

Address: 11549 Captiva Kay Drive
Riverview, FL 33569

Description: Musical Entertainment 01/16/26

Requestor: Venessa Smith

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
Friday, Jan 16, 2026 6pm to 10 pm
Please make check payable to Daniel Ratchford

4 Hours Musical Entertainment	\$ 750.00
Insurance	\$ 50.00
Grand Total	<u>\$ 800.00</u>

DIRECTV
FOR BUSINESS

ACCOUNT NUMBER
057414714

DATE DUE
01/25/26

AMOUNT DUE
\$334.29

INVOICE NUMBER
057414714X260111

To contact us call 1-888-388-4249

Summary

Statement Date: 01/11/26

Page 1 of 1 for:
HARBOR BAY CDD

For Service at:
KYLE DARIN
107 MANNS HARBOR DR
APOLLO BEACH, FL 33572-3340

Previous Balance	601.75
Payments	-601.75
Current Charges & Fees	314.98
Adjustments & Credits	-15.00
Taxes	34.31
Amount Due	\$334.29



Call to order
1.855.325.1061

Activity

Start	End	Description	Amount
		Previous Balance	601.75
12/25		EFT Payment - Thank You	-601.75
Current Charges for Service Period 01/10/26 - 02/09/26			
01/10	02/09	Music Choice Premium Monthly	49.99
01/10	02/09	Xtra Pack 2of3 Monthly	26.00
01/10	02/09	Xtra Pack 1of3 Monthly	115.99
01/10	02/09	Xtra Pack TV Access Fee 4	60.00
01/10	02/09	Xtra Pack 3of3 Monthly	43.00
12/16	01/15	NFL SUNDAY TICKET 2025 5-Pay	0.00
Fees			
01/11		Regional Sports Fee	20.00
Adjustments & Credits			
01/10	02/09	Music Choice Premium Save \$15 Off TV Access Fee	-15.00 Credit
Communications Service Tax			34.31
AMOUNT DUE			\$334.29

View & pay your bill online. See the back of this bill for more details.

009454 1/1



5 11

PLEASE FOLD ALONG PERFORATION, DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

DIRECTV
FOR BUSINESS

INVOICE NUMBER
057414714X260111

DATE DUE
01/25/26

ACCOUNT NUMBER
057414714

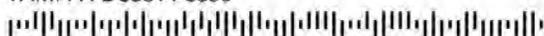
AMOUNT DUE
\$334.29

PAYMENT ENCLOSED

Note my change of address on reverse side.
DO NOT WRITE OTHER COMMENTS ON THIS FORM

CONFIRMATION of Auto Bill Pay Enrollment by ELECTRONIC FUNDS TRANSFER. Payment will occur on or about 01/25/26.

----- manifest line -----
HARBOR BAY CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



000000000000000000057414714 6 0028 00033429 00033429 4

Ways to pay

Online: directv.com/BusinessSupport

Phone: 1.888.388.4249

Mail: Make check payable to DIRECTV and mail it 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

Please do not write comments on your bill or enclose correspondence with your payment. Our electronic payment processing system does not read comments enclosed with your payment.

Online support

- Find answers to common questions
- Get helpful resources and solutions
- Message us
- Sign in to the online self-service portal



Make a payment



Manage Auto Bill Pay enrollment and payments



Update your billing address and contact info



View current and past DIRECTV bills

Scan the QR code or
visit directv.com/BusinessSupport



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, sign in to your DIRECTV account online or call us at the number listed above.

Billing or service address changes

To update your billing address, sign in to your DIRECTV account online or call 1.888.388.4249. Call us to update your service address.

Customer agreement

The Commercial Customer Agreement (satellite delivery) describes the terms and conditions upon which you accept our service and upon which we provide our service. Please consult the Commercial Customer Agreement (satellite delivery) for complete information about billing and payment on your account. The Commercial Customer Agreement (satellite delivery) is available at directv.com/legal/directv-commercial-customer-agreement-satellite

DIRECTV closed-captioning issues only

For closed-captioning issues only, you may contact us immediately at ClosedCaptioning@directv.com or 1.800.347.3288, or in writing at DIRECTV Closed Captioning, ATTN: Mr. Peterson, Assoc. Dir., 2260 E. Imperial Hwy, El Segundo, CA 90245. Please do not send payments or any other correspondence to this address.

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.

Moving

Take DIRECTV with you to your new business location. Call us, and we'll help you stay connected to your DIRECTV entertainment when you move.

National Accounts

If you're a multi-unit operator or business with 25+ locations and would like to enroll or you are already enrolled in the DIRECTV national accounts program, call 1.800.496.4915 or email nationalaccounts@mydirectv.com.

Questions about 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 your 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 (satellite delivery). When you provide a check as payment, you authorize us either to use the 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.

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.

Taxes & 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.

Programming, pricing, terms and conditions subject to change at any time. DIRECTV services not provided outside the U.S. ©2026 DIRECTV. DIRECTV and all other DIRECTV marks contained herein are trademarks of DIRECTV, LLC. All other marks are the property of their respective owners.

Thank you for choosing DIRECTV.

DIRECTV
FOR BUSINESS

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 763543	Date 12/12/2025
Customer Number 300233	Due Date 02/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbor Bay CDD	300233		12/12/2025	02/01/2026

Quantity	Description	Months	Rate	Amount
1.00	Harbor Bay CDD - Mirabay, Admiral Pointe, Bay Breeze, Apollo Beach, FL Add Res as of 11/30/25 12/01/2025 - 01/31/2026	2.00	\$18.54	\$37.08
			Subtotal:	\$37.08
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$37.08

MyEnvera Count as of 11/30/25. 2 additional homes @ \$9.27 each

Date	Invoice #	Description	Amount	Balance Due
12/12/2025	763543	Monitoring Services	\$37.08	\$37.08

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 763543	Date 12/12/2025
Customer Number 300233	Due Date 02/01/2026

Net Due: \$37.08
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 763917	Date 01/02/2026
Customer Number 300233	Due Date 02/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbor Bay CDD	300233		01/02/2026	02/01/2026

Quantity	Description	Months	Rate	Amount
<i>3053 - Gate Access - Harbor Bay CDD - Mirabay, Admiral Pointe, Bay Breeze, Apollo Beach, FL</i>				
1.00	ISP Pass Thru 02/01/2026 - 02/28/2026	1.00	\$104.28	\$104.28
1.00	Envera Kiosk System 02/01/2026 - 02/28/2026	1.00	\$1,699.50	\$1,699.50
1.00	Data Management 02/01/2026 - 02/28/2026	1.00	\$257.50	\$257.50
1.00	Bluetooth License 02/01/2026 - 02/28/2026	1.00	\$99.84	\$99.84
1.00	Passive License Plate Cam 02/01/2026 - 02/28/2026	1.00	\$103.00	\$103.00
1.00	Passive Standard Camera 02/01/2026 - 02/28/2026	1.00	\$128.75	\$128.75
1.00	Burglar Alarm Monitoring 02/01/2026 - 02/28/2026	1.00	\$20.60	\$20.60
1.00	Active Video Monitoring 02/01/2026 - 02/28/2026	1.00	\$927.00	\$927.00
1.00	Active Video Monitoring 02/01/2026 - 02/28/2026	1.00	\$144.20	\$144.20

Date	Invoice #	Description	Amount	Balance Due
1/2/2026	763917	Monitoring Services	\$18268.51	\$18268.51

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 763917	Date 01/02/2026
Customer Number 300233	Due Date 02/01/2026

Net Due: \$18,268.51

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 763917	Date 01/02/2026
Customer Number 300233	Due Date 02/01/2026

Page: 2

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbor Bay CDD	300233		01/02/2026	02/01/2026

Quantity	Description	Months	Rate	Amount
1.00	Service & Maintenance 02/01/2026 - 02/28/2026	1.00	\$1,708.22	\$1,708.22
1.00	Service & Maintenance 02/01/2026 - 02/28/2026	1.00	\$51.27	\$51.27
1.00	Virtual Gate Guard Monitoring 02/01/2026 - 02/28/2026	1.00	\$13,024.35	\$13,024.35
			Subtotal:	\$18268.51
Tax				\$0.00
Payments/Credits Applied				\$0.00
			Invoice Balance Due:	\$18268.51

Date	Invoice #	Description	Amount	Balance Due
1/2/2026	763917	Monitoring Services	\$18268.51	\$18268.51

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 763917	Date 01/02/2026
Customer Number 300233	Due Date 02/01/2026

Net Due: \$18,268.51

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

TEXT CODE: FLBBB
PIN: 3850

Date of Bill 12/25/25
New Charges Due Date 1/20/26

Account Number 239/100-0051 Total Amount Due \$5,143.87

HARBOR BAY COMMUNITY DEVELOP
4530 EAGLE FALLS PLACE
TAMPA, FL 33619
Amount Paid

336190000 0

71400023910000510317200000000000005143875

www.frontier.com
Business

1-800-921-8102

Account Number 239/100-0051 Date of Bill 12/25/25

Previous Balance	2,545.84
Payments Received Thru 12/25/25	.00
Balance Forward	2,545.84
New Charges	2,598.03
Total Amount Due	\$5,143.87

SUMMARY OF CHARGES BY ACCOUNT

239/017-3244.0	439.05
239/100-0051.0	52.19
239/113-4095.0	508.54
239/157-7717.0	160.98
239/167-4348.0	160.98
239/179-7790.0	160.98
305/157-2694.0	160.98
813/641-0919.0	125.98
813/645-0799.0	135.98
813/645-3359.0	125.98
813/649-1333.0	566.39

TOTAL \$2,598.03

CURRENT BILLING SUMMARY

Local Service from 12/25/25 to 01/24/26		
Qty Description	239/100-0051.0	Charge
Basic Charges		
Other Charges-Detailed Below		52.19
Total Basic Charges		52.19
	TOTAL	52.19

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		12/25	52.19
239/100-0051		Subtotal	52.19
		Subtotal	52.19



HARBOR BAY CDD GASLIGHTS
0 MIRABAY BLVD
APOLLO BEACH FL 33572-0000

Bill Date: 12/31/25
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

Message Center

Invoice Number: 150609829474

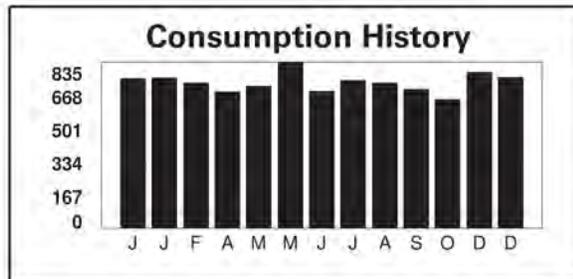
Your auto-pay will draft on the due date and be charged to your bank account.

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	\$534.55	Jan 20, 2026	\$534.55

S Explanation of Charges

Previous Balance	\$469.01
Payment	\$469.01 CR
Balance Forward	\$0.00
Gas Charges	\$417.20
Transportation ---- (@ \$0.07588) ----	\$57.53
Fuel Charge ---- (@ 2.45%) ----	\$10.22
Pipeline Charge (@ \$0.00831 Per Therm)	\$6.30
Customer Service Fee	\$5.00
Pool Fee	\$1.00
FL State Tax	\$29.84
Sales Taxes	\$7.46
Municipal Public Service Tax	\$0.00
Total New Charges	\$534.55
Total Amount Due	\$534.55



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Copyright © 2026 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.



Account Number: 1507180292

Total Amount Due \$534.55

----- manifest line -----

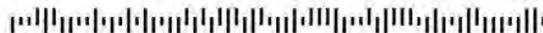


HARBOR BAY CDD GASLIGHTS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Amount Enclosed

\$534.55 will be automatically deducted from your bank account.

GAS SOUTH
PO BOX 530552
ATLANTA GA 30353-0552



0 20260120 5 15071802928 0 0000000000000 0 0000000053455 4 0



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: Mobile Landline (choose one)

Email:





HARBOR BAY CDD GASLIGHTS
0 MIRABAY BLVD
APOLLO BEACH FL 33572-0000

Message Center (cont.)



Bill Date: 12/31/25
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

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
11/25/2025	11/30/2025	6	142.16	X	0.4690	=	66.67
12/01/2025	12/26/2025	26	616.04	X	0.5690	=	350.53
11/25/2025	12/26/2025	32	758.20		Total	=	417.20

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INVOICE

Giella Designs, LLC
4722 111th Ter E
Parrish, FL 34219

julianne@gielladesigns.com
+1 (941) 376-9903
www.gielladesigns.com



GIELLA DESIGNS, LLC.
— HOLIDAY DECORATING SERVICES —

Bill to
Mira Bay Club
107 Manns Harbor Drive
Apollo Beach, Florida 33572
United States

Ship to
Mira Bay Club
107 Manns Harbor Drive
Apollo Beach, Florida 33572
United States

Invoice details

Invoice no.: 12295
Terms: Due on receipt
Invoice date: 11/29/2025

#	Date	Product or service	Description	Amount
1.		2025 Holiday Decor	FINAL INVOICE - 2025 HOLIDAY DECOR (at MIRA BAY CLUB) INSTALLATION COMPLETE	\$9,000.00
			Total	\$9,000.00

Please make check payable to:
Giella Designs LLC

Send payment to:
Giella Designs.LLC
4722 111th Terrace East
Parrish, Florida. 34219

Note to customer

Thank you for trusting Giella Designs to provide exceptional holiday decor for your community. We appreciate the opportunity!



GoTo Communications, Inc.

INVOICE

Invoice Date 01/01/2026
 Invoice # IN7104792854
 PO #
 Customer ID CN-520144-2005
 Terms **AutoPay Scheduled**
 Due Date 01/16/2026
 Currency US Dollar

Your automatic payment is scheduled to be processed around the 10th of the month

Date- 01-09-26
 GL Code- 572004103
 Approved by- JN

Bill To

HARBOR BAY CDD
 3434 COLWELL AVE.
 SUITE 200
 TAMPA FL 33614
 UNITED STATES

INVOICE Total: \$236.91

Amount Due: \$236.91

Billing Group	Description	Quantity	Rate	Amount
Primary	GoToConnect - Monthly Service Charge 01/01/2026 - 01/31/2026	10	17.95	\$179.50
Primary	Conference Device - Monthly Service Charge 01/01/2026 - 01/31/2026	1	17.95	\$17.95
Primary	Standard Phone Numbers (DID) 01/01/2026 - 01/31/2026	5	0.5	\$2.50
Primary	Included minutes in plan 12/01/2025 - 12/31/2025	537.8	0	\$0.00
Primary	SMS Compliance - Monthly Campaign - Low Usage 01/01/2026 - 01/31/2026	1	1.5	\$1.50
Primary	State and Local Regulatory Recovery Fee	1	16.24	\$16.24
Primary	Universal Service Fee (USF)	1	7.4542	\$7.45
Primary	Cost Recovery Fee	1	11.7707	\$11.77

Total \$236.91

Your automatic payment is scheduled to be processed around the 10th of the month

View and Pay your invoices online: <https://admin.goto.com/gtc-billing>
 Billing Support: <https://support.goto.com/connect/billing-user-guide>

Hanley Pools LLC
Po Box 6004
Sun City Center, FL 33571
8139409875
info@hanleypools.com



BILL TO
Mira Bay
Harbor Bay Community
Development District C/o Rizzetta
& Company
Harbor Bay CDD
107 Mann Harbor Dr.
Apollo Beach, FL 33572
United States

INVOICE 1254

DATE 01/07/2026 **TERMS** Due on receipt

DUE DATE 01/07/2026

DESCRIPTION	AMOUNT
PO: Mira Bay Main drain cover for main pool and kiddy feature Mira Bay 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Will install 6 -18inch Waterway main drain covers to main pool 2 super pro 12inch cover to the kiddy feature	3,275.00

Date- 01-09-26
GL Code- 572004833
Approved by- JN

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or call 813-839-7665 during business hours. Zelle to 813-940-9875
If paying by check:
Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571

Pay invoice

SUBTOTAL	3,275.00
TAX	0.00
TOTAL	3,275.00
TOTAL DUE	\$3,275.00

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Hanley Pools LLC
Po Box 6004
Sun City Center, FL 33571
8139409875
info@hanleypools.com

Date- 01-20-26
GL Code- 572004833
Approved by- [Signature]



BILL TO

Mira Bay
Harbor Bay Community
Development District C/o Rizzetta
& Company
Harbor Bay CDD
107 Mann Harbor Dr.
Apollo Beach, FL 33572
United States

INVOICE 1260

DATE 01/12/2026 **TERMS** Due on receipt

DUE DATE 01/12/2026

DESCRIPTION

AMOUNT

Change order to
install 2 extra main
drain covers

500.00

If paying by debit or credit card there is a 3.5% convenience
fee charge, you can call us, pay online or call 813-839-7665
during business hours. Zelle to 813-940-9875

If paying by check:

Make checks payable to: Hanley Pools LLC Mail to Po Box
6004, Sun City Center, 33571

SUBTOTAL

500.00

TAX

0.00

TOTAL

500.00

TOTAL DUE

\$500.00

Pay invoice

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections
and reasonable Attorney fees

HILLSBOROUGH COUNTY
OFFICE OF THE FIRE MARSHALL
P.O. BOX 310398
Tampa, FL 33680



FIRE INSPECTION Mira Bay Clubhouse
ATTN: Mira Bay Clubhouse
107 Manns Harbor Dr
Apollo Beach, FL 33572

Invoice Date: 12/10/2025
Location: Mira Bay Clubhouse
Address: 107 Manns Harbor Dr Apollo Beach, FL 33572
Account #: DHCFR495260
Inspection #: 2025005757

Inspection Date: 09/23/2025

Description of Charges	Amount
COIR - Founded	\$60.00
Total Charges:	\$60.00
Total Credits:	\$0.00
Amount Due:	\$60.00

It is the goal of the Fire Marshal's Office to inspect all occupancies in unincorporated Hillsborough County annually. Our fire safety inspections are to ensure compliance with the code requirements in the Florida Fire Prevention Code 2007 edition. The fees for our inspections are allowed per Florida State Statute 633.081(1) and the amounts are established by County Ordinance 98-41 as amended.

^ PLEASE DETACH ALONG THE LINE ABOVE AND RETURN THIS STUB WITH YOUR PAYMENT ^

Please make checks payable to: Hillsborough County Board of County Commissioners

For credit card payments please visit HCFL.GOV/PAYFIRE

Inspection Number: 2025005757 **Location:** Mira Bay Clubhouse
Account Number: DHCFR495260 **Amt Due:** \$60.00
Inspection Date: 12/10/2025 **Amount Enclosed** _____

HILLSBOROUGH COUNTY
Federal Tax ID: 59-6000661

Remit Payment To:
OFFICE OF THE FIRE MARSHAL
P.O. BOX 310398
Tampa, FL 33680
(813) 280-9810



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	0506800000	01/16/2026	02/06/2026

Service Address: 115 MIRABAY BLVD

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
700664850	12/17/2025	1224401	01/15/2026	1242534	18133 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$54.76
Water Base Charge	\$96.55
Water Usage Charge	\$20.31
Sewer Base Charge	\$233.99
Sewer Usage Charge	\$128.20

Summary of Account Charges

Previous Balance	\$544.54
Net Payments - Thank You	\$-544.54
Total Account Charges	\$540.35
AMOUNT DUE	\$540.35

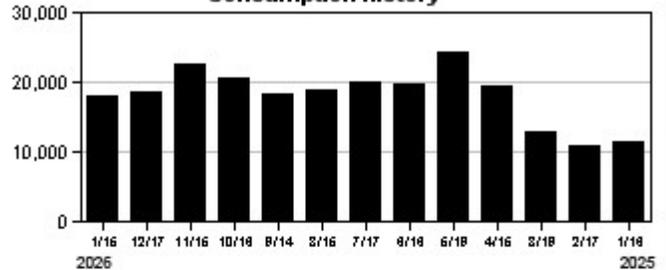
Important Message

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: 0506800000



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	02/06/2026
Auto Pay Scheduled DO NOT PAY	



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

588 0

0005068000008 00000540351





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT	1779718759	12/19/2025	01/09/2026

Service Address: 5248 ADMIRAL POINTE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60886873	11/17/2025	15032	12/16/2025	15180	14800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$44.70
Water Base Charge	\$47.39
Water Usage Charge	\$16.58
Sewer Base Charge	\$114.80
Sewer Usage Charge	\$104.64

Summary of Account Charges

Previous Balance	\$372.91
Net Payments - Thank You	\$-372.91
Total Account Charges	\$334.65
AMOUNT DUE	\$334.65

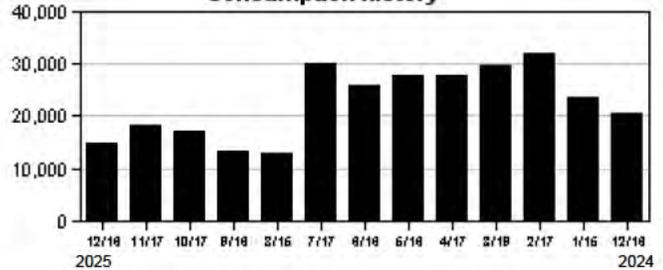
Important Message

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: 1779718759

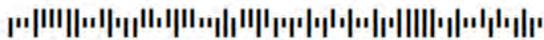


ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

1.035 0

DUE DATE	01/09/2026
Auto Pay Scheduled DO NOT PAY	



0017797187592 00000334656



Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	01/16/2026	02/06/2026

Summary of Account Charges

Previous Balance	\$664.25
Net Payments - Thank You	\$-664.25
Total Account Charges	\$314.89
AMOUNT DUE	\$314.89

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



THANK YOU!



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

2,220 0

DUE DATE	02/06/2026
Auto Pay Scheduled DO NOT PAY	



0019850200007 00000314898



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	01/16/2026	02/06/2026

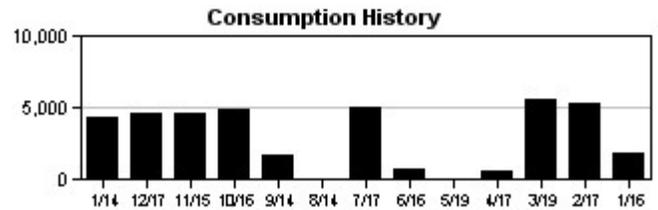
Service Address: 829 A ISLEBAY DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703608932	12/17/2025	34572	01/14/2026	38848	4276 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$12.91
Water Base Charge	\$13.58
Water Usage Charge	\$4.79
Total Service Address Charges	\$37.82



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	01/16/2026	02/06/2026

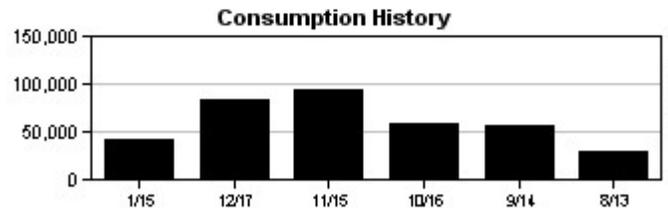
Service Address: 607A PINCKNEY DR - IRRIG

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705977010	12/17/2025	321123	01/15/2026	363207	42084 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$127.09
Water Base Charge	\$36.67
Water Usage Charge	\$106.77
Total Service Address Charges	\$277.07





Hillsborough County Florida

CUSTOMER NAME HARBOR BAY CDD	ACCOUNT NUMBER 3432900000	BILL DATE 12/19/2025	DUE DATE 01/09/2026
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Service Address: 5332 LOON NEST CT I

S-Page 1 of 1

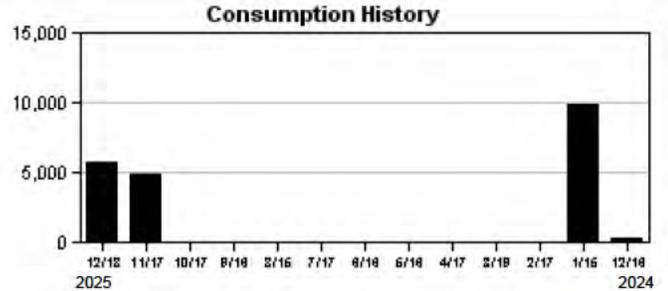
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
41624511	11/17/2025	7465	12/10/2025	7522	5710 GAL	ACTUAL	WATER
705888138	12/10/2025	0	12/18/2025	25	25 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$17.32
Water Base Charge	\$13.58
Water Usage Charge	\$7.87

Summary of Account Charges

Previous Balance	\$40.41
Net Payments - Thank You	\$-40.41
Total Account Charges	\$45.31
AMOUNT DUE	\$45.31



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 3432900000



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

1.964 8

DUE DATE	01/09/2026
AMOUNT DUE	\$45.31
AMOUNT PAID	



0034329000003 00000045310



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	3985020000	01/16/2026	02/06/2026

Service Address: 5701 SEA TROUT PL I

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705833512	12/17/2025	26903	01/15/2026	41205	14302 GAL	ACTUAL	WATER

Service Address Charges

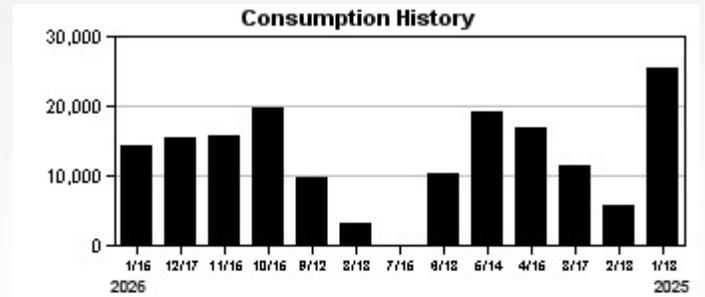
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$43.19
Water Base Charge	\$32.18
Water Usage Charge	\$20.85

Summary of Account Charges

Previous Balance	\$110.50
Net Payments - Thank You	\$-110.50
Total Account Charges	\$102.76
AMOUNT DUE	\$102.76

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

45128

DUE DATE	02/06/2026
AMOUNT DUE	\$102.76
AMOUNT PAID	



0039850200005 00000102764



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4106020000	01/16/2026	02/06/2026

Service Address: 5401 TYBEE ISLAND DR I

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703387130	12/17/2025	96081	01/15/2026	106047	9966 GAL	ACTUAL	WATER

Service Address Charges

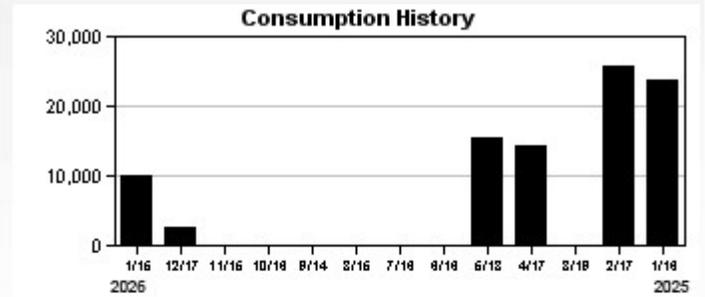
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.10
Water Base Charge	\$13.58
Water Usage Charge	\$20.94

Summary of Account Charges

Previous Balance	\$31.20
Net Payments - Thank You	\$-31.20
Total Account Charges	\$71.16
AMOUNT DUE	\$71.16

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

THANK YOU!



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

4.655 8

DUE DATE	02/06/2026
AMOUNT DUE	\$71.16
AMOUNT PAID	



0041060200007 00000071167



Hillsborough County Florida

CUSTOMER NAME HARBOR BAY CDD	ACCOUNT NUMBER 4432900000	BILL DATE 12/19/2025	DUE DATE 01/09/2026
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Service Address: 751 MANN'S HARBOR DR I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703608940	11/19/2025	598623	12/18/2025	612288	13665 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$41.27
Water Base Charge	\$19.01
Water Usage Charge	\$28.43

Summary of Account Charges

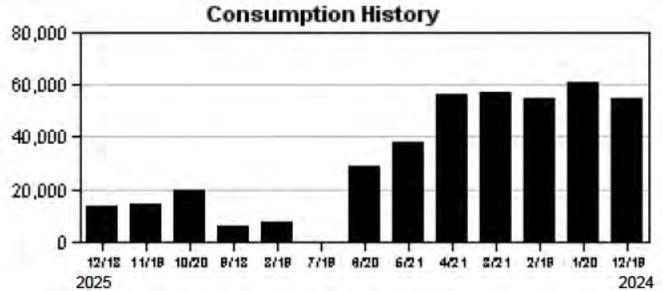
Previous Balance	\$100.48
Net Payments - Thank You	\$-100.48
Total Account Charges	\$95.25
AMOUNT DUE	\$95.25

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: 4432900000



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

2.546 0

DUE DATE	01/09/2026
Auto Pay Scheduled DO NOT PAY	



0044329000002 00000095257



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4542900000	01/16/2026	02/06/2026

Service Address: 5405 MERRITT ISLAND DR

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703396362	12/17/2025	151728	01/15/2026	151730	2 GAL	ACTUAL	WATER

Service Address Charges

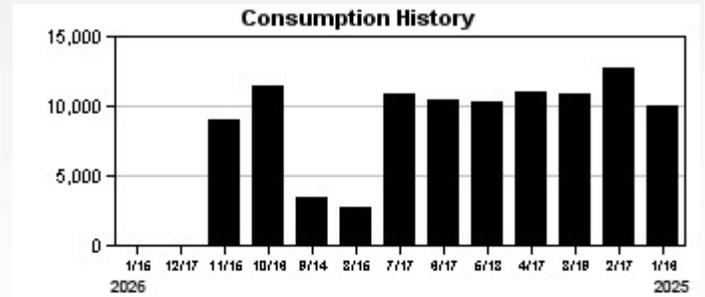
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.01
Water Base Charge	\$13.58

Summary of Account Charges

Previous Balance	\$20.13
Net Payments - Thank You	\$-20.13
Total Account Charges	\$20.13
AMOUNT DUE	\$20.13

Important Message

This account has ACH payment method



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!



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

5,137 8

DUE DATE	02/06/2026
AMOUNT DUE	\$20.13
AMOUNT PAID	



0045429000008 00000020131



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4985020000	01/16/2026	02/06/2026

Service Address: 5702 TORTOISE PL I

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705840548	12/17/2025	52037	01/15/2026	73816	21779 GAL	ACTUAL	WATER

Service Address Charges

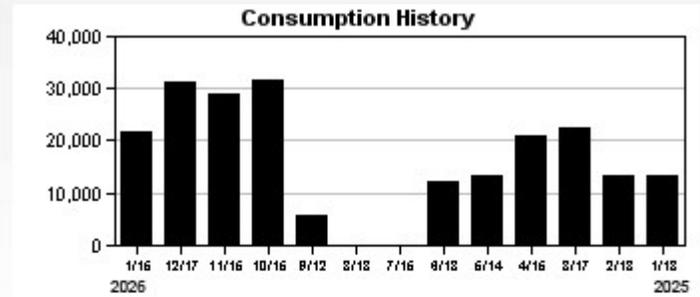
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$65.77
Water Base Charge	\$24.44
Water Usage Charge	\$49.57

Summary of Account Charges

Previous Balance	\$211.63
Net Payments - Thank You	\$-211.63
Total Account Charges	\$146.32
AMOUNT DUE	\$146.32

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

56188

DUE DATE	02/06/2026
AMOUNT DUE	\$146.32
AMOUNT PAID	



0049850200004 00000146324



Hillsborough County Florida

CUSTOMER NAME HARBOR BAY CDD	ACCOUNT NUMBER 5432900000	BILL DATE 12/19/2025	DUE DATE 01/09/2026
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Service Address: 5325 FISHERSOUND LN I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703605030	11/19/2025	77159	12/18/2025	83702	6543 GAL	ACTUAL	WATER

Service Address Charges

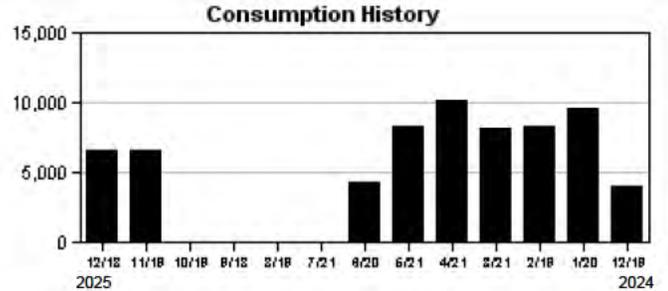
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.76
Water Base Charge	\$13.58
Water Usage Charge	\$10.37

Summary of Account Charges

Previous Balance	\$50.06
Net Payments - Thank You	\$-50.06
Total Account Charges	\$50.25
AMOUNT DUE	\$50.25

Important Message

This account has ACH payment method



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 5432900000



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

524 8

DUE DATE	01/09/2026
AMOUNT DUE	\$50.25
AMOUNT PAID	



0054329000001 00000050252



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	5985020000	01/16/2026	02/06/2026

Service Address: 5737 TORTOISE PL I

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705842166	12/17/2025	22805	01/15/2026	36586	13781 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$41.62
Water Base Charge	\$13.58
Water Usage Charge	\$32.73

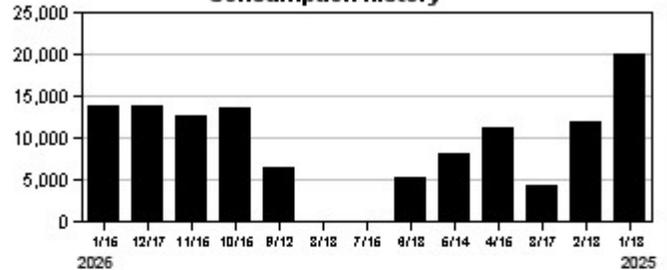
Summary of Account Charges

Previous Balance	\$95.04
Net Payments - Thank You	\$-95.04
Total Account Charges	\$94.47
AMOUNT DUE	\$94.47

Important Message

This account has ACH payment method

Consumption History



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

6.899 8

DUE DATE	02/06/2026
AMOUNT DUE	\$94.47
AMOUNT PAID	



0059850200003 00000094474



Hillsborough County Florida

CUSTOMER NAME HARBOR BAY CDD	ACCOUNT NUMBER 6542900000	BILL DATE 12/19/2025	DUE DATE 01/09/2026
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Service Address: 5231 POINT HARBOR LN I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702856050	11/19/2025	189130	12/18/2025	199386	10256 GAL	ACTUAL	WATER

Service Address Charges

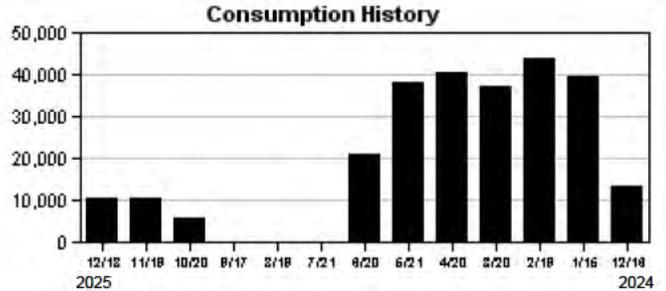
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.97
Water Base Charge	\$13.58
Water Usage Charge	\$21.84

Summary of Account Charges

Previous Balance	\$73.86
Net Payments - Thank You	\$-73.86
Total Account Charges	\$72.93
AMOUNT DUE	\$72.93

Important Message

This account has ACH payment method



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6542900000



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

1.172 8

DUE DATE	01/09/2026
AMOUNT DUE	\$72.93
AMOUNT PAID	



0065429000006 00000072934



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	6985020000	01/16/2026	02/06/2026

Service Address: 5704 SEA TURTLE PL I

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705822406	12/17/2025	31146	01/15/2026	48210	17064 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$51.53
Water Base Charge	\$13.58
Water Usage Charge	\$47.21

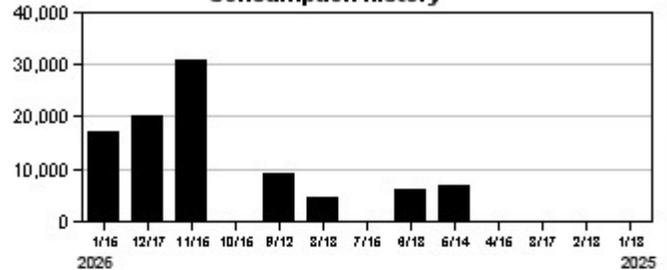
Summary of Account Charges

Previous Balance	\$144.71
Net Payments - Thank You	\$-144.71
Total Account Charges	\$118.86
AMOUNT DUE	\$118.86

Important Message

This account has ACH payment method

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6985020000



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

7.8148

DUE DATE	02/06/2026
AMOUNT DUE	\$118.86
AMOUNT PAID	



0069850200002 00000118869



Hillsborough County Florida

CUSTOMER NAME HARBOR BAY CDD	ACCOUNT NUMBER 7788800000	BILL DATE 12/19/2025	DUE DATE 01/09/2026
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Service Address: 736 MANN'S HARBOR DR I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703608094	11/19/2025	598883	12/18/2025	598883	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$63.42

Summary of Account Charges

Previous Balance	\$441.77
Net Payments - Thank You	\$-441.77
Total Account Charges	\$69.96
AMOUNT DUE	\$69.96

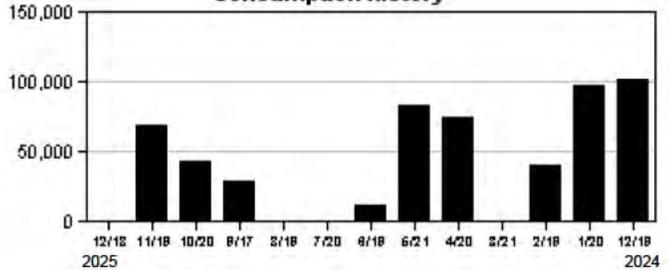
Important Message

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!



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

1,944 0

DUE DATE	01/09/2026
Auto Pay Scheduled DO NOT PAY	



0077888000005 00000069963



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	7985020000	01/16/2026	02/06/2026

Service Address: 630 MIRABAY BLVD I

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703576730	12/17/2025	47800	01/15/2026	47800	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$13.58

Summary of Account Charges

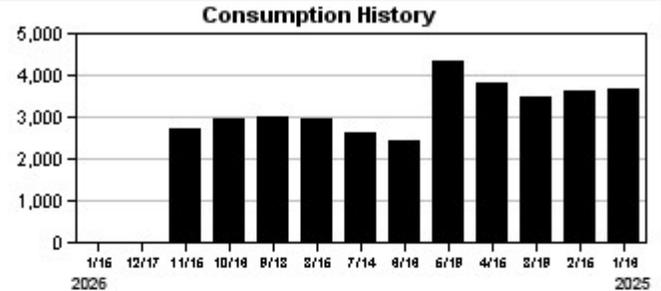
Previous Balance	\$20.12
Net Payments - Thank You	\$-20.12
Total Account Charges	\$20.12
AMOUNT DUE	\$20.12

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

THANK YOU!



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

8947 0

DUE DATE	02/06/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME HARBOR BAY CDD	ACCOUNT NUMBER 9406800000	BILL DATE 12/19/2025	DUE DATE 01/09/2026
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Service Address: 107 MANN'S HARBOR DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705841002	11/18/2025	75480	12/18/2025	90471	149910 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$452.73
Water Base Charge	\$232.63
Water Usage Charge	\$294.49
Sewer Base Charge	\$563.90
Sewer Usage Charge	\$1,059.86

Summary of Account Charges

Previous Balance	\$2,346.96
Net Payments - Thank You	\$-2,346.96
Total Account Charges	\$2,610.15
AMOUNT DUE	\$2,610.15

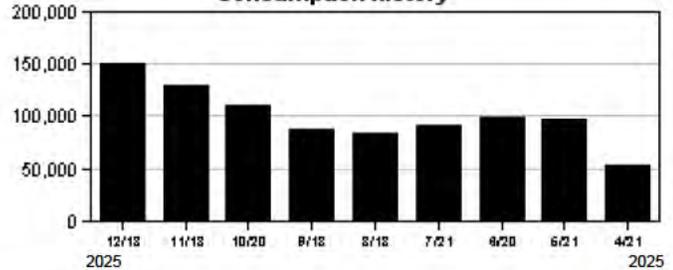
Important Message

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

THANK YOU!



HARBOR BAY CDD
4530 EAGLE FALLS PLACE
TAMPA FL 33619-9611

232 0

DUE DATE	01/09/2026
Auto Pay Scheduled DO NOT PAY	



0094068000002 00002610152



HydroScout Central, Inc.
P.O. Box 519
Freeport, FL 32439

Date- 01-20-26
GL Code- 539004609
Approved by- [Signature]

BILL TO
Harbor Bay Community Development District c/o Rizzetta & Company
3434 Colwell Avenue #Suite 200
Tampa, FL 33614 USA

INVOICE 123244418	INVOICE DATE Jan 14, 2026
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JOB ADDRESS
The MiraBay Club
103 Mirabay Boulevard
Apollo Beach, FL 33572 USA

Completed Date: 1/14/2026
Payment Term: Due Upon Receipt
Due Date: 1/14/2026

DESCRIPTION OF WORK

Located an active pressurized potable water leak on the main supply line for the tennis center. Leak is approximately 20 gallons per hour. Marked the location adjacent to the tennis court with green flags for repair.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PARK LD	Parking Lot Leak Detection	1.00	\$550.00	\$550.00

SUB-TOTAL	\$550.00
TAX	\$0.00
TOTAL DUE	\$550.00
BALANCE DUE	\$550.00

Thank you for choosing HydroScout Central, Inc.

All work to be completed in a professional manner according to standard practices. All agreements contingent upon delays beyond our control.

FULL PAYMENT IS DUE UPON SERVICE. A service charge of \$50.00 plus costs of collection will be added monthly to any invoice not paid within 15 days.

A 3% processing fee will be added to credit card transactions.

Check payments: 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.

Purchaser agrees to pay all costs of collection, including attorney's fees.

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
12/31/2025	DEC 06829

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06829	Due on receipt	

Quantity	Description	Rate	Amount
	LANDSCAPE MAINTENANCE FOR DECEMBER 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

Date	Invoice #
12/31/2025	DEC 06830

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06830	Due on receipt	

Quantity	Description	Rate	Amount
	WATER USE PERMIT REPORTING FOR DECEMBER 2025	500.00	500.00
		Total	\$500.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
12/31/2025	DEC 06831

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06831	Due on receipt	

Quantity	Description	Rate	Amount
	TURFGRASS MANAGEMENT FOR DECEMBER 2025	23,601.67	23,601.67
		Total	\$23,601.67

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
12/31/2025	DEC 06832

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06832	Due on receipt	

Quantity	Description	Rate	Amount
	IRRIGATION MANAGEMENT AND MAINTENANCE FOR DECEMBER 2025	5,166.67	5,166.67
		Total	\$5,166.67

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
12/31/2025	DEC 06833

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06833	Due on receipt	

Quantity	Description	Rate	Amount
	MAINTENANCE OF THE (11) CONVEYED PARK SQUARE FOLIOS FOR DECEMBER 2025	15,000.00	15,000.00
		Total	\$15,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/8/2026	JAN 06836

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06836	Due on receipt	

Quantity	Description	Rate	Amount
	HWY. 41 BERM - 540 CUBIC YARDS OF MULCH	40,500.00	40,500.00
		Total	\$40,500.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/12/2026	JAN 06837

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06837	Due on receipt	

Quantity	Description	Rate	Amount
	CDD AREA NEXT TO 626 MANNS HARBOR REMOVAL OF DEAD PALM	2,000.00	2,000.00
		Total	\$2,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/12/2026	JAN 06838

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06838	Due on receipt	

Quantity	Description	Rate	Amount
	IBISVIEW: REMOVAL OF DEAD PALM	2,000.00	2,000.00
		Total	\$2,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/12/2026	JAN 06839

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06839	Due on receipt	

Quantity	Description	Rate	Amount
	LEE TE KIM PARK: REMOVAL OF 50' BISMARKIA PALM	2,000.00	2,000.00
		Total	\$2,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/12/2026	JAN 06840

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06840	Due on receipt	

Quantity	Description	Rate	Amount
	MIRABAY BLVD. NEXT TO LEE TE KIM PARK: REMOVAL OF DEAD PALM	2,000.00	2,000.00
		Total	\$2,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/12/2026	JAN 06841

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06841	Due on receipt	

Quantity	Description	Rate	Amount
	CLUBHOUSE: REMOVAL OF 50' MEDJOOOL PALM	3,000.00	3,000.00
		Total	\$3,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/22/2026	JAN 06843

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06843	Due on receipt	

Quantity	Description	Rate	Amount
	ISLEBAY IRRIGATION REPAIRS REPLACED ONE INCH BROKEN PIPE	360.00	360.00
	TENNIS COURTS REPLACED TWO INCH BROKEN PIPE - 4' DEEP (3) SPRAY NOZZLES	3,400.00	3,400.00
		Total	\$3,760.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW
Ruskin, FL 33570

Invoice

Date	Invoice #
1/27/2026	JAN 06844

Bill To
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

P.O. No.	Terms	Project
MIRABAY 06844	Due on receipt	

Quantity	Description	Rate	Amount
	MANN'S HARBOR BRIDGE REMOVAL OF (2) CHRISTMAS PALMS, TRIPLE-STEM INSTALL (2) SPINDLE PALMS, TRIPLE-STEM, 10' OA HEIGHT	3,600.00	3,600.00
		Total	\$3,600.00



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 32
Date 01/06/2026
Project **Harbor Bay CDD**

Lighthouse Engineering, Inc.

Send invoices via email to: cddinvoice@rizzetta.com

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
DOCK AND LIFT APPLICATIONS	8,050.00	7,750.00	300.00
PICKLEBALL TROUBLESHOOTING	3,597.50	3,597.50	0.00
ROADWAY ANALYSIS	36,215.00	35,515.00	700.00
GENERAL ENGINEERING CONSULTING AT-REQUEST	281,727.50	276,852.50	4,875.00
Total	329,590.00	323,715.00	5,875.00

Dock and Lift Applications

Professional Fees

	Hours	Rate	Billed Amount
CADD Technician Amy L. Palmer Operations Manager	2.00	150.00	300.00

Roadway Analysis

Professional Fees

	Hours	Rate	Billed Amount
Project Manager Thomas Liu Project Chargeable Labor	4.00	175.00	700.00

General Engineering Consulting At-Request

Professional Fees

	Hours	Rate	Billed Amount
CADD Technician Amy L. Palmer Operations Manager	32.50	150.00	4,875.00

Invoice total **5,875.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
31	12/01/2025	6,455.00		6,455.00			
32	01/06/2026	5,875.00	5,875.00				
	Total	12,330.00	5,875.00	6,455.00	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: 12/31/2025

Date	Units	Rate	Amount
Subtotal	2.00		300.00
Labor total	2.00		300.00

Labor WIP Status: Billable

CADD Technician

Amy L. Palmer

Operations Manager
 1064 Signet

12/01/2025 1.00 150.00 150.00

Operations Manager
 5718 Tybee Island

12/12/2025 1.00 150.00 150.00

Subtotal 2.00 300.00
 Labor total 2.00 300.00

Pickleball Troubleshooting

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

WIP Status:

Roadway Analysis

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
Subtotal	4.00		700.00
Labor total	4.00		700.00

Labor WIP Status: Billable

Project Manager

Thomas Liu

Project Chargeable Labor
 Harbor Bay CDD - Site plan (ditches at Villemaire Rd and US41)

12/30/2025 2.00 175.00 350.00

Project Chargeable Labor
 Harbor Bay CDD - Site plan (keysheet)

12/31/2025 2.00 175.00 350.00

Subtotal 4.00 700.00
 Labor total 4.00 700.00

220200105 General Engineering Consulting At-Request

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount

Labor WIP Status: Billable

CADD Technician

Amy L. Palmer

Operations Manager
 Email Correspondence

12/01/2025 0.50 150.00 75.00

Operations Manager
 Call with GHS about water overusage

12/02/2025 1.50 150.00 225.00

Operations Manager

12/03/2025 2.00 150.00 300.00

Invoice Supporting Detail

220200105 Harbor Bay CDD

220200105 General Engineering Consulting At-Request

Phase Status: Active

Billing Cutoff: 12/31/2025

Date	Units	Rate	Amount
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Labor WIP Status: Billable

CADD Technician

Amy L. Palmer

*Email
 Seawall Electric inquiries
 Call with chair about stormwater cameras*

Operations Manager	12/04/2025	0.50	150.00	75.00
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Email

Operations Manager	12/05/2025	1.00	150.00	150.00
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Email

Phone call correspondence

Operations Manager	12/08/2025	2.00	150.00	300.00
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Review roofing proposals

Operations Manager	12/09/2025	5.00	150.00	750.00
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Harbor Bay Site Visit - tour community to identify spots where stormwater camera work needs to be performed.

Operations Manager	12/10/2025	2.00	150.00	300.00
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Roofing bids questions and emails

Operations Manager	12/11/2025	1.00	150.00	150.00
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Roofing Bids - inquiries

Operations Manager	12/16/2025	3.00	150.00	450.00
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*Review roofing proposals
 Conference call with Christina Grubbs regarding questions*

Operations Manager	12/17/2025	1.00	150.00	150.00
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*Follow up meeting - GMS - SWFWMD water pumpage compliance
 Call with District Manager*

Operations Manager	12/18/2025	7.00	150.00	1,050.00
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Harbor Bay CDD meeting and travel time

Operations Manager	12/19/2025	2.00	150.00	300.00
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Harbor Bay CDD meeting - follow up

Operations Manager	12/29/2025	2.00	150.00	300.00
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*Email Correspondence
 Roofing RFP follow up*

Operations Manager	12/30/2025	2.00	150.00	300.00
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*Email
 Diagram for pipe cameras
 grading contract - SWFWMD correspondence*

Subtotal		32.50		4,875.00
Labor total		32.50		4,875.00

Invoice Summary

	Contract	Billed	%	Remaining	%
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Labor		329,590.00		-329,590.00	
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Expense

Consultant

Total		329,590.00		-329,590.00	
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LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Harbor Bay Community
Development District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 003886

DATE 09/18/2025

DUE DATE 10/18/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Harbor Bay Community Development District (Hillsborough County, Florida) \$18,200,000 Capital Improvement Revenue Bonds, Series 2019A-1 \$9,975,000 Capital Improvement Revenue Refunding Bonds, Series 2019A-2 – Rebate Amount Calculation for the period ended August 29, 2025.	500.00
BALANCE DUE	\$500.00

Thank You For Your Business



MAIN GATE ENTERPRISES INC

Invoice

240 Stenstrom Rd
Wauchula, FL 33873

Date	Invoice #
12/16/2025	36970

Bill To
Harbor Bay Community Development District C/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Phone #	E-mail
863-773-3066	ACCOUNTING@MAIN-GATES.COM

Terms	Due Date
Due on receipt	12/16/2025

Description	Qty	Rate	Amount
12-05-2025 SERVICE CALL - MIRABAY , Admiral point. PER CRAIG - THE EXIT GATE IS NOT CLOSING The technician arrived on site and tested the exit system, where it was discovered that the 15-amp fuse in the master operator had blown. The technician replaced the 15-amp fuse, restoring proper operation of the system. While on site, the technician also observed that ribbons from decorative wreaths were obstructing the photo beams, causing the gate to reopen. The ribbons were repositioned back into the wreaths, and the system was tested and confirmed to be operating correctly.			
TRIP CHARGE	1	100.00	100.00
HRS OF LABOR	1	125.00	125.00
15 AMP FUSE	1	5.565	5.57

Date- 01-02-26
 GL Code- 529004 612
 Approved by- [Signature]

Accounts past due will be subject to a monthly 1.5% finance charge (18% annual) with a minimum charge of \$5.00. All invoices paid with credit or debit card will have an additional 2.9% fee added.

Subtotal	\$230.57
Sales Tax (0.0%)	\$0.00
Total	\$230.57
Payments/Credits	\$0.00
Balance Due	\$230.57

We would greatly appreciate if you call 863-773-3066 or send an e-mail to servicedept@main-gates.com for all service related issues. This is to ensure that your call is timely dispatched. We cannot guarantee that calls directly to technicians will be dispatched and completed in a timely manner. We appreciate your business and understanding.



MAIN GATE ENTERPRISES INC

Invoice

240 Stenstrom Rd
Wauchula, FL 33873

Date	Invoice #
12/29/2025	36996

Bill To
Harbor Bay Community Development District C/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Phone #	E-mail
863-773-3066	ACCOUNTING@MAIN-GATES.COM

Terms	Due Date
Due on receipt	12/29/2025

Description	Qty	Rate	Amount
<p>12-11-2025 SERVICE CALL - MIRABAY - PER JOEL - THE ENTRY GATE TO ADMIRAL POINTE IS NOT FUNCTIONING PROPERLY IT WILL NOT STAY CLOSED , HE SAID IT WILL FIX ITSELF TEMPORARILY THEN STAY OPEN AGAIN ,</p> <p>The technician went on site and thoroughly tested the entry gate system. During testing, the technician was unable to duplicate the reported issues. The gate operated properly and correctly during all tests, and no faults were found at the time of service. While on site, the technician also collected the required dimensions for the walk gates located in the breezeway. These measurements were sent to Brooke for use in preparing an estimate.</p>			
TRIP CHARGE	1	100.00	100.00
HRS OF LABOR	1	125.00	125.00

Date- 01-02-26
 GL Code- 52900 4612
 Approved by- JN

Accounts past due will be subject to a monthly 1.5% finance charge (18% annual) with a minimum charge of \$5.00. All invoices paid with credit or debit card will have an additional 2.9% fee added.

Subtotal	\$225.00
Sales Tax (0.0%)	\$0.00
Total	\$225.00
Payments/Credits	\$0.00
Balance Due	\$225.00

We would greatly appreciate if you call 863-773-3066 or send an e-mail to servicedept@main-gates.com for all service related issues. This is to ensure that your call is timely dispatched. We cannot guarantee that calls directly to technicians will be dispatched and completed in a timely manner. We appreciate your business and understanding.

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: \$2,956.00

Date: 01/09/26

Payable to: Matthew Morgenthal

Address: 1064 Signet Drive
Apollo Beach, FL 33572

Description: Easement Refund 01/25

Requestor: Venessa Smith

Special Instructions: Record to 001-15601



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

INVOICE

Invoice # 6617
Date: 01/05/2026
Due On: 02/05/2026

Harbor Bay Community Development District
rizzettacddinvoices@avidbill.com
3434 Colwell Ave, Suite 100
Tampa, FL 33614

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$21,311.02)- (\$0.00	\$21,311.02

Harbor Bay Community Development District

District Attorney Representation

Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	12/01/2025	Confer with law partner re: bid tabulation from roofing RFP and potential public records exemption. Review and reply to e-mails re: bid tabulation.	0.50	\$350.00	\$175.00
Service	KA	12/01/2025	Finished drafting street sweeping contract, attached map, worked on human trafficking affidavit, sent the contract to Attorney Cohen.	1.25	\$350.00	\$437.50
Service	KA	12/01/2025	Worked on contract for restoration of pool steps with Alloy & Fusion Welding along with human trafficking affidavit.	2.00	\$350.00	\$700.00
Service	KA	12/01/2025	Emailed CDD to get original contract documents for aquatics and reviewed.	0.40	\$350.00	\$140.00
Service	KA	12/01/2025	Worked on contract for resurfacing tennis court along with exhibit, and human trafficking affidavit.	1.90	\$350.00	\$665.00
Service	AHC	12/02/2025	Finalize letters to amenities management proposers and e-mail	2.75	\$350.00	\$962.50

			with copy to Board. Review draft pool stairs contract prepared by associate counsel. Revise contract and e-mail to District management to coordinate execution. Exchange e-mails re: draft employee handbook. Tele-conv. with District Manager re: pending items including response to records request for roofing RFP bid tabulation. Review aquatics proposal and provide comments. Prepare for and attend Teams meeting to discuss SWFMD irrigation water permit issues.			
Service	KA	12/02/2025	Received assignment to work on employment handbook, collected information, and started to look at handbook.	0.70	\$350.00	\$245.00
Service	KA	12/02/2025	Responding to emails re tennis court resurfacing as the CDD is waiting on revision from J Court and additional proposal from Welch.	0.10	\$350.00	\$35.00
Service	KA	12/02/2025	Continued review of all previous contracts with Blue Water Aquatics to confirm all necessary language was within the contracts before CDD signed the amendment.	1.40	\$350.00	\$490.00
Service	KA	12/03/2025	Updated sweeping contract because additional exhibits were received.	1.00	\$350.00	\$350.00
Service	KA	12/03/2025	Worked on the employee handbook language.	2.50	\$350.00	\$875.00
Service	KA	12/03/2025	Sent email regarding Human Trafficking for Alloy and Fusion.	0.10	\$350.00	\$35.00
Service	KA	12/03/2025	Email re adopting additional ethics rule.	0.10	\$350.00	\$35.00
Service	AHC	12/03/2025	Exchange e-mails with Supervisor Walters re: Board ethics issues. Exchange multiple e-mails re: vendor contracts and insurance requirements. Initial review of e-mail re: Marisol Pointe issues.	1.00	\$350.00	\$350.00
Service	JB	12/04/2025	Received and reviewed email from atty. Cohen re: Park Square. Called atty. Cohen and presented my analysis of the concerns.	0.20	\$175.00	\$35.00
Service	AF	12/04/2025	Review ethics laws with respect to enacting additional standards at the District level. Provide information to	0.50	\$350.00	\$175.00

ACohen.						
Service	KA	12/04/2025	Finishing drafting the street sweeping contract and incorporating the changes with the new exhibit sent by the Field Operation Manager. Sent to the contract to Andy Cohen for final review.	0.50	\$350.00	\$175.00
Service	AHC	12/04/2025	Exchange e-mails re: conflicts of interest applicable law. Review and reply to e-mail re: Marisol Pointe. Review tentative agenda for December CDD meeting. Review street sweep contract prepared by associate counsel. Revise contract and e-mail to management for review/comment and coordination of execution. Prepare for Teams meeting with Park Square counsel on 12/5.	2.00	\$350.00	\$700.00
Service	JB	12/05/2025	Attended Zoom meeting with atty. Cohen and counsel from Park Square.	0.30	\$175.00	\$52.50
Service	JB	12/05/2025	Drafted response to question raised in the Zoom meeting with Park Square. Sent draft to atty. Cohen for review.	0.30	\$175.00	\$52.50
Service	JB	12/05/2025	Reviewed Second and Third Addendum to agreement with Park Square including exhibits. Drafted analysis of the standard of conveyance and sent to atty. Cohen for review.	1.00	\$175.00	\$175.00
Service	AHC	12/05/2025	Exchange e-mails with Supervisor Walters re: CDD minutes. Review e-mails re: Lockom and review draft correspondence re: trespass order. Tele-conv. with District Manager re: pending items. Prepare for and attend Teams meeting with Park Square counsel.	2.00	\$350.00	\$700.00
Service	KA	12/08/2025	Changes were made to the street sweeping contract by legal of the company. I reviewed the changes, discussed with attorney Cohen, and accepted and denied changes for the street sweeping contract.	1.00	\$350.00	\$350.00
Service	AHC	12/08/2025	Review plat re: Marisol Pointe and e-mail Park Square counsel. Tele-conv. with District Manager re: pending items. Confer with associate counsel	1.00	\$350.00	\$350.00

			re: revisions to street sweeping contract. Review e-mails re: boat dock/lift applications.			
Service	KA	12/09/2025	Reading email and reviewing for no changes re the street sweeping contract.	0.10	\$350.00	\$35.00
Service	AHC	12/09/2025	Review e-mails from Chair re: agenda items and Lockom trespass. Review e-mails re: Marisol Pointe maintenance issues.	0.50	\$350.00	\$175.00
Service	AHC	12/10/2025	Continued e-mail exchange re: Marisol Pointe issues. Tele-conv. with District Manager re: pending items. Initial review of agenda package for 12/18 CDD meeting. Multiple e-mail exchange re: landscape RFP.	2.00	\$350.00	\$700.00
Service	DPL	12/10/2025	Initial preparation for CDD meeting.	1.00	\$350.00	\$350.00
Service	AHC	12/11/2025	Continued e-mail exchange re: roofing RFP and agenda issues. Review e-mails re: street sweeping finalization of contract. Review e-mails re: public records requests. Tele-conv. with litigation counsel re: Best Price Roofing.	1.50	\$350.00	\$525.00
Service	KA	12/11/2025	Followed up with Attorney Cohen and District Manager regarding the J-courts proposal to finish drafting the contract.	0.10	\$350.00	\$35.00
Service	AHC	12/12/2025	Review e-mails re: dock applications and related agreements. Tele-conv. with District Engineer re: dock applications and roof RFP. Tele-conv. with Supervisor Walters re: roof RFP questions.	1.00	\$350.00	\$350.00
Service	AHC	12/12/2025	Confer with associate counsel and review agenda package to prepare him for CDD meeting. NO CHARGE.	0.25	\$0.00	\$0.00
Service	AHC	12/15/2025	Follow-up with Park Square counsel. Review and respond to e-mails re: roofing RFP. Review e-mails re: mulch. Review litigation counsel engagement for Best Price Roofing matter and e-mail to Chair and Manager.	0.50	\$350.00	\$175.00
Service	DPL	12/15/2025	Continued preparation for CDD meeting.	1.00	\$350.00	\$350.00

Service	AHC	12/16/2025	Tele-conv. with District Manager re: pending items. Review e-mails re: public records requests.	0.75	\$350.00	\$262.50
Service	KA	12/17/2025	Research exemptions for payroll records requested.	2.50	\$350.00	\$875.00
Service	AHC	12/17/2025	Review research from associate counsel re: payroll records and forward to District Manager.	0.25	\$350.00	\$87.50
Service	DPL	12/17/2025	Continued preparation for CDD meeting.	0.50	\$350.00	\$175.00
Service	AHC	12/18/2025	Confer with associate counsel re: pending items for CDD meeting including review of voting issues. Tele-conv. with District Manager re: public records requests and other pending items. Review e-mail from Park Square counsel and tele-conv. with Chair.	2.00	\$350.00	\$700.00
Service	KA	12/18/2025	Conversation with District Manager and Attorney Cohen regarding public records exemptions under Chapter 119, Fla. Stat.	0.50	\$350.00	\$175.00
Service	KA	12/18/2025	Prepared for and attended part of the CDD meeting. NO CHARGE.	2.75	\$0.00	\$0.00
Service	DPL	12/18/2025	Final preparation for CDD meeting and attend meeting.	7.50	\$350.00	\$2,625.00
Service	AHC	12/19/2025	Follow-up on action items from 12/18 CDD meeting. Review and reply to e-mails re: public records requests. Review information from roofing RFP and exchange e-mails with Engineer. Review various proposals approved at CDD meeting for contract agreements.	1.50	\$350.00	\$525.00
Service	AHC	12/20/2025	Review e-mails re: public records requests, follow-up re: employee manual.	0.25	\$350.00	\$87.50
Service	AHC	12/21/2025	Review and reply to e-mails re: trip/fall incident.	0.25	\$350.00	\$87.50
Service	DPL	12/22/2025	Initial preparation for roof RFP rejection letter.	0.75	\$350.00	\$262.50
Service	KA	12/22/2025	Drafted contract for shoulder grading of Villemaire	1.60	\$350.00	\$560.00
Service	KA	12/22/2025	Started drafting e-mail hosting contract.	2.50	\$350.00	\$875.00

Service	AHC	12/22/2025	Exchange e-mails with Chair re: follow-up from CDD meeting. Review and reply to e-mails re: seawall repairs. Review draft roof RFP protest letter prepared by associate counsel and revise. Multiple e-mail exchange re: trip/fall incident.	1.00	\$350.00	\$350.00
Service	KA	12/23/2025	Finished drafting e-mail hosting agreement.	1.50	\$350.00	\$525.00
Service	AHC	12/23/2025	Finalize roof protest and acceptance letters and mail certified return receipt and regular mail with copy to Board, management and engineer. Brief review of HOA documents sent by Chair. Review draft road grading contract prepared by associate counsel. Revise contract and forward to District management to coordinate execution.	1.00	\$350.00	\$350.00
Service	KA	12/29/2025	Drafting Jcourts agreement per new proposal received by District Manager.	2.00	\$350.00	\$700.00
Service	AHC	12/29/2025	Review tentative agenda for January meeting and exchange e-mails with management. Tele-conv. with Supervisor Nargi re: pending items. Review draft e-mail provider agreement prepared by associate counsel. Revise agreement and send to District management for coordination of execution. Review e-mails re: mulch. Review draft tennis court agreement prepared by associate counsel. Revise agreement and e-mail to management for coordination of execution.	1.50	\$350.00	\$525.00
Service	AHC	12/30/2025	Review e-mails re: roof warranty issues. Review CDD meeting summary. Exchange e-mails re: revisions to grading contract.	1.25	\$350.00	\$437.50
Service	KA	12/30/2025	Exchange e-mails re the wording on the Villemaire Shoulder Grading Agreement and changing wording within agreement.	0.25	\$350.00	\$87.50
Services Subtotal						\$21,227.50

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	12/23/2025	certified mail: Reroof RFP rejection letters	7.00	\$10.44	\$73.08
Expense	12/23/2025	certified mail: Reroof RFP Notice of Award	1.00	\$10.44	\$10.44
Expenses Subtotal					\$83.52
Subtotal					\$21,311.02
Total					\$21,311.02

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6617	02/05/2026	\$21,311.02	\$0.00	\$21,311.02
Outstanding Balance				\$21,311.02
Total Amount Outstanding				\$21,311.02

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.

**PHENOMENAL EXERCISE EQUIPMENT REPAIR
SERVICE INC**

5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

Invoice

BILL TO

Harbor Bay Community Development
District C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
246792	12/23/2025	\$145.00	01/22/2026	Net 30	

SERVICE REP

Nick

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

Pay invoice

Date- 01-02-26

GL Code- 572004914

Approved by- JN

Signature:

**PHENOMENAL EXERCISE EQUIPMENT REPAIR
SERVICE INC**

5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

Invoice

BILL TO

Harbor Bay Community Development
District C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
246802	12/31/2025	\$583.37	01/30/2026	Net 30	

SERVICE REP

Rich

DESCRIPTION	QTY	RATE	AMOUNT
Treadmill #2 New Upper display PCA	1	389.00	389.00T
Shipping	1	29.37	29.37T
Installation	1	165.00	165.00T

Please submit payment to the address above.

Thank you for your business!

SUBTOTAL	583.37
TAX	0.00
TOTAL	583.37
BALANCE DUE	\$583.37

Pay invoice

Date- 01-02-26
GL Code- 572004914
Approved by- 

Signature:

**PHENOMENAL EXERCISE EQUIPMENT REPAIR
SERVICE INC**

5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

Invoice

BILL TO

Harbor Bay Community Development
District C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Date- 01-09-26

GL Code- 572004914

Approved by- fn

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
246807	01/05/2026	\$584.70	02/04/2026	Net 30	

SERVICE REP

Rich

DESCRIPTION	QTY	RATE	AMOUNT
Treadmill #1 top rail grips	2	112.35	224.70T
Treadmill #2 IFT drive cooling fan	1	135.00	135.00T
Repairs tp treadmill 1 and 2	1	225.00	225.00T

Please submit payment to the address above.

Thank you for your business!

SUBTOTAL	584.70
TAX	0.00
TOTAL	584.70
BALANCE DUE	\$584.70

Pay invoice

Signature:

**PHENOMENAL EXERCISE EQUIPMENT REPAIR
SERVICE INC**

5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

Invoice

Date- 01-20-26

GL Code- 57200 4914

Approved by- 

BILL TO

Harbor Bay Community Development
District C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
246842	01/13/2026	\$145.00	02/12/2026	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

Pay invoice

Signature:



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0020461
Invoice Number 0696-001318724
Invoice Date December 17, 2025
Previous Balance \$1,668.96
Payments/Adjustments -\$1,668.96
Current Invoice Charges \$1,293.96

Autopayment \$1,293.96	Payment Due Date January 06, 2026
----------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/08	5555555	-\$1,668.96

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Mira Bay Clubhouse 107 Manns Harbor Dr CSA A912018655 Apollo Beach, FL Contract: 9696002 (C1) 1 Waste Container 6 Cu Yd, 2 Lifts Per Week Disposal:SOUTHCO - CLASS 1 Pickup Service 01/01-01/31	A912018655		\$910.56	\$910.56
Admiral Pointe Clubhouse 5248 Admiral Pointe Dr CSA A912018554 Apollo Beach, FL 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTHCO - CLASS 1 Pickup Service 01/01-01/31			\$383.40	\$383.40
CURRENT INVOICE CHARGES, AutoPayment due on January 06, 2026				\$1,293.96

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay
* Thank You For Your Automatic Payment *

Autopayment \$1,293.96
Payment Due Date January 06, 2026
Account Number 3-0696-0020461
Invoice Number 0696-001318724

Address Service Requested

HARBOR BAY CCD
MARK ISLEY
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
1/2/2026	INV0000106291

Bill To:

HARBOR BAY CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	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) 12-18-2025 1 hour	1.00	\$200.00	\$200.00
		Subtotal	\$15,913.60
		Total	\$15,913.60

December 27, 2025

Invoice Number: 2389447122725
Account Number: **8337 12 028 2389447**
Security Code:
Service At: 107 MANN'S HARBOR DR
APOLLO BEACH FL 33572-3340

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

NEWS AND INFORMATION

You're eligible for the nation's most reliable Internet. Call 1-855-726-8541.

Connect your business, your way. Call 1-855-751-9942 today.



Summary *Service from 12/27/25 through 01/26/26 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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/14/26</i>	
Total Due by Auto Pay	\$318.00

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 12282025 NNNNNNNN 01 001022 0004

MIRA BAY CLUB
GMS TAMPA LLC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 27, 2025

MIRA BAY CLUB

Invoice Number: 2389447122725
Account Number: 8337 12 028 2389447
Service At: 107 MANN'S HARBOR DR
APOLLO BEACH FL 33572-3340

Total Due by Auto Pay \$318.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



83371202823894470031800E



Invoice Number: 2389447122725
Account Number: 8337 12 028 2389447
Security Code:

MIRA BAY CLUB

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8633 2390 DY RP 27 12282025 NNNNNNNN 01 001022 0004

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (318.00), EFT Payment (12/14, -318.00), and Remaining Balance (\$0.00).

Payments received after 12/27/25 will appear on your next bill.

Service from 12/27/25 through 01/26/26

Spectrum Business™ TV

Table with 3 columns: Description, Quantity, Amount. Rows include Spectrum Business Premier (80.00) and Spectrum Receivers (15 Receivers at 14.00 each, 210.00). Total: \$290.00.

Spectrum Business™ TV Total \$290.00

Other Charges

Table with 3 columns: Description, Amount. Rows include Broadcast TV Surcharge (28.00), Payment Processing (5.00), Auto Pay Discount (-5.00), and 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.

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.

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: 2389447122725
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 12282025 NNNNNNNN 01 001022 0004

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.



Invoice Number: 2389447122725
Account Number: 8337 12 028 2389447
Security Code:

MIRA BAY CLUB

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8633 2390 DY RP 27 12282025 NNNNNNNN 01 001022 0004



Connect your business, your way

Choose our all-in-one communication hub or our traditional Voice product



Business Connect with RingCentral

\$20 /mo
per user for two years

2-user minimum. Spectrum Business Internet required.

- ✓ Cloud-based solution with calling, texting, meetings and file sharing on one simple platform
- ✓ Manage your business from any location using any device—mobile phone, tablet or laptop
- ✓ Features like Call Routing and Auto-Attendant give your business a polished image and let clients quickly reach the right person

Business Voice

\$20 /mo
per line

for one year with Business Internet.

- ✓ Unlimited local and long-distance calling
- ✓ 35+ advanced calling features including Smart Call Screening, Call Hold, 3-way Calling, Call Waiting, Voicemail and Forwarding

Switch now, risk-free. Call 1-855-752-1855.

Offer good through 03/01/26

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. 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.



HARBOR BAY COMMUNITY DEVELOPMENT
5256 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

Statement Date: December 30, 2025

Amount Due: \$85.77

Due Date: January 20, 2026

Account #: 211009424139

Your Energy Insight

Your average daily kWh used was **33.33% 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.



DO NOT PAY. Your account will be drafted on January 20, 2026

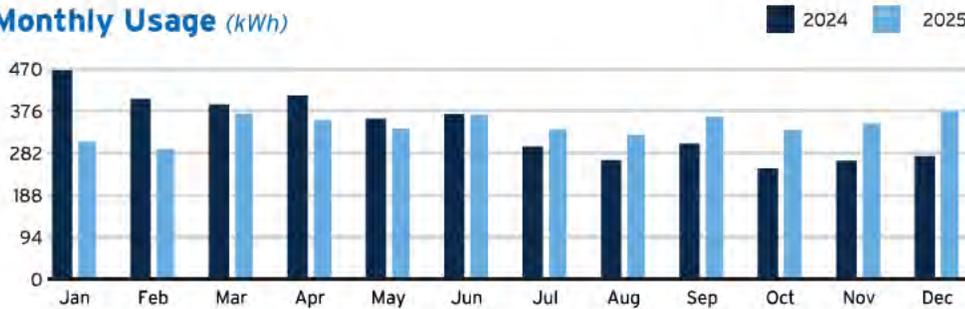
Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$79.48
Payment(s) Received Since Last Statement	-\$79.48
Current Month's Charges	\$85.77
Amount Due by January 20, 2026	\$85.77

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

\$83.66

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211009424139

Due Date: January 20, 2026

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.

Amount Due: \$85.77

Payment Amount: \$ _____

632866029091

Your account will be drafted on January 20, 2026

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.



Service For:
 5256 ADMIRAL POINTE DR
 APOLLO BEACH, FL 33572-3429

Account #: 211009424139
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Service Period: Nov 21, 2025 - Dec 22, 2025

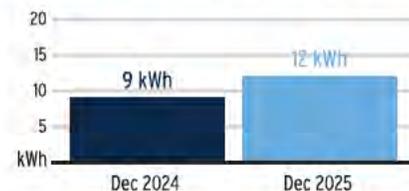
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000430767	12/22/2025	27,395		27,019		376 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	376 kWh @ \$0.08641/kWh	\$32.49
Fuel Charge	376 kWh @ \$0.03391/kWh	\$12.75
Storm Protection Charge	376 kWh @ \$0.00577/kWh	\$2.17
Clean Energy Transition Mechanism	376 kWh @ \$0.00418/kWh	\$1.57
Storm Surcharge	376 kWh @ \$0.02121/kWh	\$7.97
Florida Gross Receipt Tax		\$1.98
Electric Service Cost		\$79.09
State Tax		\$6.68
Total Electric Cost, Local Fees and Taxes		\$85.77

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$85.77

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.
- 
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**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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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HARBOR BAY COMMUNITY DEVELOPMENT
5248 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

Statement Date: December 30, 2025

Amount Due: \$953.93

Due Date: January 20, 2026

Account #: 211009424568

Your Energy Insight

Your average daily kWh used was **26.84% lower** than the same period last year.

Your peak billing demand was **33.33% lower** than the same period last year.



Scan here to view your account online.



DO NOT PAY. Your account will be drafted on January 20, 2026

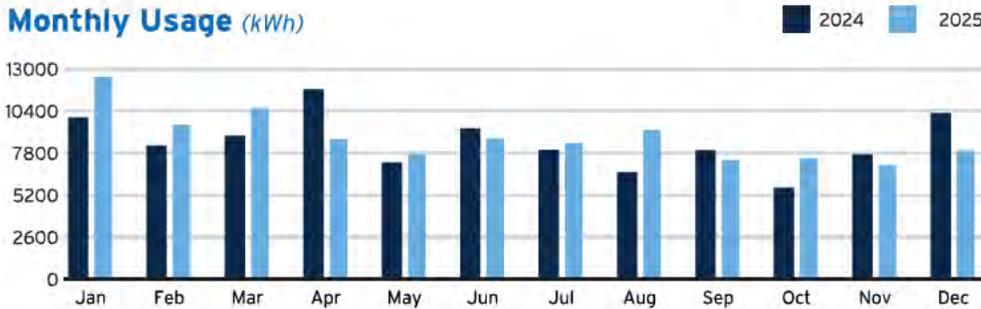
Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$898.90
Payment(s) Received Since Last Statement	-\$898.90
Current Month's Charges	\$953.93
Amount Due by January 20, 2026	\$953.93

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

\$935.88

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211009424568

Due Date: January 20, 2026

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.

Amount Due: \$953.93

Payment Amount: \$ _____

632866029092

Your account will be drafted on January 20, 2026

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.



Service For:
5248 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

Account #: 211009424568
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Meter Location: Pool

Service Period: Nov 21, 2025 - Dec 22, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000862129	12/22/2025	39,820		31,881		7,939 kWh	1	32 Days
1000862129	12/22/2025	18.16		0		18.16 kW	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	18 kW @ \$18.07000/kW	\$325.26
Energy Charge	7,939 kWh @ \$0.00773/kWh	\$61.37
Fuel Charge	7,939 kWh @ \$0.03391/kWh	\$269.21
Capacity Charge	18 kW @ \$0.30000/kW	\$5.40
Storm Protection Charge	18 kW @ \$2.08000/kW	\$37.44
Energy Conservation Charge	18 kW @ \$0.93000/kW	\$16.74
Environmental Cost Recovery	7,939 kWh @ \$0.00068/kWh	\$5.40
Clean Energy Transition Mechanism	18 kW @ \$1.15000/kW	\$20.70
Storm Surcharge	7,939 kWh @ \$0.01035/kWh	\$82.17
Florida Gross Receipt Tax		\$21.99
Electric Service Cost		\$879.60
State Tax		\$74.33
Total Electric Cost, Local Fees and Taxes		\$953.93

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$953.93

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Service For:
5248 ADMIRAL POINTE DR
APOLLO BEACH, FL 33572-3429

Account #: 211009424568
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.



HARBOR BAY COMMUNITY DEVELOPMENT
760 WINTERSIDE DR
APOLLO BEACH, FL 33572-3407

Statement Date: December 30, 2025

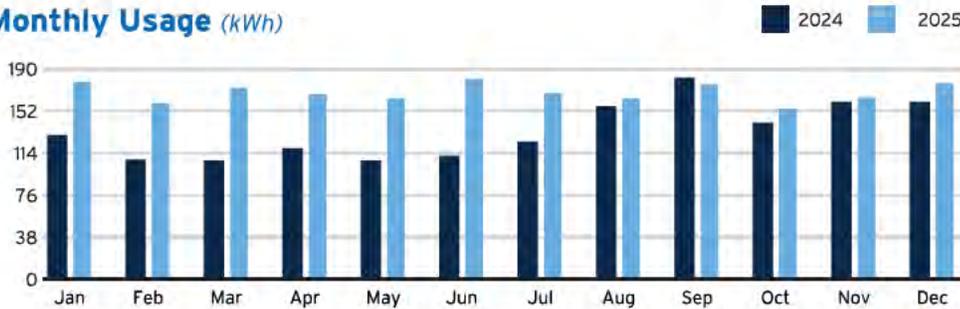
DO NOT PAY. Your account will be drafted on January 20, 2026

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$48.66
Payment(s) Received Since Last Statement	-\$48.66
Current Month's Charges	\$52.23
Amount Due by January 20, 2026	\$52.23

Amount not paid by due date may be assessed a late payment charge and an additional deposit.
\$51.03

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.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.

Amount Due: **\$52.23**

Due Date: January 20, 2026
Account #: 211009425011

Your Energy Insight

Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was **20% higher** than it was in your previous period.

Scan here to view your account online.

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

Account #: 211009425011
Due Date: January 20, 2026

Amount Due: **\$52.23**

Payment Amount: \$ _____

632866029093
Your account will be drafted on January 20, 2026



Service For:
760 WINTERSIDE DR
APOLLO BEACH, FL 33572-3407

Account #: 211009425011
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Meter Location: Gate

Service Period: Nov 21, 2025 - Dec 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000444679	12/22/2025	10,349		10,172		177 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	177 kWh @ \$0.08641/kWh		\$15.29
Fuel Charge	177 kWh @ \$0.03391/kWh		\$6.00
Storm Protection Charge	177 kWh @ \$0.00577/kWh		\$1.02
Clean Energy Transition Mechanism	177 kWh @ \$0.00418/kWh		\$0.74
Storm Surcharge	177 kWh @ \$0.02121/kWh		\$3.75
Florida Gross Receipt Tax			\$1.20
Electric Service Cost			\$48.16
State Tax			\$4.07
Total Electric Cost, Local Fees and Taxes			\$52.23

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$52.23

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813-275-3909

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HARBOR BAY COMMUNITY DEVELOPMENT
 HARBOR BAY CDD-GASLIGHTS
 MIRABAY BLVD, 1 2 & 3
 APOLLO BEACH, FL 33572-0000

Statement Date: December 30, 2025

Amount Due: \$377.89

Due Date: January 20, 2026

Account #: 211009425268

Your Energy Insight

Your average daily THMS used was **.42% higher** than the same period last year.

Your average daily THMS used was **.42% lower** than it was in your previous period.



Scan here to view your account online.

DO NOT PAY. Your account will be drafted on January 20, 2026

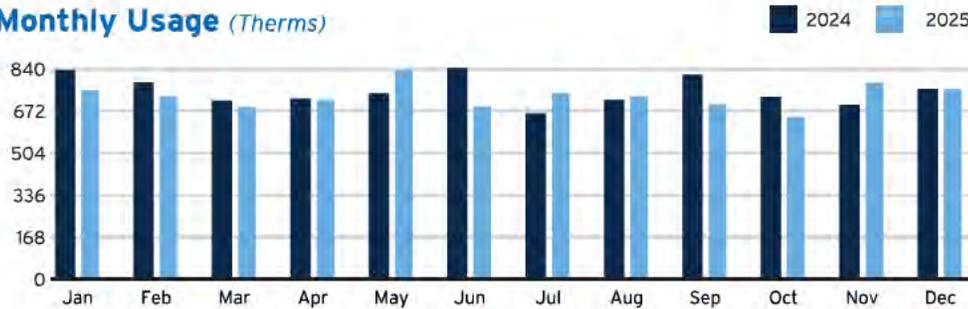
Account Summary

Current Service Period: November 25, 2025 - December 26, 2025	
Previous Amount Due	\$391.35
Payment(s) Received Since Last Statement	-\$391.35
Current Month's Charges	\$377.89
Amount Due by January 20, 2026	\$377.89

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

\$371.69

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211009425268

Due Date: January 20, 2026

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.

Amount Due: \$377.89

Payment Amount: \$ _____

632866029094

Your account will be drafted on January 20, 2026

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.



Service For:
 MIRABAY BLVD
 12 & 3, APOLLO BEACH, FL 33572-0000

Account #: 211009425268
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Service Period: Nov 25, 2025 - Dec 26, 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	12/26/2025	8,294	8,142	152 CCF	1.040	1.0000	158.1 Therms	32 Days
AHI58347	12/26/2025	7,644	7,379	265 CCF	1.040	1.0000	275.6 Therms	32 Days
AHX31639	12/26/2025	2,677	2,365	312 CCF	1,040	1.0000	324.5 Therms	32 Days

Charge Details

Natural Gas Charges		
Number of Lights	1	
Distribution Charge	758.2 THMS @ \$0.45736	\$346.77
Swing Service Charge	758.2 THMS @ \$0.01250	\$9.48
Florida Gross Receipts Tax		\$21.64
Natural Gas Service Cost		\$377.89

Avg THMS Used Per Day



Total Current Month's Charges \$377.89

For more information about your bill and understanding your charges, please visit PeoplesGas.com

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 P.O. Box 111
 Tampa, FL 33601-0111

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

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HARBOR BAY COMMUNITY DEVELOPMENT
107 MANNS HARBOR DR, LS2
APOLLO BEACH, FL 33572-3340

Statement Date: December 30, 2025

Amount Due: \$11,525.64

Due Date: January 20, 2026

Account #: 221008458756

DO NOT PAY. Your account will be drafted on January 20, 2026

Account Summary

Table with account summary: Current Service Period (Nov 21, 2025 - Dec 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 January 20, 2026 (\$11,525.64)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008458756

Due Date: January 20, 2026

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.

Table with payment information: Amount Due: \$11,525.64, Payment Amount: \$ _____

651384441634

Your account will be drafted on January 20, 2026

HARBOR BAY COMMUNITY DEVELOPMENT
4648 EAGLE FALLS PL
TAMPA, FL 33619-9613

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.



Service For:
 107 MANN'S HARBOR DR
 LS2, APOLLO BEACH, FL 33572-3340

Account #: 221008458756
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Service Period: Nov 21, 2025 - Dec 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

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

Total Current Month's Charges \$11,525.64

For more information about your bill and understanding your charges, please visit TampaElectric.com

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HARBOR BAY COMMUNITY DEVELOPMENT
4530 EAGLE FALLS PL,
TAMPA, FL 33619-9611

Statement Date: January 07, 2026

Amount Due: \$13,732.53

Due Date: January 22, 2026
Account #: 311000030115

Your Locations With The Highest Usage

- 107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340 **43,207 KWH**
- 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340 **27,284 KWH**

Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit TampaElectric.com/Safety for more safety tips.

DO NOT PAY. Your account will be drafted on January 22, 2026

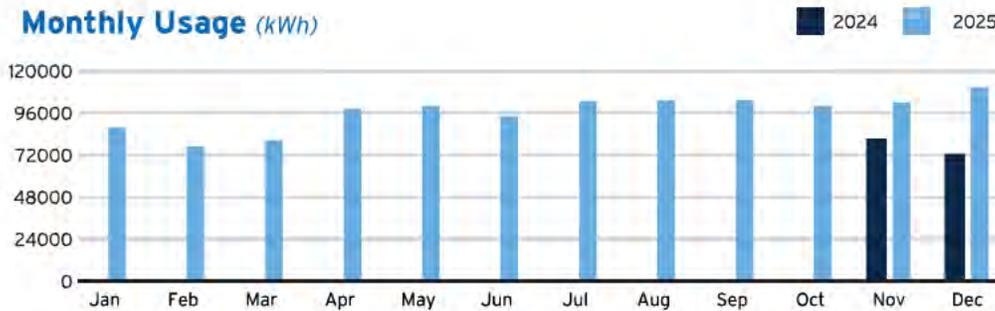
Account Summary

Previous Amount Due	\$13,951.63
Payment(s) Received Since Last Statement	-\$13,951.63
Miscellaneous Credits	-\$241.38
Credit Balance After Payments and Credits	-\$241.38
Current Month's Charges	\$13,973.91

Amount Due by January 22, 2026 \$13,732.53

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 311000030115
Due Date: January 22, 2026

Amount Due: \$13,732.53

Payment Amount: \$ _____

701125000518

Your account will be drafted on January 22, 2026

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: 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	12/22/2025	59,516		32,232		27,284 kWh	1	32 Days	\$3,139.79
1000780654	12/22/2025	59.82		0		59.82 kW	1	32 Days	▲ 9.9%

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	12/22/2025	29,885		29,406		479 kWh	1	32 Days	\$103.13
									▲ 111.9%

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	12/22/2025	3,827		3,753		74 kWh	1	32 Days	\$34.89
									▼ 11.9%

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	12/22/2025	4,314		4,236		78 kWh	1	32 Days	\$35.56
									▲ 11.4%

Continued on next page →

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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	12/22/2025	46,107		44,684		1,423 kWh	1	32 Days	\$262.18
									<input checked="" type="checkbox"/> 13.9%

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	12/22/2025	5,448		5,327		121 kWh	1	32 Days	\$42.83
									<input type="checkbox"/> 0.8%

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	12/22/2025	11,735		11,501		234 kWh	1	32 Days	\$61.85
									<input checked="" type="checkbox"/> 6.8%

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	12/22/2025	6,526		6,436		90 kWh	1	32 Days	\$37.60
									<input checked="" type="checkbox"/> 5.9%

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	12/22/2025	2,829		2,769		60 kWh	1	32 Days	\$32.52
									<input checked="" type="checkbox"/> 3.4%

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	12/22/2025	521		443		78 kWh	1	32 Days	\$35.56
									<input checked="" type="checkbox"/> 8.3%

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	12/22/2025	353		351		2 kWh	1	32 Days	\$22.75
									<input type="checkbox"/> 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	12/22/2025	39,729		96,522		43,207 kWh	1	32 Days	\$4,323.24
1000780652	12/22/2025	69.94		0		69.94 kW	1	32 Days	▲ 9.1%

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	12/22/2025	53,279		51,813		1,466 kWh	1	32 Days	\$269.43
									▼ 5.9%

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	12/22/2025	88,119		86,770		1,349 kWh	1	32 Days	\$249.72
									▼ 19.1%

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	12/22/2025	7,767		7,658		17,440 kWh	160.0000	31 Days	\$2,536.83
1000771954	12/22/2025	0.37		0		58.56 kW	160.0000	31 Days	▼ 3.5%

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
1000851679	12/22/2025	1,749		755		994 kWh	1	32 Days	\$189.91
									▲ 7.9%

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	12/22/2025	49,607		48,615		992 kWh	1	32 Days	\$189.57
									▲ 2.6%

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	12/22/2025	67,014		66,358		656 kWh	1	32 Days	\$132.94
									▲ 6.3%

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	12/22/2025	62,201		60,779		1,422 kWh	1	32 Days	\$262.02
									▲ 37.0%

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	12/22/2025	87,977		76,761		11,216 kWh	1	32 Days	\$1,296.27
1000798616	12/22/2025	23.61		0		23.61 kW	1	32 Days	\$46.74
									▲ 46.7%

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	12/22/2025	45,060		43,154		1,906 kWh	1	32 Days	\$343.58
									▼ 32.6%

Service Address: MIRA BAY PARCEL 12-A-2, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211010865395

Amount: \$371.74

Total Current Month's Charges

\$13,973.91



Sub-Account #: 211009422976
Statement Date: 01/05/2026

Service Address: 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340

Meter Read

Meter Location: # D

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780654	12/22/2025	59,516		32,232		27,284 kWh	1	32 Days
1000780654	12/22/2025	59.82		0		59.82 kW	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	60 kW @ \$18.07000/kW	\$1,084.20
Energy Charge	27,284 kWh @ \$0.00773/kWh	\$210.91
Fuel Charge	27,284 kWh @ \$0.03391/kWh	\$925.20
Capacity Charge	60 kW @ \$0.30000/kW	\$18.00
Storm Protection Charge	60 kW @ \$2.08000/kW	\$124.80
Energy Conservation Charge	60 kW @ \$0.93000/kW	\$55.80
Environmental Cost Recovery	27,284 kWh @ \$0.00068/kWh	\$18.55
Clean Energy Transition Mechanism	60 kW @ \$1.15000/kW	\$69.00
Storm Surcharge	27,284 kWh @ \$0.01035/kWh	\$282.39
Florida Gross Receipt Tax		\$72.38
Electric Service Cost		\$2,895.15
State Tax		\$244.64
Total Electric Cost, Local Fees and Taxes		\$3,139.79

Current Month's Electric Charges \$3,139.79

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.



Sub-Account #: 211009423438
Statement Date: 01/02/2026

Service Address: 564 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3330

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000428233	12/22/2025	29,885		29,406		479 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	479 kWh @ \$0.08641/kWh	\$41.39
Fuel Charge	479 kWh @ \$0.03391/kWh	\$16.24
Storm Protection Charge	479 kWh @ \$0.00577/kWh	\$2.76
Clean Energy Transition Mechanism	479 kWh @ \$0.00418/kWh	\$2.00
Storm Surcharge	479 kWh @ \$0.02121/kWh	\$10.16
Florida Gross Receipt Tax		\$2.38
Electric Service Cost		\$95.09
State Tax		\$8.04
Total Electric Cost, Local Fees and Taxes		\$103.13

Avg kWh Used Per Day



Current Month's Electric Charges \$103.13

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.62
Total Current Month's Credits	-\$1.62

Billing information continues on next page →



Sub-Account #: 211009423289
Statement Date: 01/02/2026

Service Address: 804 ISLEBAY DR, APOLLO BEACH, FL 33572-3380

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000430259	12/22/2025	3,827		3,753		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

Avg kWh Used Per Day



Current Month's Electric Charges \$34.89

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.50
Total Current Month's Credits	-\$1.50

Billing information continues on next page →



Sub-Account #: 211009422786
Statement Date: 01/02/2026

Service Address: 5423 TYBEE ISLAND DR, APOLLO BEACH, FL 33572-3307

Meter Read

Meter Location: GATE

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580302	12/22/2025	4,314		4,236		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

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.50
Total Current Month's Credits	-\$1.50

Billing information continues on next page →



Sub-Account #: 211009421929
Statement Date: 01/02/2026

Service Address: 191 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000769622	12/22/2025	46,107		44,684		1,423 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,423 kWh @ \$0.08641/kWh	\$122.96
Fuel Charge	1,423 kWh @ \$0.03391/kWh	\$48.25
Storm Protection Charge	1,423 kWh @ \$0.00577/kWh	\$8.21
Clean Energy Transition Mechanism	1,423 kWh @ \$0.00418/kWh	\$5.95
Storm Surcharge	1,423 kWh @ \$0.02121/kWh	\$30.18
Florida Gross Receipt Tax		\$6.04
Electric Service Cost		\$241.75
State Tax		\$20.43
Total Electric Cost, Local Fees and Taxes		\$262.18

Avg kWh Used Per Day



Current Month's Electric Charges \$262.18

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.50
Total Current Month's Credits	-\$1.50

Billing information continues on next page →



Sub-Account #: 211009421739
Statement Date: 01/02/2026

Service Address: 5424 MERRITT ISLAND DR, APOLLO BEACH, FL 33572-3375

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000600632	12/22/2025	5,448		5,327		121 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	121 kWh @ \$0.08641/kWh	\$10.46
Fuel Charge	121 kWh @ \$0.03391/kWh	\$4.10
Storm Protection Charge	121 kWh @ \$0.00577/kWh	\$0.70
Clean Energy Transition Mechanism	121 kWh @ \$0.00418/kWh	\$0.51
Storm Surcharge	121 kWh @ \$0.02121/kWh	\$2.57
Florida Gross Receipt Tax		\$0.99
Electric Service Cost		\$39.49
State Tax		\$3.34
Total Electric Cost, Local Fees and Taxes		\$42.83

Avg kWh Used Per Day



Current Month's Electric Charges \$42.83

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.50
Total Current Month's Credits	-\$1.50

Billing information continues on next page →



Sub-Account #: 211009420921
Statement Date: 01/02/2026

Service Address: 5633 SKIMMER DR, APOLLO BEACH, FL 33572-3353

Meter Read

Meter Location: Irr

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000426250	12/22/2025	11,735		11,501		234 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	234 kWh @ \$0.08641/kWh	\$20.22
Fuel Charge	234 kWh @ \$0.03391/kWh	\$7.93
Storm Protection Charge	234 kWh @ \$0.00577/kWh	\$1.35
Clean Energy Transition Mechanism	234 kWh @ \$0.00418/kWh	\$0.98
Storm Surcharge	234 kWh @ \$0.02121/kWh	\$4.96
Florida Gross Receipt Tax		\$1.43
Electric Service Cost		\$57.03
State Tax		\$4.82
Total Electric Cost, Local Fees and Taxes		\$61.85

Avg kWh Used Per Day



Current Month's Electric Charges \$61.85

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.74
Total Current Month's Credits	-\$1.74

Billing information continues on next page →



Sub-Account #: 211009420731
Statement Date: 01/02/2026

Service Address: 449 ISLEBAY DR, APOLLO BEACH, FL 33572-3332

Meter Read

Meter Location: Irr

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000426126	12/22/2025	6,526		6,436		90 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	90 kWh @ \$0.08641/kWh	\$7.78
Fuel Charge	90 kWh @ \$0.03391/kWh	\$3.05
Storm Protection Charge	90 kWh @ \$0.00577/kWh	\$0.52
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.87
Electric Service Cost		\$34.67
State Tax		\$2.93
Total Electric Cost, Local Fees and Taxes		\$37.60

Avg kWh Used Per Day



Current Month's Electric Charges \$37.60

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.53
Total Current Month's Credits	-\$1.53

Billing information continues on next page →



Sub-Account #: 211009420376
Statement Date: 01/02/2026

Service Address: 605 MIRABAY BLVD, APOLLO BEACH, FL 33572-3379

Meter Read

Meter Location: Pmp

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852706	12/22/2025	2,829		2,769		60 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	60 kWh @ \$0.08641/kWh	\$5.18
Fuel Charge	60 kWh @ \$0.03391/kWh	\$2.03
Storm Protection Charge	60 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	60 kWh @ \$0.02121/kWh	\$1.27
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$29.99
State Tax		\$2.53
Total Electric Cost, Local Fees and Taxes		\$32.52

Avg kWh Used Per Day



Current Month's Electric Charges \$32.52

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.35
Total Current Month's Credits	-\$1.35

Billing information continues on next page →



Sub-Account #: 211009339162
Statement Date: 01/02/2026

Service Address: 107 MANNS HARBOR DR, B, APOLLO BEACH, FL 33572-3340

Meter Read

Meter Location: # B

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967419	12/22/2025	521		443		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

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.38
Total Current Month's Credits	-\$1.38

Billing information continues on next page →



Sub-Account #: 211009338982
Statement Date: 01/02/2026

Service Address: 211 IBISVIEW LN LGHT, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000432342	12/22/2025	353		351		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

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.05
Total Current Month's Credits	-\$1.05

Billing information continues on next page →



Sub-Account #: 211009338560
Statement Date: 01/02/2026

Service Address: 107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340

Meter Read

Meter Location: Pool

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780652	12/22/2025	39,729		96,522		43,207 kWh	1	32 Days
1000780652	12/22/2025	69.94		0		69.94 kW	1	32 Days

Charge Details

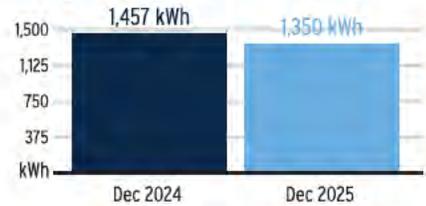
Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	70 kW @ \$18.07000/kW	\$1,264.90
Energy Charge	43,207 kWh @ \$0.00773/kWh	\$333.99
Fuel Charge	43,207 kWh @ \$0.03391/kWh	\$1,465.15
Capacity Charge	70 kW @ \$0.30000/kW	\$21.00
Storm Protection Charge	70 kW @ \$2.08000/kW	\$145.60
Energy Conservation Charge	70 kW @ \$0.93000/kW	\$65.10
Environmental Cost Recovery	43,207 kWh @ \$0.00068/kWh	\$29.38
Clean Energy Transition Mechanism	70 kW @ \$1.15000/kW	\$80.50
Storm Surcharge	43,207 kWh @ \$0.01035/kWh	\$447.19
Florida Gross Receipt Tax		\$99.66
Electric Service Cost		\$3,986.39
State Tax		\$336.85
Total Electric Cost, Local Fees and Taxes		\$4,323.24

Current Month's Electric Charges \$4,323.24

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$64.08
Total Current Month's Credits	-\$64.08

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.



Sub-Account #: 211009338354
Statement Date: 01/02/2026

Service Address: 103 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346

Meter Read

Meter Location: Tennis

Service Period: 11/21/2025 - 12/22/2025

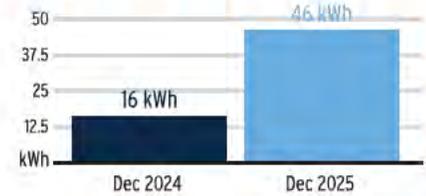
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000769621	12/22/2025	53,279		51,813		1,466 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	1,466 kWh @ \$0.08641/kWh		\$126.68
Fuel Charge	1,466 kWh @ \$0.03391/kWh		\$49.71
Storm Protection Charge	1,466 kWh @ \$0.00577/kWh		\$8.46
Clean Energy Transition Mechanism	1,466 kWh @ \$0.00418/kWh		\$6.13
Storm Surcharge	1,466 kWh @ \$0.02121/kWh		\$31.09
Florida Gross Receipt Tax			\$6.21
Electric Service Cost			\$248.44
State Tax			\$20.99
Total Electric Cost, Local Fees and Taxes			\$269.43

Avg kWh Used Per Day



Current Month's Electric Charges \$269.43

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$3.82
Total Current Month's Credits	-\$3.82

Billing information continues on next page →



Sub-Account #: 211009338149
Statement Date: 01/02/2026

Service Address: 428 MIRABAY BLVD, APOLLO BEACH, FL 33572-3311

Meter Read

Meter Location: Pmp

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852666	12/22/2025	88,119		86,770		1,349 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,349 kWh @ \$0.08641/kWh	\$116.57
Fuel Charge	1,349 kWh @ \$0.03391/kWh	\$45.74
Storm Protection Charge	1,349 kWh @ \$0.00577/kWh	\$7.78
Clean Energy Transition Mechanism	1,349 kWh @ \$0.00418/kWh	\$5.64
Storm Surcharge	1,349 kWh @ \$0.02121/kWh	\$28.61
Florida Gross Receipt Tax		\$5.76
Electric Service Cost		\$230.26
State Tax		\$19.46
Total Electric Cost, Local Fees and Taxes		\$249.72

Avg kWh Used Per Day



Current Month's Electric Charges \$249.72

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$6.41
Total Current Month's Credits	-\$6.41

Billing information continues on next page →



Sub-Account #: 211009337919
Statement Date: 01/02/2026

Service Address: 107 MANNS HARBOR DR, A, APOLLO BEACH, FL 33572-3340

Meter Read

Meter Location: # A Clu H

Service Period: 11/22/2025 - 12/22/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000771954	12/22/2025	7,767	7,658	17,440 kWh	160.0000	31 Days
1000771954	12/22/2025	0.37	0	58.56 kW	160.0000	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	59 kW @ \$18.07000/kW	\$1,066.13
Energy Charge	17,440 kWh @ \$0.00773/kWh	\$134.81
Fuel Charge	17,440 kWh @ \$0.03391/kWh	\$591.39
Capacity Charge	59 kW @ \$0.30000/kW	\$17.70
Storm Protection Charge	59 kW @ \$2.08000/kW	\$122.72
Energy Conservation Charge	59 kW @ \$0.93000/kW	\$54.87
Environmental Cost Recovery	17,440 kWh @ \$0.00068/kWh	\$11.86
Clean Energy Transition Mechanism	59 kW @ \$1.15000/kW	\$67.85
Storm Surcharge	17,440 kWh @ \$0.01035/kWh	\$180.50
Florida Gross Receipt Tax		\$58.48
Electric Service Cost		\$2,339.17
State Tax		\$197.66
Total Electric Cost, Local Fees and Taxes		\$2,536.83

Current Month's Electric Charges \$2,536.83

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$90.25
Total Current Month's Credits	-\$90.25

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.



Sub-Account #: 211009337638
Statement Date: 01/02/2026

Service Address: 858 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3393

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851679	12/22/2025	1,749		755		994 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	994 kWh @ \$0.08641/kWh	\$85.89
Fuel Charge	994 kWh @ \$0.03391/kWh	\$33.71
Storm Protection Charge	994 kWh @ \$0.00577/kWh	\$5.74
Clean Energy Transition Mechanism	994 kWh @ \$0.00418/kWh	\$4.15
Storm Surcharge	994 kWh @ \$0.02121/kWh	\$21.08
Florida Gross Receipt Tax		\$4.38
Electric Service Cost		\$175.11
State Tax		\$14.80
Total Electric Cost, Local Fees and Taxes		\$189.91

Avg kWh Used Per Day



Current Month's Electric Charges \$189.91

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.50
Total Current Month's Credits	-\$1.50

Billing information continues on next page →



Sub-Account #: 211009336960
Statement Date: 01/02/2026

Service Address: 200 MIRABAY BLVD, 1, APOLLO BEACH, FL 33572-0000

Meter Read

Meter Location: # 1

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000550784	12/22/2025	49,607		48,615		992 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	992 kWh @ \$0.08641/kWh	\$85.72
Fuel Charge	992 kWh @ \$0.03391/kWh	\$33.64
Storm Protection Charge	992 kWh @ \$0.00577/kWh	\$5.72
Clean Energy Transition Mechanism	992 kWh @ \$0.00418/kWh	\$4.15
Storm Surcharge	992 kWh @ \$0.02121/kWh	\$21.04
Florida Gross Receipt Tax		\$4.37
Electric Service Cost		\$174.80
State Tax		\$14.77
Total Electric Cost, Local Fees and Taxes		\$189.57

Avg kWh Used Per Day



Current Month's Electric Charges \$189.57

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$3.01
Total Current Month's Credits	-\$3.01

Billing information continues on next page →



Sub-Account #: 211009336770
Statement Date: 01/02/2026

Service Address: 300 MANNS HARBOR DR, 2, APOLLO BEACH, FL 33572-3343

Meter Read

Meter Location: # 2

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000688868	12/22/2025	67,014		66,358		656 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	656 kWh @ \$0.08641/kWh	\$56.68
Fuel Charge	656 kWh @ \$0.03391/kWh	\$22.24
Storm Protection Charge	656 kWh @ \$0.00577/kWh	\$3.79
Clean Energy Transition Mechanism	656 kWh @ \$0.00418/kWh	\$2.74
Storm Surcharge	656 kWh @ \$0.02121/kWh	\$13.91
Florida Gross Receipt Tax		\$3.06
Electric Service Cost		\$122.58
State Tax		\$10.36
Total Electric Cost, Local Fees and Taxes		\$132.94

Avg kWh Used Per Day



Current Month's Electric Charges \$132.94

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$3.01
Total Current Month's Credits	-\$3.01

Billing information continues on next page →



Sub-Account #: 211009336101
Statement Date: 01/02/2026

Service Address: 107 MANNS HARBOR DR, C, APOLLO BEACH, FL 33572-3340

Meter Read

Meter Location: # C

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780649	12/22/2025	62,201		60,779		1,422 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,422 kWh @ \$0.08641/kWh	\$122.88
Fuel Charge	1,422 kWh @ \$0.03391/kWh	\$48.22
Storm Protection Charge	1,422 kWh @ \$0.00577/kWh	\$8.20
Clean Energy Transition Mechanism	1,422 kWh @ \$0.00418/kWh	\$5.94
Storm Surcharge	1,422 kWh @ \$0.02121/kWh	\$30.16
Florida Gross Receipt Tax		\$6.04
Electric Service Cost		\$241.60
State Tax		\$20.42
Total Electric Cost, Local Fees and Taxes		\$262.02

Avg kWh Used Per Day



Current Month's Electric Charges \$262.02

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$6.02
Total Current Month's Credits	-\$6.02

Billing information continues on next page →



Sub-Account #: 211009335905
Statement Date: 01/02/2026

Service Address: 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000798616	12/22/2025	87,977		76,761		11,216 kWh	1	32 Days
1000798616	12/22/2025	23.61		0		23.61 kW	1	32 Days

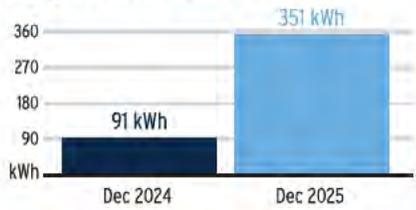
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	24 kW @ \$18.07000/kW	\$433.68
Energy Charge	11,216 kWh @ \$0.00773/kWh	\$86.70
Fuel Charge	11,216 kWh @ \$0.03391/kWh	\$380.33
Capacity Charge	24 kW @ \$0.30000/kW	\$7.20
Storm Protection Charge	24 kW @ \$2.08000/kW	\$49.92
Energy Conservation Charge	24 kW @ \$0.93000/kW	\$22.32
Environmental Cost Recovery	11,216 kWh @ \$0.00068/kWh	\$7.63
Clean Energy Transition Mechanism	24 kW @ \$1.15000/kW	\$27.60
Storm Surcharge	11,216 kWh @ \$0.01035/kWh	\$116.09
Florida Gross Receipt Tax		\$29.88
Electric Service Cost		\$1,195.27
State Tax		\$101.00
Total Electric Cost, Local Fees and Taxes		\$1,296.27

Current Month's Electric Charges \$1,296.27

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$31.01
Total Current Month's Credits	-\$31.01

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Billing information continues on next page →



Sub-Account #: 211009335491
Statement Date: 01/02/2026

Service Address: 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 11/21/2025 - 12/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853274	12/22/2025	45,060		43,154		1,906 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,906 kWh @ \$0.08641/kWh	\$164.70
Fuel Charge	1,906 kWh @ \$0.03391/kWh	\$64.63
Storm Protection Charge	1,906 kWh @ \$0.00577/kWh	\$11.00
Clean Energy Transition Mechanism	1,906 kWh @ \$0.00418/kWh	\$7.97
Storm Surcharge	1,906 kWh @ \$0.02121/kWh	\$40.43
Florida Gross Receipt Tax		\$7.92
Electric Service Cost		\$316.81
State Tax		\$26.77
Total Electric Cost, Local Fees and Taxes		\$343.58

Avg kWh Used Per Day



Current Month's Electric Charges \$343.58

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$3.01
Total Current Month's Credits	-\$3.01

Billing information continues on next page →



Sub-Account #: 211010865395
Statement Date: 01/02/2026

Service Address: MIRA BAY PARCEL 12-A-2, APOLLO BEACH, FL 33572-0000

Service Period: 11/21/2025 - 12/22/2025

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
State Tax		\$26.04
Lighting Charges		\$371.74

Current Month's Electric Charges \$371.74

Total Current Month's Charges \$13,973.91

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$14.59
Total Current Month's Credits	-\$14.59

INVOICE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



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

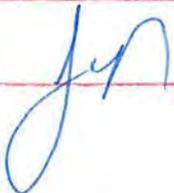
Invoice details

Invoice no.: 000113635014-13
Terms: Net 30
Invoice date: 12/18/2025
Due date: 01/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/17/2025	15 GAL DRUM - SULFURIC ACID	15 GAL DRUM - SULFURIC ACID	1	\$112.50	\$112.50
2.		6800	6800 GALLONS LIQUID CHLORINE	99	\$2.50	\$247.50
					Total	\$360.00

Date- 01-02-26

GL Code- 572004833

Approved by- 



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

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 No: **33474**
Status: **Open**
Invoice Date: **1/08/2026**
Due Date: **2/07/2026**
Total: **\$913.95**

Service Date	Product/Service	Quantity	Unit Price	Total
1/07/2026	6800 6800 GALLONS LIQUID CHLORINE	128.00	\$2.50	\$320.00
	45 FIXED STENNER FEEDER 45MP5 STENNER FEEDER - (FIXED)	1.00	\$593.95	\$593.95

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal:	\$913.95
Tax:	\$0.00
Invoice Amount:	\$913.95
Previous Payment(s):	\$0.00
Amount Due (USD)	\$913.95

Date- 01-09-26

GL Code- 572004833

Approved by- [Signature]

Thank you for doing business with us!



INVOICE
Aqua Triangle 1 Corp
12801 Belcher Rd S
Largo, FL 33773
(727) 531-0473
billing@triangle-pool.com

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 No: **33475**
Status: **Open**
Invoice Date: **1/08/2026**
Due Date: **2/07/2026**
Total: **\$200.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	ADMIRAL POINT			
	6800 6800 GALLONS LIQUID CHLORINE	80.00	\$2.50	\$200.00

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal: \$200.00
Tax: \$0.00
Invoice Amount: \$200.00
Previous Payment(s): \$0.00
Amount Due (USD) **\$200.00**

Date- 01-09-26

GL Code- ~~XXXXXXXXXX~~ 573004833

Approved by- [Signature]

Thank you for doing business with us!



Date- 01-20-26

GL Code- 572004833

Approved by- [Signature]

INVOICE
Aqua Triangle 1 Corp
12801 Belcher Rd S
Largo, FL 33773
(727) 531-0473
billing@triangle-pool.com

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 No: **457002**
Status: **Open**
Invoice Date: **1/20/2026**
Due Date: **2/19/2026**
Total: **\$537.50**

Service Date	Product/Service	Quantity	Unit Price	Total
1/14/2026	6800 6800 GALLONS LIQUID CHLORINE	170.00	\$2.50	\$425.00
	15 GAL DRUM - SULFURIC ACID 15 GAL DRUM - SULFURIC ACID	1.00	\$112.50	\$112.50

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal:	\$537.50
Tax:	\$0.00
Invoice Amount:	\$537.50
Previous Payment(s):	\$0.00
Amount Due (USD)	\$537.50

Thank you for doing business with us!

INVOICE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



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.: 5293808
Terms: Net 30
Invoice date: 12/29/2025
Due date: 01/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/24/2025	6800	6800 GALLONS LIQUID CHLORINE	92	\$2.50	\$230.00
2.		15 GAL DRUM - SULFURIC ACID	15 GAL DRUM - SULFURIC ACID	1	\$112.50	\$112.50
Total						\$342.50

Date- 01-02-26

GL Code- 57200 4833

Approved by- [Signature]



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

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 No: **5293945**
Status: **Open**
Invoice Date: **12/31/2025**
Due Date: **1/30/2026**
Total: **\$362.50**

Service Date	Product/Service	Quantity	Unit Price	Total
12/31/2025	6800 6800 GALLONS LIQUID CHLORINE	100.00	\$2.50	\$250.00
	15 GAL DRUM - SULFURIC ACID 15 GAL DRUM - SULFURIC ACID	1.00	\$112.50	\$112.50

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal:	\$362.50
Tax:	\$0.00
Invoice Amount:	\$362.50
Previous Payment(s):	\$0.00
Amount Due (USD)	\$362.50

Date- 01-02-26

GL Code- 572004833

Approved by- 

Thank you for doing business with us!



INVOICE

USA Services of Florida, LLC
4141 Rockside Road, Suite 100
Seven Hills OH 44131
United States

SERVICES PERFORMED BY:
USA Services of Florida, LLC

BILL TO:
Harbor Bay Community Development
District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

INVOICE DATE: 12/19/2025
SALES ORDER #: SO3348
INVOICE #: FL12283468
TERMS: NET 30
DUE DATE: 1/18/2026
CUSTOMER PO:
SERVICE PERIOD: DEC 2025
MEMO: MIRA BAY

ITEM	DESCRIPTION	SERVICE DATE	QTY	RATE	AMOUNT
HARBOR BAY CDD	Broom Sweeping: Mira Bay CY = 4	12/12/2025	1	\$900.00000	\$900.00
FS: VEC Charges	VEC Charges		1	\$0.00	\$138.24
FS: EHSC Charges	EHSC Charges		1	\$0.00	\$46.72

We are delighted to have you as a customer and appreciate your business!
For Invoice questions, please email billing@sweepingcorp.com
Please be sure to include invoice numbers / remittance with your check payment.
If paying by ACH, please send remittance advice to remits@sweepingcorp.com
For ease of payment, use the "Click Here to Pay Now" link below to pay by Credit Card or ACH

SUBTOTAL	\$1,084.96
TAX TOTAL	\$0.00
TOTAL	\$1,084.96
AMOUNT PAID	\$0.00
AMOUNT DUE	\$1,084.96

[Click Here to Pay Now](#)

Please remit electronic bank payments to:

USA Services of Florida, LLC
ABA/Routing #: 041001039
Account #: 359681555850

Remittance Slip

Make Check Payable To:
USA Services of Florida, LLC
Payment Remittance
P.O. Box 74042
Cleveland OH 44194-0124
United States

Customer Name:	HARBOR BAY CDD
Invoice #:	FL12283468
Amount Due:	\$1,084.96
Amount Paid:	

[Click Here to Pay Now](#)

Date- 01-02-26
GL Code- 541005155
Approved by- [Signature]



USA Services of Florida, LLC
 4141 Rockside Road, Suite 100
 Seven Hills OH 44131
 United States

SERVICES PERFORMED BY:
 USA Services of Florida, LLC

BILL TO:
 Harbor Bay Community Development
 District
 c/o Rizzetta & Company
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614
 United States

INVOICE

INVOICE DATE: 12/31/2025
SALES ORDER #: SO3348
INVOICE #: FL12283736
TERMS: NET 30
DUE DATE: 1/30/2026
CUSTOMER PO:
SERVICE PERIOD: DEC 2025
MEMO: MIRA BAY

ITEM	DESCRIPTION	SERVICE DATE	QTY	RATE	AMOUNT
HARBOR BAY CDD	Broom Sweeping: Mira Bay CY = 16	12/29/2025	1	\$900.00000	\$900.00
FS: VEC Charges	VEC Charges		1	\$0.00	\$138.24
FS: EHSC Charges	EHSC Charges		1	\$0.00	\$46.72

SUBTOTAL	\$1,084.96
TAX TOTAL	\$0.00
TOTAL	\$1,084.96
AMOUNT PAID	\$0.00
AMOUNT DUE	\$1,084.96

We are delighted to have you as a customer and appreciate your business!
 For Invoice questions, please email billing@sweepingcorp.com
 Please be sure to include invoice numbers / remittance with your check payment.
 If paying by ACH, please send remittance advice to remits@sweepingcorp.com
 For ease of payment, use the "Click Here to Pay Now" link below to pay by Credit Card or ACH

[Click Here to Pay Now](#)

Date- 01-09-26

GL Code- 54100 5155

Approved by- [Signature]

Please remit electronic bank payments to:

USA Services of Florida, LLC
 ABA/Routing #: 041001039
 Account #: 359681555850

Remittance Slip

Make Check Payable To:
 USA Services of Florida, LLC
 Payment Remittance
 P.O. Box 74042
 Cleveland OH 44194-0124
 United States

Customer Name:	HARBOR BAY CDD
Invoice #:	FL12283736
Amount Due:	\$1,084.96
Amount Paid:	

[Click Here to Pay Now](#)



INVOICE

USA Services of Florida, LLC
4141 Rockside Road, Suite 100
Seven Hills OH 44131
United States

SERVICES PERFORMED BY:
USA Services of Florida, LLC

BILL TO:
Harbor Bay Community Development
District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

INVOICE DATE: 1/15/2026
SALES ORDER #: SO3348
INVOICE #: FL12283906
TERMS: NET 30
DUE DATE: 2/14/2026
CUSTOMER PO:
SERVICE PERIOD: JAN 2026
MEMO: MIRA BAY

ITEM	DESCRIPTION	SERVICE DATE	QTY	RATE	AMOUNT
HARBOR BAY CDD	Broom Sweeping: Mira Bay CY = 4	1/12/2026	1	\$900.00000	\$900.00
FS: VEC Charges	VEC Charges		1	\$0.00	\$153.09
FS: EHSC Charges	EHSC Charges		1	\$0.00	\$47.39

SUBTOTAL \$1,100.48
TAX TOTAL \$0.00
TOTAL \$1,100.48
AMOUNT PAID \$0.00
AMOUNT DUE \$1,100.48

We are delighted to have you as a customer and appreciate your business!
 For invoice questions, please email billing@sweepingcorp.com
 Please be sure to include invoice numbers / remittance with your check payment.
 If paying by ACH, please send remittance advice to remits@sweepingcorp.com
 For ease of payment, use the "Click Here to Pay Now" link below to pay by Credit Card or ACH

[Click Here to Pay Now](#)

Date- 01-20-26

GL Code- 541005155

Approved by- [Signature]

Please remit electronic bank payments to:
USA Services of Florida, LLC
ABA/Routing #: 041001039
Account #: 359681555850

Remittance Slip

Make Check Payable To:
USA Services of Florida, LLC
Payment Remittance
P.O. Box 74042
Cleveland OH 44194-0124
United States

Customer Name:	HARBOR BAY CDD
Invoice #:	FL12283906
Amount Due:	\$1,100.48
Amount Paid:	

[Click Here to Pay Now](#)



Customer Care

Hours of Operation
M-F, 7am - 6pm CT

Telephone
877-222-5617

Payments
Wells Fargo Vendor Financial Services, LLC
PO Box 105743
Atlanta, GA 30348-5743

Email
wfef@wellsfargo.com

Online Services
Website: <https://www.myaccounts.wellsfargo.com>
Privacy: <https://wellsfargo.com/privacy-security>

Invoice Summary

Contract Number 450-0078530-000
Customer Number 1055731246
Invoice Number 5037145537
Due Date 01/27/2026
Invoice Date 12/30/2025
Total Due \$125.15

Last Payment \$215.68
posted on 12/11/2025

Harbor Bay Community
Development District
C/O Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Important Messages

This invoice includes a personal property tax charge. Please refer to your contract for terms and conditions and the back of this invoice for additional details regarding property tax.

Your contract/s are on email billing. Please contact Customer Care at the number listed on this invoice to update or add additional email addresses.

Make the Switch to recurring ACH Payments — It's Fast, Secure, Effortless, and FREE!

Why risk possible delays with mailing a check? Electronic payments save you time, reduce errors, and offer peace of mind with secure processing. Plus, you'll help reduce environmental waste and streamline your financial management. **You can head to the online section of your invoice above to get everything set up.**

Join the smarter way to pay — go electronic today!

Contract Number	Asset Description	Model/Serial Number	Asset Location
450-0078530-000	Kyocera Printer	M6635cidn	107 Manns Harbor Dr.
Coverage Period		RC42320107	Apollo Beach, FL 33572
12/27/2025-01/26/2026			

Item Description	Original Invoice	Amount	Tax	Item Total	Due Date	Subtotal
Payment Amount	5036780654	53.92		53.92	12/27/2025	\$53.92
Payment Amount		53.92		53.92	01/27/2026	
2025 Personal Property Tax For Sn/Vin Rc42320107 : Hillsboro		17.31		17.31	01/27/2025	\$71.23

Total Current Charges: \$71.23
Previously Billed Charges: \$53.92

Continued on the next page

Detach and return the bottom remittance portion with your payment. Include invoice number on check.

Customer Care
801 Walnut Street
MAC: F0006-053
Des Moines, IA 50309

Contract Number 450-0078530-000 Due Date 01/27/2026
Invoice Number 5037145537 Invoice Date 12/30/2025
Current Due \$71.23
Total Due \$125.15

Date- 01-02-26

GL Code- 57200 5101

Approved by- *[Signature]*

Amount Enclosed \$

Please make check payable to:

Wells Fargo Vendor Financial Services, LLC
PO Box 105743
Atlanta, GA 30348-5743

Harbor Bay Community Development
District
C/O Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

00000050371455374509000000012515202601270000000071235

**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
January 2026
For Board Approval**

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

The total items being presented: **\$18,258.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mira Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AlSCO, Inc.	200121	LTAM1106735	Supplies 12/25	\$ 98.80
AlSCO, Inc.	200107	LTAM1110426	Housekeeping Supplies 12/25	\$ 108.00
AlSCO, Inc.	200109	LTAM1111327	Housekeeping 01/25	\$ 108.00
AlSCO, Inc.	200114	LTAM1112225	Supplies 01/26	\$ 108.00
AlSCO, Inc.	200120	LTAM1113116	Housekeeping 01/26	\$ 108.00
AlSCO, Inc.	200121	LTAM1114014	Supplies 01/26	\$ 108.00
Aroma Coffee Service Inc.	200110	22628150	Coffee 12/25	\$ 95.95
Aroma Coffee Service Inc.	200115	223183420	Coffee 11/25	\$ 218.85
Aroma Coffee Service Inc.	200108	223187960	Coffee Supplies 12/25	\$ 1,545.47
Aroma Coffee Service Inc.	200110	223189580	Coffee Supplies 01/26	\$ 859.45
Aroma Coffee Service Inc.	200118	223190610	Supplies 01/26	\$ 1,026.06
Cheney Brothers, Inc.	20260102-1	06-929766440	Supplies 12/25	\$ 767.29
Cheney Brothers, Inc.	20260109-1	06-929804847	Food 01/26	\$ 73.82

Mira Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cheney Brothers, Inc.	20260109-1	06-929804928	Glass Cleaner 01/26	\$ 71.07
Cheney Brothers, Inc.	20260109-1	06-929805034	Food & Supplies 01/25	\$ 1,412.51
Cheney Brothers, Inc.	20260116-1	06-929852035	Food & Supplies 01/26	\$ 795.31
Cheney Brothers, Inc.	20260123-1	06-929887300	Food & Supplies 01/26	\$ 1,697.55
Cheney Brothers, Inc.	20260130-1	06-929929553	Food 01/26	\$ 64.21
Cheney Brothers, Inc.	20260130-1	06-929929558	Food & Supplies 01/26	\$ 698.83
Cheney Brothers, Inc.	20260130-1	06-929935868	Supplies 01/26	\$ 38.09
Cintas Corporation	200111	1906062381	Supplies 12/25	\$ 320.00
Cintas Corporation	200116	4250633575	Housekeeping 11/25	\$ 1,287.17
Cintas Corporation	200113	4254382338	Housekeeping 12/25	\$ 416.72
Cintas Corporation	200111	4255128849	Supplies 12/25	\$ 1,145.41
Cintas Corporation	200111	4255755048	Housekeeping 01/26	\$ 1,145.41
Cintas Corporation	200122	4257279358	Supplies 01/26	\$ 1,170.01

Mira Bay Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Facilities Management Express	200119	40084	Monthly License 01/16/26-02/15/26	\$ 465.76
Florida Department of Revenue	20250122-1	39-8012897341-5 12/25	Sales Tax 12/25	\$ 1,170.49
JJ Taylor Distributing Co of Florida	20260107-1	5391551	Beer 01/26	\$ 70.00
JJ Taylor Distributing Co of Florida	20260128-1	5457507	Beer 01/26	\$ 247.63
Pepin	200112	4247378	Beer 01/26	\$ 96.60
Pepin	200112	4247379	Beer 01/26	\$ 85.20
Pepin	200117	4251592	Beer 01/26	\$ 206.00
Southern Glazer's Wine and Spirit	20260126-1	4855018	Liquor 01/26	\$ 429.00
Report Total				<u>\$ 18,258.66</u>



REPRINT

INVOICE

AlSCO
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

LTAM1106735

Invoice Date: Dec 03 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
2	9650	Laundry Bag Stand			2	0.00
	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				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 813-253-0431 to 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 Dec 03 2025, 8:22 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	\$98.80
	Tax EXEMPT	\$0.00
	Invoice Total	\$98.80



AlSCO
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

INVOICE

LTAM1110426

Invoice Date: Dec 31 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
2	9650	Laundry Bag Stand			2	0.00
	5505-GN	Laundry Bag, Green			20	0.00
2	2405	3x10 Mirabay Club			4	27.00
4	2405	4x6 Mirabay Club			8	54.00
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				27.00

****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 813-253-0431 to 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: \$404.40; Last Month: \$0.00; Total Balance: \$404.40

52800-4519

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 \$108.00
Tax EXEMPT \$0.00
Invoice Total **\$108.00**



AlSCO
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

INVOICE

LTAM1111327

Invoice Date: Jan 07 2026
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
2	9650	Laundry Bag Stand			2	0.00
	5505-GN	Laundry Bag, Green			20	0.00
2	2405	3x10 Mirabay Club			4	27.00
4	2405	4x6 Mirabay Club			8	54.00
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				27.00
<p>****SPECIAL ****</p> <p>Gloves starting at \$25 per case of 1000</p> <p>Can liners starting at \$18.90 per case of 1000</p> <p>Need gloves or can liners, ask your RSR or call 813-253-0431 to place an order.</p>						
<p>**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.**</p> <p>https://atrack.alsco.com/Account/Login</p>						
						 KM Jan 07 2026, 8:08 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	\$108.00
	Tax EXEMPT	\$0.00
	Invoice Total	\$108.00



AlSCO
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

INVOICE

LTAM1112225

Invoice Date: Jan 14 2026
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
2	9650	Laundry Bag Stand			2	0.00
	5505-GN	Laundry Bag, Green			20	0.00
2	2405	3x10 Mirabay Club			4	27.00
4	2405	4x6 Mirabay Club			8	54.00
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				27.00
<p>****SPECIAL ****</p> <p>Gloves starting at \$25 per case of 1000</p> <p>Can liners starting at \$18.90 per case of 1000</p> <p>Need gloves or can liners, ask your RSR or call 813-253-0431 to place an order.</p>						
<p>**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.**</p> <p>https://atrack.alsco.com/Account/Login</p>						
						<p><i>CHRISTI</i></p> <p><i>CORNER</i></p>
						<p>CHRISTI Jan 14 2026, 8:20 AM 27.7486, -82.4177</p>

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 \$108.00
Tax EXEMPT \$0.00
Invoice Total \$108.00



AlSCO
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

INVOICE

LTAM1113116

Invoice Date: Jan 21 2026
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
2	9650	Laundry Bag Stand			2	0.00
	5505-GN	Laundry Bag, Green			20	0.00
2	2405	3x10 Mirabay Club			4	27.00
4	2405	4x6 Mirabay Club			8	54.00
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				27.00

****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 813-253-0431 to 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>

CHRISI M Jan 21 2026, 8:11 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 \$108.00
Tax EXEMPT \$0.00
Invoice Total \$108.00



AlSCO
507 North Willow Avenue
Tampa, FL 33606

Phone : (813) 253-0431
Fax : (813) 251-2650

INVOICE

LTAM1114014

Invoice Date: Jan 28 2026
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
2	9650	Laundry Bag Stand			2	0.00
	5505-GN	Laundry Bag, Green			20	0.00
2	2405	3x10 Mirabay Club			4	27.00
4	2405	4x6 Mirabay Club			8	54.00
	9925	Special Delivery Charge				0.00
	SVCCHG%	Service Charge				27.00
<p>****SPECIAL ****</p> <p>Gloves starting at \$25 per case of 1000</p> <p>Can liners starting at \$18.90 per case of 1000</p> <p>Need gloves or can liners, ask your RSR or call 813-253-0431 to place an order.</p> <p>**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.**</p> <p>https://atrack.alsco.com/Account/Login</p>						
						 CHRISTY N Jan 28 2026, 7:53 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	\$108.00
	Tax EXEMPT	\$0.00
	Invoice Total	\$108.00

Aroma Coffee Service, Inc.
 2168 Andrea Lane, Fort Myers, Florida 33912
 1-800-448-9139 - cs@aromacoffee.net

Invoice # 0022628150

Customer # 8153
 MIRABAY CLUB
 107 MANNS HARBOR DRIVE
 APOLLO BEACH, FL 33572

12/18/25 10:40 - Driver: JOSH JARRETT
 PO #:
 Blanket PO#:

Taxable Items

178	12oz Hot Cups	1	CAS	82.95	82.95	T
					82.95	

Non-Taxable Items

000	Fuel / Equipment Charge	1	EA	13.00	13.00	
-----	-------------------------	---	----	-------	-------	--

Number of Items: 2
 Total Quantity: 2

Taxable **\$82.95**
Non-Taxable **\$13.00**

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

Description	Qty
Everpure Scale Filter	2
VITRO X5 TOUCH	1

Subtotal: **\$ 95.95**
Tax: **\$.00**
 Cash: \$.00
 Check: \$.00
DUE: **\$ 95.95**

Customer Signature: 

Printed Name:

Date: 12/18/25

Aroma Coffee Service, Inc.
2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

Invoice # 0223183420

Customer # 8153
MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

11/17/25 09:20 - Driver: JOSH JARRETT
PO #:
Blanket PO#:

Taxable Items

NONE

Non-Taxable Items

2004	Java Nicks Latin Espresso Bean	3	CAS	72.95	218.85
------	--------------------------------	---	-----	-------	--------

Number of Items: 1
Total Quantity: 3

Taxable \$**0.00**
Non-Taxable \$**218.85**

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

Subtotal: \$ **218.85**
Tax: \$**0.00**
Cash: \$**0.00**
Check: \$**0.00**
DUE: \$ **218.85**

Customer Signature: 

Printed Name:

Date: **11/17/25**

Aroma Coffee Service, Inc.

2168 Andrea Lane, Fort Myers, Florida 33912
1-800-448-9139 - cs@aromacoffee.net

Invoice # 0223187960

Customer # 8153

MIRABAY CLUB
107 MANNS HARBOR DRIVE
APOLLO BEACH, FL 33572

12/23/25 12:28 - Driver: JOSH JARRETT

PO #:

Blanket PO#:

Taxable Items

178	12oz Hot Cups	1	CAS	82.95	82.95	T
1427	Cup Sleeves	1	CAS	79.95	79.95	T
					162.90	

Non-Taxable Items

196	Twinnings Lemon Ginger Tea	2	EA	8.70	17.40	
549	Sweet Creme	3	EA	39.95	119.85	
546	Twinnings Green Tea	2	EA	8.70	17.40	
526	Hazelnut Liquid Creamer Lg	3	CS	39.95	119.85	
425	Vanilla Liquid Creamer Lg	3	EA	39.95	119.85	
421	Lg Liq Non Dairy Cream	3	CAS	26.20	78.60	
346	Cappuccino Topping	36	EA	8.00	288.00	
251	Decafe Whole Bean	1	EA	79.95	79.95	
2004	Java Nicks Latin Espresso Bean	5	CAS	72.95	364.75	
098	Vending Cocoa	6	EA	10.00	60.00	
084	Sugar Packets	1	BOX	21.66	21.66	
067	Half n Half	3	CAS	27.42	82.26	
000	Fuel / Equipment Charge	1	EA	13.00	13.00	

Number of Items: 15
Total Quantity: 71

Taxable \$162.90
Non-Taxable \$1,382.57

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

Subtotal: \$ 1,545.47
Tax: \$.00
Cash: \$.00
Check: \$.00

Description	Qty
Everpure Scale Filter	2
VITRO X5 TOUCH	1

Customer Signature:  **DUE:**

\$ 1,545.47

Printed Name:

Date: 12/23/25

Aroma Coffee Service, Inc.
 2168 Andrea Lane, Fort Myers, Florida 33912
 1-800-448-9139 - cs@aromacoffee.net

Invoice # 0223189580

Customer # 8153
 MIRABAY CLUB (VISA+)
 107 MANN'S HARBOR DRIVE
 APOLLO BEACH, FL 33572

01/08/26 15:33 - Driver: JOSH JARRETT
 PO #:
 Blanket PO#:

Taxable Items

178	12oz Hot Cups	1	CAS	82.95	82.95	T
					82.95	

Non-Taxable Items

546	Twining's Green Tea	2	EA	8.70	17.40	
346	Cappuccino Topping	33	EA	8.00	264.00	
251	Decafe Whole Bean	1	EA	79.95	79.95	
2004	Java Nicks Latin Espresso Bean	5	CAS	72.95	364.75	
196	Twining's Lemon Ginger Tea	2	EA	8.70	17.40	
098	Vending Cocoa	2	EA	10.00	20.00	
000	Fuel / Equipment Charge	1	EA	13.00	13.00	

Number of Items: 8
 Total Quantity: 47

Taxable \$82.95
Non-Taxable \$776.50

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

Subtotal: \$ 859.45
Tax: \$.00
 Cash: \$.00
 Check: \$.00

Description	Qty
Everpure Scale Filter	2
VITRO X5 TOUCH	1

DUE: \$ 859.45

52000-3152

Customer Signature: 

Printed Name:

Date: 01/08/26

Aroma Coffee Service, Inc.
 2168 Andrea Lane, Fort Myers, Florida 33912
 1-800-448-9139 - cs@aromacoffee.net

Invoice # 0223190610

Customer # 8153
 MIRABAY CLUB (VISA+)
 107 MANNS HARBOR DRIVE
 APOLLO BEACH, FL 33572

01/19/26 11:21 - Driver: JACOB KNUTSON
 PO #:
 Blanket PO#:

Taxable Items

178	12oz Hot Cups	1	CAS	82.96	82.96	T
1586	Aroma Hot Cup Lids	1	EA	79.95	79.95	T
					162.91	

Non-Taxable Items

549	Sweet Creme	1	EA	39.95	39.95	
546	Twinnings Green Tea	1	EA	8.70	8.70	
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	24	EA	8.00	192.00	
251	Decafe Whole Bean	1	EA	79.95	79.95	
2004	Java Nicks Latin Espresso Bean	5	CAS	72.95	364.75	
196	Twinnings Lemon Ginger Tea	1	EA	8.70	8.70	
098	Vending Cocoa	5	EA	10.00	50.00	
000	Fuel / Equipment Charge	1	EA	13.00	13.00	

Number of Items: 13
 Total Quantity: 44

Taxable **\$162.91**
Non-Taxable **\$863.15**

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

Subtotal: **\$ 1,026.06**
Tax: **\$.00**
 Cash: \$.00
 Check: \$.00

Description	Qty
Everpure Scale Filter	2
VITRO X5 TOUCH	1

DUE: \$ 1,026.06
 Customer Signature: 
 Printed Name:
 Date: **01/19/26**



ONE CHENEY WAY - PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SERVICE

#60432201

www.cheneybrothers.com

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

INVOICE NO.	PAGE	CLK	CH'D BY
06-929766440	1	LAP	
CUSTOMER NO.	TIME	MO	DAY
60432201	18:43	12	26 25
TAX ID: 858012574204C8			

SPECIAL INSTRUCTIONS		TERMS	SALESPERSON	PUN	941.505.5885	P.O. NUMBER	ROUTE	STOP		
		1 WK DUE	DUE: 01/01/2026	WATS	844.234.1341	0	5005	11		
		TR (WKY)	JILL COX 12391	FAX	941.505.5886					
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACKSIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
20	DH-504-1	1		825522	FABRIK	020/50 CT	CUP PLAS CLEAR 16/18 OZ SQUAT KC16S KC16S KALCLEAR	38.06	82.88	CS 82.88
		C.O.			cs	pk r m s	d ck'd by			
30	EW-518-1	2		94013	LAYS	002/30 CT	CHIPS VARIETY PACK LAYS 1.5 OZ TO 2 OZ	12.80	48.51	CS 97.02
		C.O.			cs	pk r m s	d ck'd by			
40	EW-530-1	1		10097741	M VICK	002/30 CT	CHIPS VARIETY MISS VICKIE'S 300049278	7.73	48.49	CS 48.49
		C.O.			cs	pk r m s	d ck'd by			
80	EK-096-1	2		805215	OMEGA	001/100 CT	CAN LINER LD 38X58 2 MIL BLACK FP FLAT PACK FITS 44 55 60 GALLON	58.40	52.45	CS 104.90
		C.O.			cs	pk r m s	d ck'd by			
110	DG-251-2	1		10100513	TELLUS	004/125 CT	PLATE BAGASSE NATURAL 10" 1 COMP RD NO PFAS ADDED COMPOSTABLE	22.10	59.06	CS 59.06
		C.O.			cs	pk r m s	d ck'd by			
120	EM-178-1	1		10126031	TELLUS	004/50 CT	CONT H/L BAGASSE 1 COMP NATURAL 8X8 MED NO PFAS ADDED COMPOSTABLE 8X8X3 HINGE	19.00	52.25	CS 52.25
		C.O.			cs	pk r m s	d ck'd by			
130	DA-194-1		1	54068	HEINZ	006/114 OZ	KETCHUP JUG PUMP PUMP IS SEPARATE #10039154 sub 10134289	7.13	18.13	PK 18.13
					cs	pk r m s	d ck'd by			
140	DD-553-2		1	64064	FRENCH	004/105 OZ	MUSTARD YELLOW SALAD JUG	6.56	9.09	PK 9.09
					cs	pk r m s	d ck'd by			
50	CC-239-1		2	164006	DUCKDE	004/5 #	CHEESE AMERICAN YELLOW SLICED 120 COUNT	10.00	3.34	#N 33.40
					cs	pk r m s	d ck'd by			
60	CB-528-3A		1	198018	RESERS	003/8 #	SALAD MACARONI ELBOW	24.00	57.40	CS 57.40
					cs	pk r m s	d ck'd by			

TOTAL QTY. THIS PAGE	9	4	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.0% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY	THE ABOVE LISTED INFORMATION HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED BY THE DELIVERY COPY. CBI reserves the right to retain possession of products until all credits and accounts are paid for in compliance with terms.	Estimated Total	471.82
TOTAL QTY. THIS INVOICE							CONTINUE

All values in US Dollars



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERED
Southern Hospitality
SINCE 1988

#60432201

BILL TO:
MIRA BAY CLUB
HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH FL 33572 US

SHIP TO:
MIRA BAY CLUB
HARBOR BAY CDD
107 MANNS HARBOR DR
APOLLO BEACH FL 33572 US

DD RF
DW 06:30-10:30
(813)649-1500

www.cheneybrothers.com

INVOICE NO.	PAGE	CLK	CH'D BY
06-929766440	2	LAP	
CUSTOMER NO.	TIME	MO.	DAY
60432201	18:43	12	26 25
TAX ID: 858012574204C8			

SPECIAL INSTRUCTIONS		TERMS	SALESPERSON	PUN	941.505.5885	P.O. NUMBER	ROUTE	STOP		
		1 WK DUE	DUE: 01/01/2026	WATS	844.234.1341	0	5005	11		
		TR (WKY)	JILL COX 12391	FAX	941.505.5886					
LINE	LOCATION	CASES	PKGS	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
70	CD-515-2	2		204632	GW EST	032/8 OZ	BEEF GROUND PATTY	32.00	5.31	#N 169.92
		C.O.					75/25			
							ck'd by			
90	CD-538-1		2	10024349	DUCKDE	008/1.5 #	CHEESE CHEDDAR SLICED 0.75 OZ	3.00	4.27	#N 12.81
							ck'd by			
100	CD-570-1		2	10024350	DUCKDE	008/1.5 #	CHEESE PROVOLONE SLICED 0.75 OZ	3.00	4.69	#N 14.07
							ck'd by			
							***** 02-COOLER *****			287.60
10	FD-657-1	1		10066772	PIANTE	096/3.25 OZ	BUN HAMBURGER POTATO 4.5"	19.49	70.35	CS 70.35
		C.O.					ck'd by			
							***** 03-FREEZER *****			70.35
							FUEL SURCHARGE		0.00	5.00
							***** TOTAL DISCOUNT/SURCHARGE *****			5.00
							52800 - 4519 = \$104.90			
							52000 - 4415 = \$111.31			
							52000 - 3122 = \$118.54			
01	DRY GOODS		471.82	02-COOLER		287.60	03-FREEZER		70.35	

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867

TOTAL QTY. THIS PAGE	3	4	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.12% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	Estimated Total
TOTAL QTY. THIS INVOICE				THE ABOVE LISTED RESPONSE HAS BEEN RECEIVED IN GOOD FAITH. UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY" CBI reserves the right to make possession of products until all products and amounts are paid for in compliance with terms.	CONTINUE

All values in US Dollars



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1933

#60432201

www.cheneybrothers.com

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

INVOICE NO	PAGE	CLK	CH'D BY
06-929766440	3	LAP	
CUSTOMER NO	TIME	MO	DAY
60432201	18:43	12	26 25
TAX ID: 858012574204C8			

SPECIAL INSTRUCTIONS						TERMS	SALESPERSON	PUN	WATS	FAX	P.O. NUMBER	ROUTE	STOP
						1 WK DUE	DUE: 01/01/2026	941.505.5885	844.234.1341	941.505.5886	0	5005	11
						TR (WKY)	JILL COX 12391						
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT			
							 929766440						

TOTAL QTY. THIS PAGE								263.27			Estimated Total		
TOTAL QTY. THIS INVOICE	12		8								\$ 834.77		

TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES, REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.

RECEIVED BY: _____
 THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.

All values in US Dollars

\$767.29



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1955

#60432201

www.cheneybrothers.com

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

INVOICE NO.	PAGE	CLK	CH'D BY
06-929804847	1	LAP	
CUSTOMER NO.	TIME	MO.	DAY
60432201	18:14	01	02 26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	PUN 941.505.5885	P.O. NUMBER	ROUTE	STOP
	1 WK DUE	DUE: 01/08/2026	WATS 844.234.1341	1	5003	09
	TR (WKY)	JILL COX 12391	FAX 941.505.5886			

LINE	LOCATION	CASES	PKGS	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
10	FF-592-2	2		10110960	TYSON	002/5 #	CHIX TENDER FRITTER HMESTYLE RTC	20.00	36.91	73.82
		C.O.					NAE			
							_____cs _____pk r m s d ck'd by _____			
							***** 03-FREEZER *****			73.82
							03-FREEZER			73.82

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867



929804847

TOTAL QTY. THIS PAGE	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	20.00	Estimated Total
TOTAL QTY. THIS INVOICE	2		THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CBI reserves the right to release possession of products until all products and services are paid for in compliance with terms.		\$ 73.82

All values in US Dollars



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1928

#60432201

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

www.cheneybrothers.com

INVOICE NO.	PAGE	CLK	CH'D BY
06-929805034	1	MBL	
CUSTOMER NO.	TIME	MO.	DAY YR.
60432201	18:47	01	02 26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	PUN	941.505.5885	P.O. NUMBER	ROUTE	STOP
	1 WK DUE TR (WKY)	DUE: 01/08/2026 JILL COX 12391	WATS	844.234.1341	0	5003	09
			FAX	941.505.5886			

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
80	HZ-218-1	1		512043	FRESH	001/32.5 #	LAUNDRY DETERGENT HE POWDERED FRESH BURST	32.50	46.50	CS 46.50
		C.O.					ck'd by ____			
120	HZ-160-2B	1		10096101	CLOROX	012/24 OZ	CLEANER TOILET BOWL FRESH SCENT CLOROX WITH BLEACH	19.86	51.99	CS 51.99
		C.O.					ck'd by ____			
140	HZ-268-3A	3		10143250	FRESH	001/6 CT	ECO AIR ROOM DEODORIZER KIWI GRAPEFRUIT 30 DAYS	3.03	36.51	CS 109.53
		C.O.					ck'd by ____			
10	DE-124-1		2	76237	MARZET	004/1 GAL	DRESSING RANCH DOT#718655	16.50	21.50	PK 43.00
							ck'd by ____			
20	DA-199-1	1		156105	ANGELA	006/# 10	SAUCE MARINARA ANGELA MIA	39.00	71.43	CS 71.43
		C.O.					ck'd by ____			
150	EU-505-2	1		10147960	FRONTE	002/10 #	PASTA SPAGHETTI ITALY	20.00	28.34	CS 28.34
		C.O.					ck'd by ____			
180	ET-154-2	1		10151220	FRONTE	002/10 #	PASTA FETTUCCINE ITALY	20.00	28.34	CS 28.34
		C.O.					ck'd by ____			
190	EM-202-2	1		10158960	NUSOFT	030/100 CT	FACIAL TISSUE 2 PLY WHITE FLAT BOX	9.60	25.75	CS 25.75
		C.O.					ck'd by ____			
30	CD-510-2B	1		204536	GWB	002/10 # AVG	BEEF GROUND CHUCK ANG 80/20 IBP/NAT TUBES	19.60	5.44	# 106.62
		C.O.					ck'd by ____			
							19.60			

TOTAL QTY. THIS PAGE	➤	10	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-12% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY: THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CBI reserves the right to retain possession of products until all products and services are paid for in compliance with terms.	Estimated Total
TOTAL QTY. THIS INVOICE	➤					CONTINUE

All values in US Dollars



ONE CHENEY WAY - PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1935

www.cheneybrothers.com

INVOICE NO.	PAGE	CLK	CH'D BY
06-929805034	2	MBL	
CUSTOMER NO.	TIME	MO.	DAY
60432201	18:47	01	02 26

TAX ID: 858012574204C8

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

#60432201

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

PUN 941.505.5885	P.O. NUMBER	ROUTE	STOP
WATS 844.234.1341	0	5003	09
FAX 941.505.5886			

SPECIAL INSTRUCTIONS

TERMS

SALESPERSON

1 WK DUE DUE: 01/08/2026
 TR (WKY) JILL COX 12391

LINE	LOCATION	CASES	PKGS	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	#N	AMOUNT
40	CC-262-1	1		204615	GW EST	032/8 OZ	BEEF GROUND PATTY ANGUS STK 80/20	16.00	5.93	#N	94.88
		C.O.					ck'd by ___				
170	CC-197-2	3		10149409	BLOUNT	004/4 #	SAUCE ALFREDO FRESH	48.00	63.89	CS	191.67
		C.O.					ck'd by ___				
							***** 02-COOLER *****				393.17
50	FA-145-1	1		226035	AGRO	004/10 #	CHIX BREAST FILET IQF 6 OZ BNLS/SKNLS MARINT SINGLE LOBE	40.00	3.05	#N	122.00
		C.O.					ck'd by ___				
60	FH-568-1	1		230014	PERDUE	002/5 #	CHIX WINGS SAVORY JUMBO FC IQF STEAMED FULLY COOKED	10.00	5.13	#N	51.30
		C.O.					ck'd by ___				
70		2*OUT*		234150	PERDUE	001/10 #	CHIX TENDER BREADED FRITTER RTC 1.75 OZ RTC HOMESTYLE				
		C.O.					ck'd by ___				
90	FI-241-3A	2		10011880	BINDI	002/4.1 #	CAKE TIRAMISU LADY FINGERS TRAY	16.50	94.84	CS	189.68
		C.O.					ck'd by ___				
100	FB-595-2	1		10056689	SMITHE	001/15 #	BACON LAYOUT 14-17 APPLEWOOD SMOKED	15.00	4.48	#N	67.20
		C.O.					ck'd by ___				
110	FH-585-2	1		10085317	CYRILS	125/1.2 OZ	BREAD GARLIC TEXAS TOAST 51% WHOLE GRAIN	9.38	51.50	CS	51.50
		C.O.					ck'd by ___				
160	FD-538-2B	2		10149170	BLOUNT	004/4 #	SAUCE ALFREDO	32.00	63.89	CS	127.78
		C.O.					ck'd by ___				
							***** 03-FREEZER *****				609.46
1							FUEL SURCHARGE		0.00		5.00
							***** TOTAL DISCOUNT/SURCHARGE *****				5.00

TOTAL QTY. THIS PAGE	12
TOTAL QTY. THIS INVOICE	

TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1 1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.

RECEIVED BY: _____
 THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE DELIVERY COPY.
 CBI reserves the right to retain possession of products until all products and services are paid for in compliance with terms.

Estimated Total
 CONTINUE

All values in US Dollars



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1928

www.cheneybrothers.com

INVOICE NO.	PAGE	CLK	CH'D BY
06-929805034	3	MBL	
CUSTOMER NO.	TIME	MO.	DAY
60432201	18:47	01	02
		26	

TAX ID: 858012574204C8

SHIP TO: #60432201
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

PUN 941,505.5885
 WATS 844,234,1341
 FAX 941,505,5886

P.D. NUMBER	ROUTE	STOP
0	5003	09

SPECIAL INSTRUCTIONS

TERMS

SALESPERSON

1 WK DUE DUE: 01/08/2026
 TR (WKY) JILL COX 12391

LINE	LOCATION	CASES	PKGS	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
01	DRY GOODS	196.86		02	COOLER	393.17	03-FREEZER	609.46	98 CHEMICALS	208.02

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867



929805034

52000-4842 = 688.74
 52800-4519 = 304.84
 52000-3122 = 418.93

TOTAL QTY. THIS PAGE	22	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	366.97	Estimated Total
TOTAL QTY. THIS INVOICE				THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY". CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.		\$ 1,412.51

All values in US Dollars



#60432201

ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
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SINCE 1932

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INVOICE NO.	PAGE	CLK	CHD BY	
06-929852035	1	MBL		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60432201	20:09	01	09	26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS				TERMS	SALESPERSON	PUN	WATS	FAX	P.O. NUMBER	ROUTE	STOP
				1 WK DUE TR (WKY)	DUE: 01/15/2026 JILL COX 12391	941.505.5885	844.234.1341	941.505.5886	0	5002	10
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT	
10	DA-194-1	1		54068	HEINZ	006/114 OZ	KETCHUP JUG PUMP PUMP IS SEPARATE #10039154 sub 10134289	42.75	84.97	CS 84.97	
60	DX-108-1	1 C.O.		707901	NIAGAR	020/1 CT	PAD SPONGE YELLOW W/GREEN SCRUBBER BACK GREEN PAD/YELLOW SPONGE	2.26	14.30	CS 14.30	
70	DI-203-2C	1 C.O.		862976	DIXIE	024/40 CT	SPoon BLACK SMARTSTOCK O REFILL PS GRAM WT 3.7 SERIES-O POLYSTYRENE	7.80	52.20	CS 52.20	
110	EK-227-1	1 C.O.		10121599	AXIS	020/50 CT	CUP PLAS CLEAR 7 OZ PET 7 OZ RD-V16400CC-7	17.00	38.26	CS 38.26	
20	CC-122-1	1		198009	RESERS	002/7 #	SALAD COLESLAW HOMESTYLE	14.00	36.33	CS 36.33	
30	CD-554-1	2		198047	RESERS	002/5 #	SALAD POTATO HOMESTYLE	20.00	28.60	CS 57.20	
40	CC-262-1	1 C.O.		204615	GW EST	032/8 OZ	BEEF GROUND PATTY ANGUS STK 80/20	16.00	5.93	#N 94.88	
50	FG-214-1	2 C.O.		276144	FARMLA	002/5 #	PORK PULLED SMOKED	20.00	5.95	#N 119.00	
80	FA-163-1	2 C.O.		10017710	LAMB	006/5 #	FRY SEA SHORE SKIN ON THICK CUT	60.00	67.48	CS 134.96	
90	FG-208-2	1 C.O.		10026930	LAKE E	006/2 #	MOZZARELLA STICKS BREADED ITALIAN 3"	12.00	47.48	CS 47.48	
***** 01-DRY GOODS *****										189.73	
***** 02-COOLER *****										188.41	

TOTAL QTY. THIS PAGE	13	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1.5% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	Estimated Total	CONTINUE
TOTAL QTY. THIS INVOICE			THE ABOVE LISTED RECEIVABLE HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CBI reserves the right to refuse possession of products until all products and services are paid for in compliance with terms.		

All values in US Dollars



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INVOICE NO.	PAGE	CLK	CH'D BY
06-929852035	2	MBL	
CUSTOMER NO.	TIME	MO	DAY YR.
60432201	20:09	01	09 26

TAX ID: 85801257420468

SPECIAL INSTRUCTIONS				TERMS	SALESPERSON	PUN	WATS	FAX	P.O. NUMBER	ROUTE	STOP
				1 WK DUE TR (WKY)	DUE: 01/15/2026 JILL COX 12391	941.505.5885	844.234.1341	941.505.5886	0	5002	10
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACKSIZE	DESCRIPTION	WEIGHT	UNIT PRICE	CS	AMOUNT
100	FP-592-2	3		10110960	TYSON	002/5 #	CHIX TENDER FRITTER HMESTYLE RTC NAE	30.00	36.91		110.73
		C.O.					_____cs _____pk _____r _____m _____s _____d _____ck'd by _____				
							***** 03-FREEZER *****				412.17
							FUEL SURCHARGE		0.00		5.00
							***** TOTAL DISCOUNT/SURCHARGE *****				5.00
01	DRY GOODS		189.73	02-COOLER		188.41	03-FREEZER				412.17

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867



929852035

52000-4415 = 104.76
52000-3122 = 690.55

TOTAL QTY. THIS PAGE	3	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-10% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	241.81	Estimated Total
TOTAL QTY. VOICE	16		THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE ORIGINAL COPY. CBI reserves the right to retain possession of products until all products and services are paid for in compliance with terms.		\$ 795.31

All values in US Dollars



#60432201

ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
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SINCE 1928

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HARBOR BAY CDD
107 MANNS HARBOR DR
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HARBOR BAY CDD
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(813) 649-1500

INVOICE NO.	PAGE	CLK	CH'D BY
06-929887300	1	MBL	
CUSTOMER NO.	TIME	MO.	DAY
60432201	19:25	01	15 26

TAX ID: 858012574204CB

SPECIAL INSTRUCTIONS				TERMS	SALESPERSON	PUN	WATS	FAX	P.O. NUMBER	ROUTE	STOP																						
				1 WK DUE TR (WKY)	DUE: 01/22/2026 JILL COX 12391	841.505.5885	844.234.1341	941.505.5885	0	4005	12																						
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACKSIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT																							
50	HZ-102-1	1 C.O.		530087	3M	040/3.2 OZ	CLEANER GRILL/GRIDDLE PACKETS CLEANER	18.40	68.13	CS	68.13																						
							ck'd by _____																										
100	HZ-254-2C	1 C.O.		10068049	SWISHE	006/32 OZ	CLEANER OVEN CLINGING RTU W/TRIGGERS 6 TRIGGERS PER CASE	13.50	65.54	CS	65.54																						
							ck'd by _____																										
10	DE-124-1		2	76237	MARZET	004/1 GAL	DRESSING RANCH DOT#718655	16.50	21.50	PK	43.00																						
							ck'd by _____																										
80	DC-125-1	1		10026249	SWT B	004/1 GAL	SAUCE BBQ SBR ORIGINAL SWEET BABY RAYS	40.56	64.39	CS	64.39																						
							ck'd by _____																										
120	EW-518-1	1 C.O.		94013	LAYS	002/30 CT	CHIPS VARIETY PACK LAYS 1.5 OZ TO 2 OZ	6.40	48.51	CS	48.51																						
							ck'd by _____																										
130	DE-175-1	1 C.O.		102390	SCHWEP	024/10 OZ	SODA TONIC WATER GLASS BOTTLES 6198	22.99	29.63	CS	29.63																						
							ck'd by _____																										
160	EW-530-1	1 C.O.		10097741	M VICK	002/30 CT	CHIPS VARIETY MISS VICKIE'S 300058030	7.73	48.49	CS	48.49																						
							ck'd by _____																										
170	DJ-648-1	2 C.O.		10099576	FINELI	001/100 CT	CUTLERY KIT BANDED WHITE LINEN NAPKIN BLACK CUTLERY-BLK/WHT BAND ROLLED	14.00	55.99	CS	111.98																						
							ck'd by _____																										
180	ES-528-1	2 C.O.		10122214	INTEPL	001/100 CT	BAG ZIP LOCK 2 GAL FREEZER FOOD STORAGE 13X16 2.7 MIL RECLOSABLE	9.60	22.84	CS	45.68																						
							ck'd by _____																										
<table border="0"> <tr> <td>TOTAL QTY. THIS PAGE</td> <td>➤</td> <td>10</td> <td>2</td> <td>TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1 1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES, REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.</td> <td>RECEIVED BY:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL QTY. THIS INVOICE</td> <td>➤</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY". CBI reserves the right to make presentation of products until all products and services are paid for in compliance with terms.</td> <td></td> <td></td> <td></td> </tr> </table>										TOTAL QTY. THIS PAGE	➤	10	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1 1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES, REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:						TOTAL QTY. THIS INVOICE	➤						THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY". CBI reserves the right to make presentation of products until all products and services are paid for in compliance with terms.				Estimated Total	
TOTAL QTY. THIS PAGE	➤	10	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1 1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES, REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:																												
TOTAL QTY. THIS INVOICE	➤						THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY". CBI reserves the right to make presentation of products until all products and services are paid for in compliance with terms.																										
											CONTINUE																						
											All values in US Dollars																						



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ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
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INVOICE NO	PAGE	CLK	CH'D BY
06-929887300	2	MBL	
CUSTOMER NO	TIME	MO	DAY
60432201	19:25	01	15 26
TAX ID: 858012574204C8			

SPECIAL INSTRUCTIONS				TERMS	SALESPERSON	PUN	941.505.5885	P.O. NUMBER	ROUTE	STOP		
				1 WK DUE	DUE: 01/22/2026	WATS	844.234.1341	0	4005	12		
				TR (WKY)	JILL COX 12391	FAX	941.505.5886					
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	CS	AMOUNT	
190	DF-604-1	1		10152313	CAN DR	001/24 CT	SODA GINGER ALE CANADA DRY CAN 12 OZ	18.50	15.63	CS	15.63	
		C.O.			cs	pk r m s d	ck'd by					
200	DE-136-1	1		292148	HERMAN	008/12 CT	TORTILLA FLOUR 12" PRESSED	21.60	28.81	CS	28.81	
		C.O.			cs	pk r m s d	ck'd by					
210	DH-640-1	2		10012142	NUFLEX	010/100 CT	GLOVES NITRILE BLACK MEDIUM PF 5 MIL POWDER FREE-EXAM GRADE	19.80	57.06	CS	114.12	
					cs	pk r m s d	ck'd by					
220	EK-238-1	3		10132395	CBI	010/100 CT	GLOVES NITRILE BLACK XL PF 2.7 MIL THIN MIL GENERAL PURPOSE	27.00	42.31	CS	126.93	
					cs	pk r m s d	ck'd by					
				***** 01-DRY GOODS *****								677.17
20	CC-262-1	3		204615	GW EST	032/8 OZ	BEEF GROUND PATTY ANGUS STK 80/20	48.00	5.93	#N	284.64	
		C.O.			cs	pk r m s d	ck'd by					
40	CK-323-1	1		425050	CBI	048/1 CT	AVOCADO HALVES 48 CT	4.51	39.32	CS	39.32	
		C.O.			cs	pk r m s d	ck'd by					
60	CD-538-1	2		10024349	DUCKDE	008/1.5 #	CHEESE CHEDDAR SLICED 0.75 OZ	24.00	4.27	#N	102.48	
					cs	pk r m s d	ck'd by					
70	CD-570-1	2		10024350	DUCKDE	008/1.5 #	CHEESE PROVOLONE SLICED 0.75 OZ	24.00	4.69	#N	112.56	
					cs	pk r m s d	ck'd by					
				***** 02-COOLER *****								539.00
30	FD-553-2		5	302071	PIANTE	010/24 OZ	BREAD WHITE PULLMAN LOAF SLICED 1/2"	8.50	7.06	PK	35.30	
					cs	pk r m s d	ck'd by					
90	FD-657-1	1		10066772	PIANTE	096/3.25 OZ	BUN HAMBURGER POTATO 4.5"	19.49	70.35	CS	70.35	
		C.O.			cs	pk r m s d	ck'd by					

TOTAL QTY. THIS PAGE	16	5	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-12% PER MONTH (MIN PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES, REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	Estimated Total
TOTAL QTY. THIS INVOICE				THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CBI reserves the right to make possession of products until all products and services are paid for in compliance with terms.	CONTINUE

All values in US Dollars



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INVOICE NO.	PAGE	CLK	CHD BY
06-929887300	3	MBL	
CUSTOMER NO.	TIME	MO	DAY
60432201	19:25	01	15 26
TAX ID: 858012574204CB			

LINE	LOCATION	CASES	PKGS.	ITEM NO	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
110	FF-592-2	2 C.O.		10110960	TYSON	002/5 #	CHIX TENDER FRITTER HMESTYLE RTC NAE	20.00	36.91	73.82
140	FA-239-1	1 C.O.		226035	AGRO	004/10 #	CHIX BREAST FILET IQF 6 OZ BNLS/SKNLS MARINT SINGLE LOBE	40.00	3.05	122.00
150	FJ-519-3B	1 C.O.		284005	TONYS	024/1 CT	PIZZA CHEESE I/W	8.26	41.24	41.24
1							***** 03-FREEZER ***** FUEL SURCHARGE		0.00	342.71 5.00
							***** TOTAL DISCOUNT/SURCHARGE *****			5.00
01-DRY GOODS			677.17	02-COOLER		539.00	03-FREEZER	342.71	98 CHEMICALS	133.67

52800-4415 = 1420.40
52000-3122 = 1,277.15 - 1,697.55

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867



929887300

TOTAL QTY. THIS PAGE	4	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.12% PER MONTH (13% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY:	433.34	Estimated Total
TOTAL QTY. THIS INVOICE	30		THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CSI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.		\$ 1,697.55

All values in US Dollars



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INVOICE NO.	PAGE	CLK	CH'D BY	
06-929929558	1	MBL		
CUSTOMER NO.	TIME	MO	DAY	YR.
60432201	18:50	01	22	26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS		TERMS	SALESPERSON	PUN 941.505.5885	P.O. NUMBER	ROUTE	STOP
		1 WK DUE	DUE: 01/29/2026	WATS 844.234.1341	0	4004	10
		TR (WKY)	JILL COX 12391	FAX 941.505.5886			

LINE	LOCATION	CASES	PKGS	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	PK	AMOUNT		
10	DE-234-1		2	74065	G MEDA	004/1 GAL	MAYONNAISE HEAVY DUTY #06513	14.80	16.97	PK	33.94		
					cs ___pk	r m s d	ck'd by ___						
20	DD-562-1		2	76155	KENS	004/1 GAL	DRESSING ITALIAN ZESTY	16.40	20.22	PK	40.44		
					cs ___pk	r m s d	ck'd by ___						
60	EK-096-1	3		805215	OMEGA	001/100 CT	CAN LINER LD 38X58 2 MIL BLACK FP	87.60	52.45	CS	157.35		
		C.O.			cs ___pk	r m s d	ck'd by ___						
80	DH-615-1	1		10087891	TORK	012/250 CT	NAPKIN DINNER WHITE 15X17 1 PLY 1/8 FOLD	20.60	49.52	CS	49.52		
		C.O.			cs ___pk	r m s d	ck'd by ___						
90	DG-251-2	1		10100513	TELLUS	004/125 CT	PLATE BAGASSE NATURAL 10" 1 COMP RD	22.10	59.06	CS	59.06		
		C.O.			cs ___pk	r m s d	ck'd by ___						
100	EM-179-2	1		10106232	KARAT	010/50 CT	LID PLA WHITE FLAT 12-16 OZ ONE EARTH	7.30	73.32	CS	73.32		
		C.O.			cs ___pk	r m s d	ck'd by ___						
					***** 01-DRY GOODS *****								413.63
30	CC-172-1		2	178305	FRONTE	004/5 #	CHEESE MOZZARELLA SHREDDED PART SKIM	10.00	3.26	#N	32.60		
					cs ___pk	r m s d	ck'd by ___						
					***** 02-COOLER *****								32.60
40	FH-568-1	1		230014	PERDUE	002/5 #	CHIX WINGS SAVORY JUMBO FC IQF	10.00	5.14	#N	51.40		
		C.O.			cs ___pk	r m s d	ck'd by ___						
50	FG-165-2	1		302118	TURANO	006/48 OZ	BREAD PANINI RUSTIC SLICED	18.00	54.90	CS	54.90		
		C.O.			cs ___pk	r m s d	ck'd by ___						
70	FA-163-1	1		10017710	LAMB	006/5 #	FRY SEA SHORE SKIN ON THICK CUT	30.00	67.48	CS	67.48		
		C.O.			cs ___pk	r m s d	ck'd by ___						

TOTAL QTY. THIS PAGE ➤	9	6	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.12% PER MONTH (11% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	Estimated Total
TOTAL QTY. THIS INVOICE ➤				RECEIVED BY: <small>THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE DELIVERY COPY. CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.</small>

All values in US Dollars



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1923

#60432201

www.cheneybrothers.com

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF'
 DW 06:30-10:30
 (813) 649-1500

INVOICE NO.	PAGE	CLK	CH'D BY	
06-929929558	2	MBL		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60432201	18:50	01	22	26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	PUN	941.505.5885	P.Q. NUMBER	ROUTE	STOP
	1 WK DUE	DUE: 01/29/2026	WATS	844.234.1341	0	4004	10
	TR (WKY)	JILL COX 12391	FAX	941.505.5886			

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
110	FF-592-2	2		10110960	TYSON	002/5 #	CHIX TENDER FRITTER HMESTYLE RTC NAE	20.00	36.91	CS 73.82
		C.O.					_____cs _____pk r m s d ck'd by _____			
							***** 03-FREEZER *****			247.60
							FUEL SURCHARGE		0.00	5.00
							***** TOTAL DISCOUNT/SURCHARGE *****			5.00
01-DRY GOODS			413.63	02-COOLER		32.60	03-FREEZER			247.60

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867

929929558
 52800-4519-157.35
 52000-3122-359.58
 52000-4415-181.90

TOTAL QTY. THIS PAGE	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY: <small>(THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY". CBI reserves the right to make possession of products until all products and services are paid for in compliance with terms.)</small>	256.80	Estimated Total
TOTAL QTY. THIS INVOICE	11			\$ 698.83	

All values in US Dollars



ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401
FOOD SERVICE DISTRIBUTORS

DELIVERING
Southern Hospitality
 SINCE 1988

#60432201

BILL TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

SHIP TO:
 MIRA BAY CLUB
 HARBOR BAY CDD
 107 MANNS HARBOR DR
 APOLLO BEACH FL 33572 US

DD RF
 DW 06:30-10:30
 (813) 649-1500

www.cheneybrothers.com

INVOICE NO.	PAGE	CLK	CHD BY	
06-929935868	1	C4S		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60432201	17:59	01	23	26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS				TERMS	SALESPERSON	PUN	WATS	FAX	P.O. NUMBER	ROUTE	STOP	
				1 WK DUE TR (WKY)	DUE: 01/29/2026 JILL COX 12391	941.505.5885	844.234.1341	941.505.5886	1	5004	01	
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	CS	AMOUNT	
10	DJ-584-2	1 C.O.		825528	FABRIK	010/100 CT	LID PLAS CLEAR STRAW SLOT LKC16/24FX FOR 12-24 OZ CUPS LKC16/24FX ____cs ____pk r m s d ck'd by ____	7.15	38.09		38.09	
***** 01-DRY GOODS *****											38.09	
ROUTED VIA DO NOT DELIVER TO CUSTOMER!! GIVE PRODUCT TO SALES REP.												
01-DRY GOODS			38.09									

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities 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. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product. Cert # FL-2033-SS Wholesale # WD-7867



929935868

TOTAL QTY. THIS PAGE	1	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT; PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.5% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES, REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	7.15	Estimated Total
TOTAL QTY. THIS INVOICE	1			\$ 38.09

All values in US Dollars



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

PAY YOUR BILL WITH MYCINTAS
 WWW.CINTAS.COM/MYACCOUNT
 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 HANNS HARBOR DR
 APOLLO BEACH, FL 33572-3340

INVOICE # 1936062301
 INVOICE DATE 12/29/2025
 CUSTOMER REF # HARBOR BAY COMMUNITY DEVELOPMENT

BILL TO: HARBOR BAY CDD
 107 HANNS HARBOR DR
 APOLLO BEACH, FL 33572-3340

SOLD TO # 13475047
 PAYER # 13475047
 PAYMENT TERMS NET 10 EOM
 SORT # 00740015439
 CINTAS ROUTE 76 / DAY 4 / STOP 008

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	452030000	SANIT HAND WIPES/2PK/1000/2000	8		8	40.000	320.00	N
		SUBTOTAL					320.00	
		SUBTOTAL					320.00	
		TAX					00.00	
		TOTAL USD					320.00	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

52800-4519



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

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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

INVOICE # 4250633575
INVOICE DATE 11/20/2025
SERVICE TICKET # 4250633575
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 011

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	



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

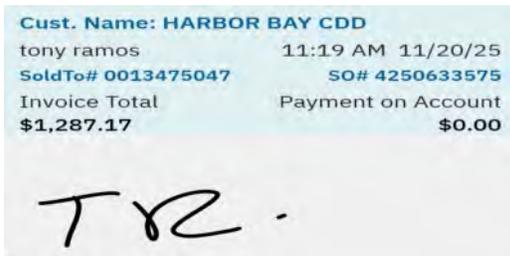
INVOICE # 4250633575
 INVOICE DATE 11/20/2025
 SERVICE TICKET # 4250633575

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	

Signature :





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 CINCINNATI, OH 45263-0910
 WWW.CINTAS.COM/MYACCOUNT
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 # 4254382338
INVOICE DATE 12/26/2025
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 EDM
SORT # 00740015438
CINTAS ROUTE 76 / DAY 4 / STOP 008

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 COMMDE MAT-	01	F	12	5.346		64.15	N
		DEPT 1 SUBTOTAL						416.72	



REMIT PAYMENT TO: PAY YOUR BILL WITH MYCINTAS
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

CUSTOMER SVC/BILLING 833-290-0514
 CINTAS FAX # 813-626-8852
 PAYMENT INQUIRY 813-644-8357

INVOICE

SHIP TO: HARBOR BAY CDD
 107 MARNS HARBOR DR
 APOLLO BEACH, FL 33572-3340

INVOICE # 4755128849
INVOICE DATE 01/02/2024
CUSTOMER REF # HARBOR BAY COMMUNITY DEVELOPMENT

BILL TO: HARBOR BAY CDD
 107 MARNS HARBOR DR
 APOLLO BEACH, FL 33572-3340

SOLD TO # 13475047
PAYER # 13475047
PAYMENT TERMS NET 10 EOM
SORT # 00740015438
CINTAS ROUTE 76 / DAY # / STOP 008

DEPT: DEPT 1

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	12.468	24.93	N
	X27000	SIG ZFOLD DSP BLU-	01	F	10	0.000	0.00	N
	X27006	SIG ZFOLD CUR 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 BLU-	01	F	30	0.000	0.00	N
	X27077	SIG DUALTP CUR BLUE-	01	F	30	0.000	0.00	N
	X27083	SIG DUALTP RFL PAPER/CS-	01	F	2	33.761	67.52	N
	X7170	DISP RESTROOM MAT SUC	01	F	5	3.800	19.00	N
	X7515	SANIS COMMODOE MAT-	01	F	12	5.346	64.15	N
DEPT 1 SUBTOTAL							416.72	



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

INVOICE # 4255128849
 INVOICE DATE 01/02/2026

INVOICE

DEPT: DEPT 2

ENF#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
X2272		FC4 NEUTRAL FLR CLR-	01	F	10	3.541	35.41	N
X2274		FC2 BIR BASE FL CLR-	01	F	5	4.813	24.07	N
X2278		SIGNET SKI 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 SANITZB-	01	F	25	10.366	259.65	N
X27014		SIG AIR DSP DRK-	01	F	18	0.000	0.00	N
X27058		SIG SOAP DSP ALU-	01	F	14	0.000	0.00	N
X27064		SIG SOAP CUB 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 WHI-	01	F	12	8.844	106.13	N
X7000		20"NICROFIBER MOP BL-	01	F	10	2.679	26.79	N
X7500		CLEANING CHEM DISP-	01	F	2	4.103	8.21	N
X8020		NICROFBR 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 SANIT SVC	01	F	6	8.470	50.82	N
X9980		SANIS SOAP DISPENSER WHITE-	01	F	4	0.000	0.00	N
		DEPT 2 SUBTOTAL					711.77	
		SERVICE CHARGE					16.92	N
		SUBTOTAL					1145.41	
		TAX					(0.00)	
		TOTAL USD					1145.41	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

52800-4519

CUSTOMER TOTAL CURRENT: 2715.92 PAST DUE: 1287.17 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



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

PAY YOUR BILL WITH MYCINTAS
 WWW.CINTAS.COM/MYACCDUNT
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 # 4255755048
INVOICE DATE 01/08/2026
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
SOFT # 00740015438
CINTAS ROUTE 76 / DAY 4 / STOP 008

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 COMMUDE NAT-	01	F	12	5.346	64.15	N
DEPT 1 SUBTOTAL							416.72	



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

INVOICE # 4255755048
INVOICE DATE 01/08/2026

INVOICE

DEPT: DEPT 2

ENP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2272	FC4 NEUTRAL FLR CLR-	01	F	10	3.541	35.41	N
	X2274	FC2 BID BASE FL CLR-	01	F	5	4.813	24.07	N
	X2278	SIGMET 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 CUR 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 MDP BL-	01	F	10	2.679	26.79	N
	X7500	CLEANING CHEM DISP-	01	F	2	4.103	8.21	N
	X8020	MICRFBR TUBE MDP-	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					1145.41	
		TAX					(0.00)	
		TOTAL USD					1145.41	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

52800-4519

CUSTOMER TOTAL CURRENT: 2969.08 PAST DUE: 1267.17 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



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

PAY YOUR BILL WITH MYCINTAS
 WWW.CINTAS.COM/MYACCOUNT
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 NANNS HARBOR DR
 APOLLO BEACH, FL 33572-3340

INVOICE # 4257279358
INVOICE DATE 01/22/2026
CUSTOMER REF # HARBOR BAY COMMUNITY DEVELOPMENT

BILL TO: HARBOR BAY CDD
 107 NANNS HARBOR DR
 APOLLO BEACH, FL 33572-3340

SOLD TO # 13475047
PAYER # 13475047
PAYMENT TERMS NET 10 EDN
SORT # 00740015438
CINTAS ROUTE 76 / DAY 4 / STOP 008

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 CUR 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 CUR 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 COMMUNE MAT-	01	F	12	5.346		64.15	N
							DEPT 1 SUBTOTAL	416.72	



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

INVOICE # 4257279358
INVOICE DATE 01/22/2026

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 BID BASE FL CLNR-	01	F	5	4.813	24.07	N
	X2276	RR1 DISINFCT/ RH CLNR-	04	F	2	9.709	19.42	N
	X2278	SIGMET 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	D61 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 ROP BL-	01	F	10	2.679	26.79	N
	X7500	CLEANING CHEM DISP-	01	F	2	4.103	8.21	N
	X8020	MICRFBR TUBE ROP-	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					736.37	
		SERVICE CHARGE					16.92	N
		SUBTOTAL					1170.01	
		TAX					(0.00)	
		TOTAL USD					1170.01	

52800-4519

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 1212.25 PAST DUE: 1086.95 30 DAYS: 1287.17 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 #40084

From

FMX
Facilities Management Express, LLC
800 Yard Street, Suite 115
Columbus, OH 43212
(844) 664-4400
billing@gofmx.com

Invoice Summary

Invoice Number	40084
Date	01/16/2026
Terms	Net 30
Due Date	02/15/2026
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

423.42

FMX Software Sales
Annual Software License (01/16/2026 to 02/15/2026)

FMX Admin Fee

42.34

FMX Admin Fee
(01/16/2026 to 02/15/2026)

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

Date- 01-20-26

GL Code- 520004837

Approved by- 

Checks can be mailed to the following address:

- Facilities Management Express, LLC
- L-4410
- Columbus, OH 43260

[FMX Terms of Use](#)

<u>Taxpayer Information</u>		<u>Return Information</u>	
Name	THE MIRABAY CLUB	Form Type	DR-15 - ORIGINAL RETURN
Account Type	Sales And Use Tax	Filing Period Begin Date	12/01/2025
Account ID	Certificate Number: 3980128973415	Filing Period End Date	12/31/2025
Address	107 MANN'S HARBOR DR APOLLO BEACH FL 33572-3340	Postmark Date	01/20/2026
		Submitted Date	Tuesday, 01/20/2026
		Submitted Time	08:28 PM
		Confirmation Number	920000838950
<u>Submitter Info</u>			
User Name	Venessa Smith	User ID	UnAuthorized
Email	vsmith@rizzetta.com	Primary Phone	8135332950

DR-15 Sales Details:

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$15,284.14	\$0.00	\$15,284.14	\$1,170.49
B. Taxable Purchases	\$0.00	\$0.00	\$0.00	\$0.00
C. Commercial Rentals	\$0.00	\$0.00	\$0.00	\$0.00
D. Transient Rentals	\$0.00	\$0.00	\$0.00	\$0.00
E. Food & Beverage Vending	\$0.00	\$0.00	\$0.00	\$0.00

DR-15:

Line #	Line Item	
----	Summary Calculation Lines	
5	Total Amount of Tax Due	\$1,170.49
6	Lawful Deductions	\$0.00
7	Net Tax Due	\$1,170.49
8a	Estimated Paid Prior	\$0.00
8b	Rural or Urban High Crime Area Job Tax Credits	\$0.00
8c	DOR Credit Memos	\$0.00
8d	Other Authorized Credits	\$0.00
8	Estimated Tax Paid / DOR Credit Memos	\$0.00
9	Estimated Tax Due Current Month	\$0.00
----	Tax Due Calculations	

10	Amount Due	\$1,170.49
11	Collection Allowance	\$0.00
	Donate Allowance to the Education Enhancement Trust Fund	No
12	Penalty	\$0.00
13	Interest	\$0.35
14	Amount Due with Return	\$1,170.84
----	Discretionary Tax	
15(a)	Exempt Amount of Items Over \$5000	\$0.00
15(b)	Other Taxable Amounts NOT Subject to Surtax	\$0.00
15(c)	Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate	\$0.00
15(d)	Total Amount of Discretionary Sales Surtax Due	\$0.00
----	Tax Credits and Other Sales	
16	Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credit	\$0.00
17	Taxable Sales/Untaxed Purchases or Uses of Electricity	\$0.00
18	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel	\$0.00
19	Taxable Sales from Amusement Machines	\$0.00
20	Rural or Urban High Crime Area Job Tax Credits	\$0.00
21(a)	Scholarship Funding Tax Credit	\$0.00
21(d)	Strong Families Tax Credit	\$0.00
21(e)	New Worlds Reading Initiative Tax Credit	\$0.00
21(f)	Child Care Tax Credit	\$0.00
21(g)	Additional Authorized Credits	\$0.00
21	Total Credits	\$0.00

Estimated Tax Worksheet:

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

-----	Estimated Tax Calculation Method 3	
	Use Method 3	No
	Method 3 Result	\$0.00

Vending and Amusement Worksheet:

Line #	Line Item	
-----	Tangible Vending	
	County Surtax Rate	0.015
	County Divisor	1.0791
	Tangible Vending (Non Food/Bev) (Gross Vending Receipts)	\$0.00
	Taxable Sales	\$0.00
	Tax-State & Surtax	\$0.00
	County Surtax	\$0.00
-----	Amusement Machines	
	County Surtax Rate	0.015
	County Divisor	1.055
	Amusement Machines (Gross Vending Receipts)	\$0.00
	Taxable Sales	\$0.00
	Tax-State & Surtax	\$0.00
	County Surtax	\$0.00
-----	Food & Beverage Vending	
	County Surtax Rate	0.015
	County Divisor	1.0767
	Food & Beverage (Gross Vending Receipts)	\$0.00
	Taxable Sales	\$0.00
	Tax-State & Surtax	\$0.00
	County Surtax	\$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 MANN'S HARBOR DR
 APOLLO BEACH, FL 33572
 BEV3909377

Adelina B. Baker

Paylink - JJT

Date	Invoice	Load Sheet	PO Number	Route	Deliveryman	Salesman
01/06/2026	5391551	154618	28777249	1077 Tue	14155	API_11825

DEL	PRODUCT	PRICE	DISC	NET	TOTAL
KE					
(2)	1***Keg Dunnage Return	\$30.00		\$30.00	(\$60.00)
1	LVN Aging Hipster Hazy IPA 1/6 K	\$100.00		\$100.00	\$130.00
2	(1) BEER 5.1666 Gallons			\$0.00	

Total U without pick ups:	1			\$70.00
Total Pick up:	(2)	Total		\$70.00

Piece Count: (1)

Received by:

\$0.00

Receipt

Check Num

52000-3138

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
01/27/2026	5457507	156520	29456499	1077 Tue	14155	API 11825

DEL	PRODUCT	PRICE	DISC	NET	TOTAL
CA					
1	Yuengling Lager 4/8/16 C	\$32.63		\$32.63	\$32.63
KE					
(1)	1*** Keg Dunnage Return	\$30.00		\$30.00	(\$30.00)
1	MAG Juice Lord IPA 1/2 K	\$215.00		\$215.00	\$245.00

3 1 BEER 16.5000 Gallons \$0.00

Total U without pick ups:	2	\$247.63
Total Pick up:	(1)	
Total		\$247.63

Piece Count: 4

Received by:

\$0.00

Receipt

Check Num



PEPIN DISTRIBUTING INC.
 4121 N. 50th Street,
 Tampa, Florida 33610
 Phone: 813.626.6176

Wed Jan 07, 2026 6:36 AM
 Load: 3055

Invoice#: 4247378

(B) HARBOR BAY CDD
 THE MIRABAY CLUB
 107 MANN'S HARBOR DRIVE
 APOLLO BEACH, FL 33572
 (813) 626-6176

Account : 99377 PO#:
 License : 3909377 Expires Sep 30, 2026
 Terms : PREPAID
 Driver : 055 - MATT GREAUX
 Salesrep: 355 - RICK HILTON # (813) 309-0426

Special Instructions
 Invoice Comments

ITEM#	DESCRIPTION	QTY	PRICE	DISCOUNT	DEP	TOTAL
00006	EMPTY AB 1/6 BBL	-1	0.00	0.00	30.00	-30.00
Subtotal		Cases: -1	Units: -1			

PALLET 1848902

00296	KONA BIG WAVE 1/6 BBL	1	74.20	6.00	30.00	104.20
PALLET 1848902 Subtotal		Cases: 1	Units: 1			

PALLET 1848912

13692	STELLA 18/12 CAN	0	24.40	0.00	0.00	0.00
00628	MODELO ESP 18/12 CAN -1 Out of Stock	1	22.40	0.00	0.00	22.40
PALLET 1848912 Subtotal		Cases: 1	Units: 1			

Cases: 1	Total Selling Units: 2	Total Sales :	102.60
Bottles: 0		Total Discount:	-6.00
Kegs: 1		Total Credits :	-30.00
Misc: 0		Total Deposit :	30.00
Credits: -1		Invoice Total :	96.60
Gallons: 6.855			

A/R DETAIL

INVOICE#	DATE	BALANCE	AGE	TYPE
4247379	Jan 07 2026	\$85.20	0	NON-ALCOHOL
4247378	Jan 07 2026	\$96.60	0	BEER

PAYMENT TOTALS

PAYMENT TYPE	AMOUNT
--------------	--------

Invoice Total 96.60



PEPIN DISTRIBUTING INC.
 4121 N. 50th Street,
 Tampa, Florida 33610
 Phone: 813.626.6176

Wed Jan 07, 2026 6:36 AM
 Load: 3055

Invoice#: 4247379

(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, 2026
 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 1848912						
00179	ESSENTIA WATER 24/20 PET	2	28.56	0.00	0.00	57.12
01771	SAN PELLEGRINO 24/.5L PET	1	28.08	0.00	0.00	28.08
PALLET 1848912 Subtotal		Cases: 3	Units: 72			

Cases: 3	Total Selling Units: 72	Total Sales :	85.20
Bottles: 0		Total Discount:	-0.00
Kegs: 0		Total Credits :	0.00
Misc: 0		Total Deposit :	0.00
Credits: 0		Invoice Total :	85.20
Gallons: 10.66			

A/R DETAIL

INVOICE#	DATE	BALANCE	AGE	TYPE
4247379	Jan 07 2026	\$85.20	0	NON-ALCOHOL
4247378	Jan 07 2026	\$96.60	0	BEER

PAYMENT TOTALS

PAYMENT TYPE	AMOUNT

Invoice Total 85.20

Customer Signature:

Driver Signature:

PEPIN DISTRIBUTING INC.
 4121 N. 50th Street,
 Tampa, Florida 33610
 Phone: 813.626.6176

Wed Jan 14, 2026 6:21 AM
 Load: 3055

Invoice#: 4251592

(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, 2026
 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 1853268

02555	TBB ELEPHANT 6/4/16 CAN	2	51.50	4.50	0.00	103.00
02544	TBB REEFDONKEY 6/4/16 CAN	2	51.50	4.50	0.00	103.00

PALLET 1853268 Subtotal Cases: 4 Units: 24

Cases: 4	Total Selling Units: 24	Total Sales :	224.00
Bottles: 0		Total Discount:	-18.00
Kegs: 0		Total Credits :	0.00
Misc: 0		Total Deposit :	0.00
Credits: 0		Invoice Total :	206.00
Gallons: 12.0			

A/R DETAIL

INVOICE#	DATE	BALANCE	AGE	TYPE
4251592	Jan 14 2026	\$206.00	0	BEER

PAYMENT TOTALS

PAYMENT TYPE	AMOUNT
--------------	--------

Invoice Total 206.00

Customer Signature:

Driver Signature:

52000-3138

Southern Glazer's of FL
License# 6305005 (Lakeland)

DRAFT INVOICE
4855018



REMIT TO:
1-866-375-9656
P.O. BOX 947921
ATLANTA GA 30394-7921

Stop #: 6
Route #: 079
Delivered By: Henry Johnson
Sales Person: 451
Sales Person Phone:

SOLD TO
THE MIRABAY CLUB/HARBOR BAY CO
107 MANN'S HARBOR DR.
APOLLO BEACH FL 33572

SHIP TO
THE MIRABAY CLUB/HARBOR BAY CO
107 MANN'S HARBOR DR.
APOLLO BEACH FL 33572
813-648-1500

Customer Notes: FINTECH

PO NUMBER	DEX	PERMIT	PERMIT EXP	INVOICE DATE	DELIVERY DATE/TIME
	N	39-08377	9/30/26	1/14/2026	

ACCOUNT#	VENDOR#	COUNTY	REFERENCE#
15004510			

CS/BTL	ITEM	UNIT NET PRICE	UNIT DISCOUNT	UNIT AMOUNT	TAXES	TOTAL
1 / 0	JOSH CELLARS PROSECCO ITEM#: 925073 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000310	199.00 15.76	54.00 4.50	135.00 11.25	0.00	135.00
2 / 0	MONDAVI PRV SEL CAB SAUV CA ITEM#: 416979 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000312	144.00 12.00	78.00 6.50	66.00 5.50	0.00	132.00
1 / 0	MONDAVI PRV SEL PINOT GRIGIO ITEM#: 168069 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000312	144.00 12.00	78.00 6.50	66.00 5.50	0.00	66.00
1 / 0	MONDAVI PRV SEL PINOT NOIR ITEM#: 324593 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000312	144.00 12.00	78.00 6.50	66.00 5.50	0.00	66.00
0 / 1	DELIVERY CHARGE ITEM#: 126161 BPC: 1 - HYBRIS -	30.00	0.00	30.00	0.00	30.00

TOTAL CS/BTL	TOTAL BOTTLES	TOTAL GROSS AMT	TOTAL DISCOUNTS	ESTIMATED NET AMOUNT	TOTAL TAXES
5/1	61	795.00	368.00	429.00	0.00

PAYMENT DUE DATE
1/26/26

PAY THIS AMOUNT
\$429.00

PAYMENT TERMS: FINTECH

TERMS AND CONDITIONS
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 in Miami, FL before the American Arbitration Association in accordance with its Commercial Arbitration Rules. The parties each waive the right to serve as a class or part of a class representative or to participate in a class or collective action in any legal proceeding between them.

TERMS
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 a attorney's fees. Returned checks are subject to the lower of \$50 or the highest fee allowed by law. Past due balances will accrue interest at the lesser of the highest rate permitted or required by law, or 1.5% per month pro-rata. Buyer hereby grants, as security for the payment of the purchase price, a lien on and security interest in all right, title, and interest of the buyer in the products delivered with this invoice. The security interest granted constitutes a PMSI under the UCC. Any terms in conflict with or prohibited by applicable law are void.

NO CLAIMS FOR SHORTAGES WILL BE ALLOWED UNLESS INSPECTED AND NOTED AT TIME OF DELIVERY

Wednesday, 1/14/2026
DATE

52000-3139

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 January 2026 For Board Approval

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

The total items being presented: **\$618.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Evergreen Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Off Duty Management, Inc	100021	INV294958	Off Duty - Scott Jones 12/25	\$ 309.15
Off Duty Management, Inc	100022	INV298834	Off Duty - Kevin Withey 01/05/26	\$ 309.15
Report Total				<u>\$ 618.30</u>



Invoice

INV294958

Off Duty Management Inc.
1906 Avenue D #200
Katy, TX 77493
281-347-8500
invoicing@offdutymanagement.com

12/31/2025
Terms: Net 30
Due Date: 1/30/2026

Bill To Attn To:
Vanessa Smith
Harbor Bay CDD : Marine Unit
4530 Eagle Falls Place
Tampa FL 33619
United States

WorkSite Address
Vanessa Smith
Channel Drive
Tampa FL 33606
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
152995 Harbor Bay CDD : Marine Unit : ODM-20251120-0051:Harbor Bay CDD*:Marine			\$309.15

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Hillsborough County-SO-FL	12/22/2025 6:00:00 AM - 12/22/2025 11:00:00 AM	Scott Jones-03	Regular	5	\$61.83	\$309.15
Regular Total						\$309.15

Invoice Comments:

Request Id: ODM-20251120-0051

Invoice Subtotal	\$309.15
Tax Total	\$0.00
Invoice Total	\$309.15
Total Paid	\$0.00
Amount Due	\$309.15



INV294958



Invoice

INV298834

Off Duty Management Inc.
1906 Avenue D #200
Katy, TX 77493
281-347-8500
invoicing@offdutymanagement.com

1/14/2026
Terms: Net 30
Due Date: 2/13/2026

Bill To Attn To:
Vanessa Smith
Harbor Bay CDD : Marine Unit
4530 Eagle Falls Place
Tampa FL 33619
United States

WorkSite Address
Vanessa Smith
Channel Drive
Tampa FL 33606
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
152995 Harbor Bay CDD : Marine Unit : ODM-20251120-0051:Harbor Bay CDD*:Marine			\$309.15

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Hillsborough County-SO-FL	1/5/2026 6:00:00 AM - 1/5/2026 11:00:00 AM	Kevin Withey	Regular	5	\$61.83	\$309.15
Regular Total						\$309.15

Invoice Comments:

Request Id: ODM-20251120-0051

Invoice Subtotal	\$309.15
Tax Total	\$0.00
Invoice Total	\$309.15
Total Paid	\$0.00
Amount Due	\$309.15



INV298834

Tab 17



Rizzetta & Company

Harbor Bay Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

harborbaycdd.org
rizzetta.com

Harbor Bay Community Development District
Balance Sheet
As of 01/31/2026
(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	415,745	(18,450)	1,529	57,125	11,548	467,497	0
Investments	2,818,637	2,915,020	2,733,439	0	209,224	8,676,320	0
Accounts Receivable							
Accounts Receivable - Other	31,560	0	0	7,568	0	39,127	0
Assessments Receivable-Tax Roll	493,232	0	195,308	0	0	688,541	0
Allowance for Uncollectible Accounts	(28,796)	0	0	(7,568)	0	(36,364)	0
Prepaid Expenses	85,039	0	0	1,669	0	86,708	0
Inventory	0	0	0	27,576	0	27,576	0
Refundable Deposits	2,956	0	0	0	0	2,956	0
Due From Other	34,746	0	0	500	0	35,246	0
Amount Available in Debt Service	0	0	0	0	0	0	2,930,276
Amount To Be Provided Debt Service	0	0	0	0	0	0	18,564,724
Total Assets	3,853,119	2,896,570	2,930,276	86,870	220,772	9,987,607	21,495,000
Liabilities							
Accounts Payable	140,497	0	0	6,867	3,092	150,455	0
Accrued Expenses	29,900	0	0	0	0	29,900	0
Other Current Liabilities	0	0	0	5,096	0	5,096	0
Due To Other	8,397	0	0	28,194	1,581	38,173	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	178,794	0	0	40,257	4,673	223,724	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	2,982,873	611,075	1,487,290	(17,461)	1,449	5,065,226	0
Total Fund Equity & Other Credits	3,674,326	2,896,570	2,930,276	46,614	216,098	9,763,884	0
Total Liabilities & Fund Equity	3,853,119	2,896,570	2,930,276	86,870	220,772	9,987,607	21,495,000

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	82,000	27,333	14,703	(12,630)
Special Assessments				
Tax Roll	4,116,557	4,116,557	4,150,631	34,074
Other Misc. Revenues				
HOA Rental Revenue	600	200	0	(200)
Insurance Proceeds	0	0	186,582	186,582
Miscellaneous Revenue	15,000	5,000	40	(4,961)
Total Revenues	<u>4,214,157</u>	<u>4,149,090</u>	<u>4,351,956</u>	<u>202,865</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	4,000	0
Total Legislative	<u>12,000</u>	<u>4,000</u>	<u>4,000</u>	<u>0</u>
Financial & Administrative				
Accounting Services	58,146	19,382	17,267	2,116
Arbitrage Rebate Calculation	650	650	500	150
Auditing Services	5,200	0	0	0
Disclosure Report	5,600	1,866	1,667	200
District Engineer	55,000	18,334	22,665	(4,332)
District Engineer - Special	66,583	22,194	0	22,194
District Management	129,214	43,071	41,916	1,155
Dues, Licenses & Fees	4,500	1,345	895	450
Financial & Revenue Collections	9,692	3,231	1,667	1,564
Legal Advertising	1,800	600	315	285
Miscellaneous Expense	0	0	158	(158)
Miscellaneous Mailings	1,500	500	0	500
Property Taxes	4,500	4,500	3,967	533
Public Officials Liability Insurance	20,261	20,261	4,800	15,461
Trustees Fees	7,100	5,836	6,420	(583)
Website Hosting, Maintenance, Backup & E	10,752	2,542	937	1,604
Total Financial & Administrative	<u>380,498</u>	<u>144,312</u>	<u>103,174</u>	<u>41,139</u>
Legal Counsel				
District Counsel	130,000	43,334	86,804	(43,470)
District Counsel - Special Counsel	25,000	8,333	2,000	6,333
Total Legal Counsel	<u>155,000</u>	<u>51,667</u>	<u>88,804</u>	<u>(37,137)</u>
Security Operations				
Gate Maintenance & Repair	0	0	2,512	(2,512)
Security Monitoring Services	222,000	74,000	77,436	(3,436)
Total Security Operations	<u>222,000</u>	<u>74,000</u>	<u>79,948</u>	<u>(5,948)</u>
Electric Utility Services				
Utility - Irrigation	26,000	8,667	9,358	(692)
Utility - Recreation Facilities	100,000	33,333	42,372	(9,038)
Utility - Street Lights	200,000	66,667	49,900	16,766

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Utility Services -Guard House	6,500	2,166	1,268	899
Total Electric Utility Services	332,500	110,833	102,898	7,935
Gas Utility Service				
Utility Services	6,500	2,167	2,424	(257)
Total Gas Utility Service	6,500	2,167	2,424	(257)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,400	5,800	7,321	(1,521)
Total Garbage/Solid Waste Control Services	17,400	5,800	7,321	(1,521)
Water-Sewer Combination Services				
Utilities - Amenities	45,000	15,000	11,700	3,300
Utility - Irrigation	35,000	11,667	4,286	7,381
Total Water-Sewer Combination Services	80,000	26,667	15,986	10,681
Stormwater Control				
Aquatic Maintenance	70,460	23,486	13,995	9,491
Fountain Service Repair & Maintenance	25,000	8,334	3,391	4,942
Total Stormwater Control	95,460	31,820	17,386	14,433
Other Physical Environment				
Flood Insurance	8,315	8,315	0	8,315
General Liability & Property Insurance	199,948	199,948	157,762	42,186
Landscape - Annuals/Flowers	24,000	8,000	0	8,000
Landscape - Mulch	141,000	47,000	40,500	6,500
Landscape Irrigation	60,000	20,000	51,345	(31,344)
Landscape Maintenance	469,000	156,333	177,424	(21,091)
Landscape Maintenance - Contingency	100,000	33,333	0	33,333
Landscape Maintenance - Park Square	200,000	66,667	60,000	6,667
Landscape Maintenance - Turf Grass	283,220	94,406	94,407	0
Landscape Plant Installation	100,000	33,334	0	33,333
Water Management Monitoring & Reporting	6,000	2,000	2,000	0
Total Other Physical Environment	1,591,483	669,336	583,438	85,899
Road & Street Facilities				
Asphalt Repair & Maintenance	19,500	6,500	0	6,500
Street/Parking Lot Sweeping	15,000	5,000	4,370	629
Total Road & Street Facilities	34,500	11,500	4,370	7,129
Parks & Recreation				
Basketball Court Maintenance & Supplies	6,000	2,000	0	2,000
Boat Lift Sling Repairs & Maintenance	20,000	6,666	0	6,667
Elevator Maintenance & Permit	3,616	1,206	869	336
Employee - Payroll Processing Fees	0	0	6,503	(6,503)
Employee - Payroll Taxes	0	0	38,502	(38,501)
Employee - Workers Comp	0	0	4,283	(4,284)
Facility A/C & Heating Maintenance & Rep	5,000	1,666	0	1,667
Fitness Equipment Maintenance & Re-	7,500	2,500	2,800	(299)

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
pair				
Holiday Decorations	12,000	12,000	14,822	(2,822)
Janitorial Service	89,627	29,876	19,995	9,880
Maintenance & Repairs	40,000	13,333	31,708	(18,374)
Onsite Staffing/Employment	417,035	139,012	93,940	45,071
Pest Control	5,210	1,737	653	1,084
Playground Repairs	10,000	3,333	0	3,333
Pool Operations & Maintenance	42,087	14,029	20,936	(6,907)
Printing Supplies	1,500	500	828	(328)
Street Sign Repair & Replacement	7,500	2,500	510	1,990
Telephone, Internet, Cable	40,000	13,333	12,495	838
Tennis Court Maintenance & Supplies	9,734	3,245	2,167	1,078
Tennis Court Maintenance Personnel	33,996	11,332	0	11,332
Vehicle Maintenance	3,500	1,167	562	604
Total Parks & Recreation	<u>754,305</u>	<u>259,435</u>	<u>251,573</u>	<u>7,862</u>
Admiral Point Operations				
Utility - Electricity	21,600	7,200	2,392	4,809
Utility - Water & Sewer	5,500	1,833	707	1,126
Total Admiral Point Operations	<u>27,100</u>	<u>9,033</u>	<u>3,099</u>	<u>5,935</u>
Special Events				
Special Events	0	0	7,056	(7,056)
Total Special Events	<u>0</u>	<u>0</u>	<u>7,056</u>	<u>(7,056)</u>
Contingency				
CDD Annual Contribution	455,411	151,804	91,082	60,722
Emergency Relief	50,000	16,666	0	16,666
Total Contingency	<u>505,411</u>	<u>168,470</u>	<u>91,082</u>	<u>77,388</u>
Total Expenditures	<u>4,214,157</u>	<u>1,569,040</u>	<u>1,362,559</u>	<u>206,482</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>2,580,050</u>	<u>2,989,397</u>	<u>409,347</u>
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	(6,524)	(6,524)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(6,524)</u>	<u>(6,524)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>691,453</u>	<u>691,453</u>
Total Fund Balance, End of Period	<u>0</u>	<u>2,580,050</u>	<u>3,674,326</u>	<u>1,094,276</u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	75,000	25,000	35,845	10,845
Special Assessments				
Tax Roll	593,000	593,000	593,680	680
Total Revenues	<u>668,000</u>	<u>618,000</u>	<u>629,525</u>	<u>11,525</u>
Expenditures				
Contingency				
Asphalt Repair & Maintenance	288,822	96,274	0	96,274
Facility A/C & Heating Maintenance & Rep	60,000	20,000	0	20,000
Fountain Repairs	55,435	18,478	0	18,479
Landscape Enhancements	352,018	117,340	0	117,339
Paint Finish Applications, Exterior	72,067	24,022	0	24,022
Tennis Courts Resurfacing	39,393	13,131	18,450	(5,319)
Total Contingency	<u>867,735</u>	<u>289,245</u>	<u>18,450</u>	<u>270,795</u>
Total Expenditures	<u>867,735</u>	<u>289,245</u>	<u>18,450</u>	<u>270,795</u>
Total Excess of Revenues Over(Under) Expenditures	<u>(199,735)</u>	<u>328,755</u>	<u>611,075</u>	<u>282,320</u>
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)	<u>199,735</u>	<u>199,735</u>	<u>0</u>	<u>(199,735)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,285,495</u>	<u>2,285,495</u>
Total Fund Balance, End of Period	<u>0</u>	<u>528,490</u>	<u>2,896,570</u>	<u>2,368,080</u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,511	18,511
Special Assessments				
Tax Roll	1,865,136	1,865,136	1,878,628	13,492
Total Revenues	<u>1,865,136</u>	<u>1,865,136</u>	<u>1,897,139</u>	<u>32,003</u>
Expenditures				
Debt Service				
Interest	805,136	805,136	409,849	395,287
Principal	1,060,000	1,060,000	0	1,060,000
Total Debt Service	<u>1,865,136</u>	<u>1,865,136</u>	<u>409,849</u>	<u>1,455,287</u>
Total Expenditures	<u>1,865,136</u>	<u>1,865,136</u>	<u>409,849</u>	<u>1,455,287</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>1,487,290</u>	<u>1,487,290</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,442,986</u>	<u>1,442,986</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,930,276</u>	<u>2,930,276</u>

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	27	27
Amenity Center Revenue				
Beer Sales	29,962	9,987	9,021	(966)
Beverages	7,734	2,578	2,149	(430)
Events & Sponsorships	15,000	5,000	6,795	1,796
Facilities Rentals	41,778	13,926	14,147	221
Facility Rental - Bar Services	17,576	5,859	2,271	(3,588)
Food	84,090	28,030	24,932	(3,098)
Gate Strike Income	1,500	500	0	(500)
Group Exercises	1,680	560	275	(285)
Liquor	48,788	16,263	9,250	(7,013)
Merchandise	12,000	4,000	826	(3,174)
Non-Resident Basketball	2,500	833	0	(833)
Non-Resident Pickleball	4,000	1,333	0	(1,333)
Non-Resident Tennis	4,000	1,334	0	(1,333)
Personal Training	1,920	640	0	(640)
Programs-After School Care	56,500	18,833	0	(18,834)
Programs-Camps	54,000	18,000	0	(18,000)
Programs-Youth Other	1,500	500	0	(500)
Proximity Card Replacements	10,000	3,333	4,002	669
Special Events Revenue	3,154	1,052	2,699	1,647
Tennis Lessons	540	180	0	(180)
Vendor Rebates	0	0	22	23
Wine Sales	14,240	4,746	4,535	(212)
Other Misc. Revenues				
Contribution From CDD	455,411	151,804	91,082	(60,722)
Total Revenues	<u>867,873</u>	<u>289,291</u>	<u>172,033</u>	<u>(117,258)</u>
Expenditures				
Food & Beverage				
COGS - Beer	12,485	4,162	3,400	762
COGS - Beverage	3,653	1,217	2,866	(1,649)
COGS - Coffee	12,000	4,000	8,160	(4,159)
COGS - Food	72,914	24,305	17,111	7,193
COGS - Liquor	23,712	7,904	2,698	5,206
COGS - Wine	8,765	2,922	1,129	1,792
Cafe Operating	19,226	6,408	5,832	578
Daily Ops Software	9,000	3,000	1,863	1,136
Dues, Licenses & Fees	1,800	600	0	600
Food & Fun Events	5,000	1,667	1,608	59
Refrigeration Repairs	6,800	2,267	0	2,267
Training & Education	1,300	433	136	297
Total Food & Beverage	<u>176,655</u>	<u>58,885</u>	<u>44,803</u>	<u>14,082</u>
Operating Expense				
Amenity Management Service Contracts	218,083	72,694	85,642	(12,947)
Bank Fees	0	0	992	(992)

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Clubhouse Improvements	15,000	5,000	0	5,000
Employee Recognition	2,500	834	0	833
Food & Beverage Operations	140,041	46,680	11,300	35,380
Furniture, Fixtures, & Equipment	12,000	4,000	1,736	2,264
Gate Strikes	3,840	1,280	0	1,280
Gate Strikes - Mailing	500	167	0	167
General Operating	11,500	3,833	2,220	1,613
Gym Towels	7,500	2,500	0	2,500
Housekeeping Operating	40,000	13,333	22,640	(9,306)
ID & Access Cards	16,000	5,334	0	5,333
Marketing & Promotions	3,012	1,004	0	1,004
Member & Guest Supplies	14,462	4,820	1,027	3,793
Merchandise Retail	6,200	2,067	0	2,066
Office Supplies	8,460	2,820	134	2,687
Postage & Delivery	300	100	0	100
Uniforms & Laundry	750	250	0	250
Total Operating Expense	500,148	166,716	125,691	41,025
Parks & Recreation				
After School Program	4,100	1,366	0	1,367
Camps	15,000	5,000	0	5,000
Continuing Education - CPR	800	267	0	267
Employee - Lifeguards	91,030	30,343	6,736	23,606
Lifeguard Supplies	1,800	600	0	600
Marketing & Promotions	1,550	517	0	517
Youth Programs	1,000	333	0	333
Total Parks & Recreation	115,280	38,426	6,736	31,690
Special Events				
Back to School	3,500	1,167	0	1,167
Bartending Events	11,290	3,763	0	3,763
Eggstravaganza	4,000	1,334	0	1,333
Harvest Fest	14,000	4,666	0	4,667
Program Operating	5,000	1,667	0	1,666
Santa Brunch	2,500	833	2,400	(1,566)
Special Events	20,000	6,667	8,764	(2,097)
Sunday Market	1,000	333	0	333
Winter Wonderland	14,500	4,834	1,100	3,733
Total Special Events	75,790	25,264	12,264	12,999
Total Expenditures	867,873	289,291	189,494	99,796
Total Excess of Revenues Over(Under) Expenditures	0	0	(17,461)	(17,462)
Fund Balance, Beginning of Period	0	0	64,075	64,075
Total Fund Balance, End of Period	0	0	46,614	46,613

See Notes to Unaudited Financial Statements

Harbor Bay Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	7,500	2,500	2,924	424
Other Misc. Revenues				
Boat Registrations	12,000	4,000	5,649	1,649
Boat Renewals	5,000	1,667	4,000	2,333
Total Revenues	<u>24,500</u>	<u>8,167</u>	<u>12,573</u>	<u>4,406</u>
Expenditures				
Other Physical Environment				
Canal Inspections	1,200	400	0	400
Harbor Patrol	30,000	10,000	11,124	(1,123)
Navigational Post & Sign Repairs	22,000	7,334	0	7,333
Save the Manatees	50,000	16,666	0	16,667
Total Other Physical Environment	<u>103,200</u>	<u>34,400</u>	<u>11,124</u>	<u>23,277</u>
Total Expenditures	<u>103,200</u>	<u>34,400</u>	<u>11,124</u>	<u>23,277</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>(78,700)</u>	<u>(26,233)</u>	<u>1,449</u>	<u>27,683</u>
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)	<u>78,700</u>	<u>78,700</u>	<u>0</u>	<u>(78,700)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>214,649</u>	<u>214,649</u>
Total Fund Balance, End of Period	<u>0</u>	<u>52,467</u>	<u>216,098</u>	<u>163,632</u>

**Harbor Bay CDD
Investment Summary
January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2026</u>
Florida Fixed Income Trust	Local Government Investment	\$ 2,818,637
	Total General Fund Investments	\$ 2,818,637
Florida Fixed Income Trust	Local Government Investment	\$ 2,915,020
	Total General Reserve Fund Investments	\$ 2,915,020
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	1,801,252
US Bank Series 2019A-1 Prepayment	First American Government Obligation Fund Class Y	434
US Bank Series 2019A-2 A1 Prepayment	First American Government Obligation Fund Class Y	533
US Bank Series 2019A-2 A2 Prepayment	First American Government Obligation Fund Class Y	212
	Total Debt Service Fund Investments	\$ 2,733,439
Florida Fixed Income Trust	Local Government Investment	\$ 209,224
	Total Evergreen Fund Investments	\$ 209,224

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 01/01/2026 to 01/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
815, 192	815-001	815 General Fund	Hillsborough County Tax Collec- tor	AR00003098	12110	10/01/2025	493,232.71
Sum for 815, 192							493,232.71
815, 196	815-200	815 Debt Service Fund S2019	Hillsborough County Tax Collec- tor	AR00003098	12110	10/01/2025	195,307.76
Sum for 815, 196							195,307.76
Sum for 815							688,540.47
Sum Total							688,540.47

See Notes to Unaudited Financial Statements

**Harbor Bay Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
815, 190					
815 Mira Bay Enterprise Fund	01/01/2026	Aroma Coffee Service Inc.	0223191720	Coffee 01/26	994.68
815 Mira Bay Enterprise Fund	01/01/2026	Aroma Coffee Service Inc.	0223189800	Coffee 01/26	79.95
815 Mira Bay Enterprise Fund	01/01/2026	Cheney Brothers, Inc.	06-929954533	Food 01/26	103.97
815 Mira Bay Enterprise Fund	01/01/2026	Cheney Brothers, Inc.	06-929970016	Food 01/26	124.49
815 Mira Bay Enterprise Fund	01/01/2026	Cheney Brothers, Inc.	06-929970426	Food 01/26	72.98
815 Mira Bay Enterprise Fund	01/01/2026	Cheney Brothers, Inc.	06-929970007	Food 01/26	552.05
815 Mira Bay Enterprise Fund	01/01/2026	Cintas Corporation	1906080693	Supplies 01/26	320.00
815 Mira Bay Enterprise Fund	01/01/2026	Cintas Corporation	1905120137	Supplies 01/26	320.00
815 Mira Bay Enterprise Fund	01/01/2026	Cintas Corporation	4257978117	Supplies 01/26	1,145.41
815 Mira Bay Enterprise Fund	01/01/2026	Cintas Corporation	4256455380	Supplies 01/26	1,212.25
815 Mira Bay Enterprise Fund	01/01/2026	Cintas Corporation	1906049016	Supplies 12/25	320.00
815 Mira Bay Enterprise Fund	01/01/2026	Cintas Corporation	4254382338-1	Supplies 12/25	766.95
815 Mira Bay Enterprise Fund	01/01/2026	Coca-Cola Beverages Florida, LLC	50775647013	Beverage 01/26	139.24
815 Mira Bay Enterprise Fund	01/01/2026	Coca-Cola Beverages Florida, LLC	50775647015	Beverage CM 01/26	(225.00)
815 Mira Bay Enterprise Fund	01/01/2026	DeConna Ice Cream Company, Inc	INV00418486	Ice Cream 01/26	675.60
815 Mira Bay Enterprise Fund	11/01/2025	Southern Glazers Wine and Spirits, LLC	1004496669 ACH	wine 11/25	264.00
Sum for 815, 190					6,866.57
815, 191					
815 Evergreen Fund	01/01/2026	Off Duty Management, Inc	INV307787	Off Duty - Jones 01/26	309.15
815 Evergreen Fund	01/01/2026	Off Duty Management, Inc	INV290098	Off Duty 12/25	927.45
815 Evergreen Fund	01/01/2026	Off Duty Management, Inc	INV301756	Off Duty 01/26	618.30
815 Evergreen Fund	01/01/2026	Off Duty Management, Inc	INV304407	Off Duty 01/26	1,236.60
Sum for 815, 191					3,091.50
815, 192					
815 General Fund	01/01/2026	Aquacal Autopilot Inc.	INV-WO0070778	Repairs 09/25	502.50
815 General Fund	01/01/2026	Blue Water Aquatics, Inc.	34958	Aquatic Maintenance 01/26	3,640.00
815 General Fund	01/01/2026	Core Empire, LLC	333	Pressure wash 01/26	2,200.00
815 General Fund	01/01/2026	Culligan Water Conditioning	5140655	Ice Delivery 01/26	69.00
815 General Fund	01/01/2026	Daniel Leventry	DL011526	Board of Supervisor Meeting 01/15/26	200.00
815 General Fund	01/01/2026	Dean Walters	DW011526	Board of Supervisor Meeting 01/15/26	200.00
815 General Fund	01/01/2026	DEX Imaging, LLC	AR14555323	Billing Period 01/01/26-03/31/26	329.74
815 General Fund	01/01/2026	Gas South	150069810147	Utility Services 01/26	563.37
815 General Fund	01/01/2026	Lee Te Kim Lawn Care & Nursery	JAN 06847	Landscape Maintenance 01/26	41,166.66
815 General Fund	01/01/2026	Lee Te Kim Lawn Care & Nursery	JAN 06848	Water Use Permit 01/26	500.00
815 General Fund	01/01/2026	Lee Te Kim Lawn Care & Nursery	JAN 06849	Turfgrass Maintenance 01/26	23,601.67
815 General Fund	01/01/2026	Lee Te Kim Lawn Care & Nursery	JAN 06851	Maintenance - Park Square 01/26	15,000.00
815 General Fund	01/01/2026	Lee Te Kim Lawn Care & Nursery	JAN 06850	Irrigation Maintenance 01/26	5,166.67
815 General Fund	01/01/2026	Lee Te Kim Lawn Care & Nursery	JAN 06846	Irrigation Repairs	7,695.03

**Harbor Bay Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
815 General Fund	01/01/2026	Care & Nursery Lighthouse Engineer- ing Inc., dba LHE	33	01/26 Engineering Services 01/26	5,725.00
815 General Fund	01/01/2026	Main Gate Enter- prises, Inc.	37055	Service Call 01/26	225.00
815 General Fund	01/01/2026	Miguel Rodriguez	MR011526	Board of Supervisor Meeting 01/15/26	200.00
815 General Fund	01/01/2026	Miguel Rodriguez	013126 Rodriguez	Ethics Course 12/25	79.00
815 General Fund	01/01/2026	Oski Enterprises Inc	INVp-9817-a	MB Signage - Balance 01/26	1,703.95
815 General Fund	01/01/2026	Persson, Cohen & Mooney, P.A.	6694	Legal Services 01/26	20,055.00
815 General Fund	01/01/2026	Phenomenal Exercise Equipment Repair Ser- vices, Inc.	246908	Maintenance 01/26	145.00
815 General Fund	01/01/2026	Republic Services	0696-001325545	Pickup Services 02/26	1,448.20
815 General Fund	01/01/2026	S & W Refrigeration, LLC	86499	Installation of Water Filter 12/24	5,987.30
815 General Fund	01/01/2026	S & W Refrigeration, LLC	84393	Service Call/ Replacement 06/25	536.83
815 General Fund	01/01/2026	Steve Finley	SF011526	Board of Supervisor Meeting 01/15/26	200.00
815 General Fund	01/01/2026	Terminix	468447476	Pest Control 01/26	781.49
815 General Fund	01/01/2026	Terminix	467454721	Pest Control 12/25	781.49
815 General Fund	01/01/2026	Timothy Nargi	013126 Nargi	Ethics Course 12/25	79.00
815 General Fund	01/01/2026	Timothy Nargi	TN011526	Board of Supervisor Meeting 01/15/26	200.00
815 General Fund	01/01/2026	Triangle Pool Service	321834	Chlorine & Sulfuric Acid 01/26	360.22
815 General Fund	01/01/2026	USA Services of Florida, LLC	FL12284080	Broom Sweeping - Mira Bay 01/26	1,100.48
815 General Fund	01/01/2026	Wells Fargo Vendor Financial Services, LLC	5037509498	Contract 450-0078530-000 02/26	53.92
Sum for 815, 192					140,496.52
Sum for 815					150,454.59
Sum Total					150,454.59

Harbor Bay Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice AR00003098 in the amount of \$97,057.66 was received in February 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00003098 in the amount of \$38,432.41 was received in February 2026.